

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ190029
Project Case Type (s) and Number(s): TPM37655 CZ1900005
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Brett Dawson
Telephone Number: (951) 275-3503
Applicant's Name: Forest Hansen
Applicant's Address: 41080 Sycamore Springs Rd. Hemet CA 92544

I. PROJECT INFORMATION

Project Description:

Change of Zone No. 1900005 proposes to change the Zoning Classification of the subject property from Residential Agricultural, 10-acre minimum (R-A-10) to Residential Agricultural, 5-Acre Minimum (R-A-5).

Tentative Parcel Map No. 37655 proposes a Schedule H subdivision of 20.08 gross acres into three (3) residential lots ranging in size from 5.0 to 9.30 gross acres. The site contains an existing single-family residence, guest dwelling and horse barn.

The above description constitutes the "Project" or "project" as further referenced in this initial study.

The Project is located north of Sycamore Springs Road, south of Schram Trail, and west of Komodo Road within the REMAP.

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

B. Total Project Area:

Residential Acres: 20.08	Lots: 3	Units: 3	Projected No. of Residents: 4
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A

Other:

C. Assessor's Parcel No(s): 470-200-010

D. Street References: The Project is located north of Sycamore Springs RD, south of Schram TRL, and west of Komodo RD within the REMAP Area Plan – Rancho California Area.

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

F. Brief description of the existing environmental setting of the project site and its surroundings: Single Family Homes and vacant, surrounded by vacant properties and single family homes

G. Other Public Agency Involvement and Required Permits:

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the General Plan Land Use Designation of Rural: Rural Residential (R:RR) and all applicable policies. The proposed project would meet the following General Plan and Southwest Area Plan Policies.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets all relevant Multipurpose Open Space Policies. The project site falls within the Cell Group L designation, Criteria Cell number 5384, of the Multiple Species Habitat Conservation Plan (MSHCP). The project would not conflict with provisions of the MSHCP pursuant to the MSHCP Consistency Analysis prepared for the project by L&L Environmental, Inc. The project required review and consultation with the Western Riverside County Regional Conservation Authority (RCA) as part of the Habitat Assessment & Negotiation Strategy (HANS) process and Joint Project Review (JPR). It was concluded that the project site is not positioned where the 5 – 15% conservation goal within all of Cell Group L is best suited and does not contain the habitat desired for conservation. The proposed project is consistent with MSHCP Criteria Cell and Cell Group requirements. The RCA criteria consistency review also concluded that the project is consistent with both the Criteria and Other Plan Requirements. Therefore, the project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts are considered less than significant.
4. **Safety:** The proposed project is within a State Responsibility High Fire Area. The proposed project is not located within any other special hazard zone (including fault zone, high liquefaction, dam inundation zone, etc.) The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies of the general Plan including policy 5.1.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The proposed project meets all applicable Health Community Policies: HC 2.2; HC 3.3; HC4.1; HC 9.2; HC 14.1.

B. General Plan Area Plan(s): REMAP

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Residential

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

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

G. Adjacent and Surrounding:

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

2. **Foundation Component(s):** Rural

3. **Land Use Designation(s):** Rural Residential and Rural Mountainous

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

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

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Residential Agricultural 10 Acre Minimum (R-A-10)

J. Proposed Zoning, if any: Residential Agricultural 5 Acre Minimum (R-A-5)

K. Adjacent and Surrounding Zoning: Residential Agricultural 5 Acre Minimum (R-A-5) and Residential Agricultural 10 Acre Minimum (R-A-10)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> 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.
<input type="checkbox"/> 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
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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

12/21/21

Date



Printed Name

For: John Hildebrand
Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source(s): Riverside County General Plan Figure C-8 “Scenic Highways,” Riverside Extended Mountain Area Plan Figure 8 “Scenic Highways.”

Findings of Fact:

- a) The project is located within the Riverside Extended Mountain Area Plan (REMAP). The closest scenic highway to the project site is Highway 74, which is located approximately 12 miles northeast of the site. This portion of Highway 74 is a state designated scenic highway. Due to mountainous terrain and distance between the project site and Highway 74, the site would not be visible from the scenic highway. Project implementation would not have a substantial effect upon a scenic corridor and no impact would occur.
- b) The project site is generally flat with sparse vegetation consisting of mature trees and sparse patches of brush areas. No removal of vegetation is proposed as part of the project. The project site contains existing dwellings and structures that are similar to the rural development in the site vicinity and is not considered as aesthetically offensive. No impact would occur.
- c) Refer to response b) above. The project would be compatible with surrounding development within the area. No impacts to scenic quality would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The project site is within Zone B of the special light area that surrounds Mt. Palomar Observatory. The project would be required to adhere to Ordinance No. 665 that regulates light pollution. Ordinance No. 665 compliance would restrict the permitted use of certain light fixtures emitting into the night sky that could have a detrimental effect on astronomical observations at the Observatory. Ordinance No. 665 lists approved materials, design requirements shielding procedures to prevent nighttime light disturbances. Adherence to Ordinance No. 655 is a standard condition of approval and is not considered a mitigation measure pursuant to CEQA. Conformance with Ordinance No. 655 would reduce nighttime light pollution impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source(s): On-site Inspection, Project Application Description, Ordinance No. 915

Findings of Fact:

a) Refer to response a) in 2. Mt. Palomar Observatory above. The project will be required to comply with Ordinance No. 655 and Ordinance No. 915, which restricts lighting hours, material types, and techniques of lighting. Ordinance No. 915 requires all outdoor luminaires to be appropriately 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. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Adherence to Ordinance No. 655 and Ordinance No. 915 would reduce any lighting impacts to less than significant levels.

- b) The closest residential structure to the project is approximately 185 feet south of the project site boundary. Compliance with Ordinance No. 655 and Ordinance No. 915 would prevent the project operations from exposing residential property to unacceptable light levels. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

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

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

Findings of Fact:

- a) According to Riverside County GIS, portions of the northern site area are designated as farmland of local importance. The southern portions of the project site are designated as other lands. Implementation of the project would not convert unique farmland or farmland of statewide importance to a non-agricultural use. No impact would occur.
- b) The project site is currently zoned Rural Agricultural (R-A-10). The project proposes to change the zone to Rural Agricultural (R-A-5). The zone change would continue to allow for agricultural uses, which would not conflict with the existing agricultural zoning. The project site is not designated as a land subject to a Williamson Act contract and is not located within a Riverside County Agricultural Preserve. Nor are any adjacent properties surrounding the site. Even with the zone change, impacts would be considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The project proposes to subdivide one lot into three lots. The project would remain within an agricultural use zone even with the zone change from R-A-10 to R-A-5. Within 300 feet north of the project site boundary is land designated as unique farmland and prime farmland and appears to be utilizing the land for agricultural production.

Due to the proximity of existing agricultural production property located adjacent to the northern boundary of the project site, the project could potentially cause development of non-agricultural uses within 300 feet of agriculturally zoned property. The proposed project would be required to comply with Riverside County Ordinance No. 625 (Riverside County Right-to-Farm Ordinance) (Riverside County, 1994). Ordinance No. 625 specifies that if any agricultural operation has been in place for at least three years and is not considered a nuisance operation at the time the operation began, no change in surrounding land uses may cause said operation to become a nuisance. Ordinance No. 625 requires a Notice to Buyers land to be included on an Environmental Constraints Sheet, pursuant to Riverside County Ordinance No. 460, for any tentative land division proposed that lies partly or wholly within, or within 300 feet of any land zoned for agricultural purposes. The Notice to Buyers of Land would require notification to future homeowners that agricultural operations are on-going in the surrounding area and that such uses may not be the subject of nuisance complaints. Mandatory compliance with Ordinance 625 would ensure that any potential conflicts between the proposed residential uses and existing agriculturally zoned property within 300 feet of the project site do not occur, thereby resulting in a less than significant impact to existing agriculturally zoned properties located in the project vicinity. With mandatory compliance to Ordinance No. 625, impacts would be less than significant.

- d) Implementation of the proposed project would replace the site's vacant land with a residential community by splitting one lot into three separate large residential lots between 5.0 to 9.3 acres in size. The Project has no potential to result in any other direct or indirect impacts to adjacent or vicinity Farmland types beyond what is already evaluated and disclosed above. As such, implementation of the proposed project would not involve changes in the existing environment which, due to their location or nature, could result in conversion of adjacent or vicinity Farmland to non-agricultural use. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Figure OS-3a “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas,” Figure OS-3b “Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas,” Project Application Materials, Google Earth

Findings of Fact:

- a) According to the source maps referenced above, the project is not located within the boundaries of a 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)). The closest forest land in proximity to the project site is the San Bernardino National Forest located approximately 5 miles east of the site. Therefore, the proposed project would not impact land designated as forest land, timberland, or timberland zoned Timberland Production.
- b) Refer to 5 a) above. The project is not located within forest land and would not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact would occur as a result of the proposed project.
- c) Refer to 5 a) and b) above. The project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use because the project is not located within, or in close proximity to forest land. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a-b) The project would divide a single parcel into three lots. Two existing single family residences would be on two of the three lots. There would be a potential to construct a single family residential unit on the third lot. A single family residential building and relevant infrastructure to serve the site would cause a minimal direct physical change in the environment in regards to air quality and emissions. The project site is located in a very low density area and would be required to comply with applicable air emissions regulation pursuant to the Riverside County Climate Action Plan and the South Coast Air Quality Management District’s air emissions regulations. Project implementation would not substantially contribute to increased air pollutant emissions because the construction of a residential unit would be considered diminutive. Project implementation would not result in a substantial increase in vehicle emissions because the project is a small residential development and would have minimal and periodic vehicular traffic. Due to technological advancements, vehicle emissions have improved and contribute less to air quality impacts. Thus, the proposed project would not have a substantial effect upon air quality emissions, would not conflict with an air quality plan, would not result in a cumulatively considerable net increase of criteria pollutants, and would be required to comply with air quality regulations. Impacts would be considered less than significant.

- c) The project site is located in a rural residential development area with a very low density land use designation that allows for one residential house on a minimum of five acres. The development of a residential unit in this rural setting is considered diminutive because of minimal short term grading effort for the building pad and driveway. Construction of the residence would be a relatively short duration with typical construction equipment and materials, which would not be anticipated to expose sensitive receptors to substantial pollutant concentrations. There are similar single family residential buildings and open space/vacant properties within the vicinity of the project site. The closest existing residential building would be over 550 feet from the proposed center of the third undeveloped lot. No substantial pollutant concentrations would be emitted into the project vicinity during construction or residential occupancy. Thus, the proposed project would not expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations. Impacts would be considered less than significant.

- d) The potential development of a residential unit would involve a minimal short term grading effort for the building pad and driveway. Construction of the residence would be a relatively short duration with typical construction equipment and materials, which would not be anticipated to generate emissions or odors and would not adversely affect a substantial number of people. The closest existing residential building would be over 550 feet from the proposed center of the third undeveloped lot. No substantial pollutant concentrations would be emitted into the project vicinity during construction or residential occupancy. Construction emissions at the site would dissipate rapidly and would be diluted within the air near the equipment causing any emissions. Thus, the proposed project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): GIS database, WRCMSHCP, On-site Inspection, Habitat Assessment prepared by L&L Environmental, Inc., August 2019, Regional Conservation Authority Joint Project Review #19-03-26-01, HAN180012, September 2019

Findings of Fact:

- a) The project site falls within the Cell Group L designation, Criteria Cell number 5384, of the Multiple Species Habitat Conservation Plan (MSHCP). The project would not conflict with provisions of the MSHCP pursuant to the MSHCP Consistency Analysis prepared for the project by L&L Environmental, Inc. The project required review and consultation with the Western Riverside County Regional Conservation Authority (RCA) as part of the Habitat Assessment & Negotiation Strategy (HANS) process and Joint Project Review (JPR). It was concluded that the project site is not positioned where the 5 – 15% conservation goal within all of Cell Group L is best suited and does not contain the habitat desired for conservation. The proposed project is consistent with MSHCP Criteria Cell and Cell Group requirements. The RCA criteria consistency

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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review also concluded that the project is consistent with both the Criteria and Other Plan Requirements. Therefore, the project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts are considered less than significant.

- b-c) According to the MSHCP Consistency Analysis prepared for the project by L&L Environmental, Inc. a list of special status plant and wildlife species and their habitats known to occur near the project site was compiled. Pertinent literature was reviewed to identify local occurrences and habitat requirement of special status species and communities occurring in the region. Literature reviewed included the Western Riverside County MSHCP and the California Natural Diversity Database (CNDDB) (2018) and United States Fish and Wildlife Service (USFWS) (2018) reports for the vicinity.

After the literature review, a reconnaissance-level biological field assessment was conducted. A habitat assessment revealed that no federal or state-listed endangered or threatened species were observed. A list of all observed wildlife species is included in Appendix A of the Habitat Assessment. Condition of approval (0060-EPD-Nesting Bird Survey) requires a preconstruction nesting bird survey prior to grading permits. Therefore, impacts are considered less than significant.

The project site is located within, or partially within the Stephen's Kangaroo Rat fee area. The project would be required to comply with the provisions of Riverside County Ordinance No. 663, which requires the payment of a development fee that would mitigate impacts to the Stephen Kangaroo Rat to less than significant levels.

- d) The project site is within the Western Riverside County Multi-Species Habitat Conservation Plan Southwest Area Plan (MSHCP). The MSHCP Conservation Area Urban/Wildlands Interface Guidelines are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area. The future development of the project will be conditioned to comply with the measures identified in the RCA Findings in item "d." (pages 5 – 8) for the Urban/Wildland Interface Guidelines (Section 6.1.4 of the MSHCP). No migratory corridors or linkages identified in the MSHCP are located on the project site. Implementation of the proposed project would not affect any migratory corridors or linkages, or impede the use of native wildlife nursery sites in the vicinity of the project site. Compliance with the MSHCP condition discussed above would reduce impacts to less than significant levels.

- e-f) Pursuant to the MSHCP Consistency Analysis prepared for the project by L&L Environmental, Inc., the project site does not contain riparian/riverine, vernal pool or fairy shrimp habitat. Due to lack of habitat or potential habitat present, no areas of pooling water that might be inhabited by fairy shrimp. There would be no impact.

Pursuant to the MSHCP Consistency Analysis prepared for the project by L&L Environmental, Inc., the MSHCP consistency analysis indicated that the project area does not lie within or adjacent to and riparian/riverine areas or vernal pools. The project site does not support any wetlands adjacent to rivers, streams, or vernal pool habitat, and therefore no impacts would occur to riparian/riverine species. No impact would occur.

- g) Riverside County has adopted oak tree management guidelines and the project site contains multiple mature coast live oaks. Any future development would be required to conduct a tree

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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inventory and detail the steps to be employed for avoidance and mitigation/replacement of any impacted oak trees as a condition of project approval. Compliance with this condition would reduce impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:

8. Historic Resources

a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials, Riverside County General Plan, Google Earth (for historical aerials), Phase I and II Cultural Resources Assessment prepared by Brian F. Smith and Associates, Inc., October 20, 2020

Findings of Fact:

a-b) According to the Riverside County General Plan Multipurpose Open Space Element Figure OS-7, Historical Resources, it appears that no historical resources are located within the vicinity of the project site. The site is mostly disturbed with existing development. After reviewing aerial photographs in Google Earth, there were no structures on the site as of September 1996. Some of the structures existing on site were constructed between 2003 and 2005 and would not be eligible for listing in the California Register of Historical Resources. Another structure located north of the existing structures appears to have been built just prior to 2009. None of the structures are considered a significant historical resource. A records search was conducted at the Eastern Information Center included a standard review of the National Register of Historic Places, the Office of Historic Preservation Archaeological Determinations of Eligibility, and the Office of Historic Preservation Built Environment Resources Directory. Land patent records, held by the Bureau of Land management and accessible through the BLM General Land Office website were also reviewed for pertinent project information. No historic resources were identified within the boundaries of the project. Thus, no impacts to historic resources would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources

a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-Site Inspection, Project Application Materials, review and discussions with the Riverside County Archaeologist, Phase I and II Cultural Resources Assessment prepared by Brian F. Smith and Associates, Inc., October 20, 2020

Findings of Fact:

a-b) Archaeological sites are locations that contain resources associated with former human activities and may contain such resources as human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains.

The proposed project site and Cultural Resources Assessment was reviewed by the Riverside County Archaeologist. The site is mostly developed and contains existing structures. The project does appear to be in an area that may have cultural resources near to the site. The Cultural Resources Assessment indicated that cultural resources appear to be present onsite. Mitigation measures are presented in the Tribal Cultural Resources analysis section of this environmental document. Compliance with the mitigation measures TCR-1 through TCR-3 presented in the Tribal Cultural Resources section would reduce impacts to archaeological and tribal cultural resources to less than significant levels. Therefore, impacts that would alter or destroy an archaeological site or cause a substantial adverse change in the significance of an archaeological resource would be reduced to less than significant levels with mitigation incorporated.

c) Based on an analysis of past aerial photographs of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is a mandatory state law requirement. This is also considered a standard Condition of Approval and is not considered as mitigation pursuant to CEQA. Therefore, compliance with state law would reduce impacts to less than significant levels.

Mitigation: 060 – Planning-TCR.1 Native American Monitoring

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, the Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure
 Monitoring: Native American Monitoring will be conducted by a representative from the consulting tribe(s).

MM TCR-2 If Human Remains Found

In the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made

MM TCR-3 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other. ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Monitoring: Refer to monitoring efforts presented in the Tribal Cultural Resource analysis section.

ENERGY Would the project:				
10. Energy Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The land division itself would not require the utilization of energy resources because no development is proposed to occur. Any future development of one or two single family residential structures is not anticipated to utilize a significant amount of energy resources. The small amount of energy consumed during any future construction would be temporary and would not represent a significant demand on energy resources. In addition, some incidental energy conservation would occur during construction through compliance with State requirements that equipment not in use for more than five minutes be turned off. Project construction equipment would also be required to comply with the latest EPA and CARB engine emissions standards. These emissions standards require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption. Riverside County will review the project for consistency with the Riverside County Climate Action Plan. Compliance with the requirements stated above would reduce construction energy impacts to less than significant levels. Operational energy consumption would represent a very small increase in electricity consumption over the current countywide usage. An existing residential structure on the site currently utilizes solar energy to provide some electrical power to the structure. The Project would adhere to all federal, State, and local requirements for energy efficiency, including the Title 24 standards. Additionally, the Project would not result in a substantial increase in demand or transmission service, resulting in the need for new or expanded sources of energy supply or new or expanded energy delivery systems or infrastructure. The project would not result in the inefficient, wasteful, or unnecessary consumption of building energy. As such, a less than significant impact would occur in this regard.

- b) The project would be required to comply with any County ordinances or regulations pertaining to renewable energy and/or energy efficiency. Further, the project would be required to comply with all Title 24 and CALGreen standards. Compliance with Title 24 and CALGreen standards would ensure the project incorporates energy efficient windows, insulation, lighting, ventilation systems, as well as water efficient fixtures and electric vehicles charging infrastructure (if required). Additionally, the Project would be required to construct solar panels at all residences that are built post-2020 to comply with the 2019 Title 24 standards, which mandate photovoltaic systems in newly constructed residential buildings (resulting in approximately 53 percent less energy usage than residential buildings constructed under the 2016 standards). Adherence to the Title 24 energy requirements will ensure conformance with the State’s and County’s goal of promoting energy and lighting efficiency. Therefore, the project would result in less than significant impacts associated with renewable energy or energy efficiency plans.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source(s): Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database,

Findings of Fact:

a) The project is located in a seismically active region. The San Andreas Fault system dominates the geologic structure of the southern California area. Known active faults within the San Andreas Fault system include the Newport-Inglewood, Whittier-Elsinore, San Jacinto and San Andreas Faults. No active faults are known to exist within the project site. The site is not located within an Alquist-Priolo Earthquake Fault Zone. Pursuant to the Riverside County GIS database, the closest fault in proximity to the project site is the Fault in Basement Rocks located approximately 4.3 miles west of the project site. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source(s): Riverside County General Plan Figure S-3 “Generalized Liquefaction,” Riverside County GIS

Findings of Fact:

a) According to Riverside County GIS, the potential for earthquake induced liquefaction is considered remote and the site is not mapped as being in a designated liquefaction zone. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project is located in southern California, which is a seismically active region. The San Andreas Fault system dominates the geologic structure of the southern California area. Known active faults within the San Andreas Fault system include the Newport-Inglewood, Whittier-Elsinore, San Jacinto and San Andreas Faults. No active faults are known to exist within the project site. The site is not located within an Alquist-Priolo Earthquake Fault Zone. Pursuant to the Riverside County GIS database, the closest fault in proximity to the project site is the Fault in Basement Rocks located approximately 4.3 miles west of the project site. Any future development would require compliance with California Building Codes/Regulations, and geotechnical recommendations, which would reduce impacts related to strong seismic ground shaking to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” Google Earth

Findings of Fact:

- a) The project site is relatively flat and no substantial topographic feature exists on the site that could initiate a landslides or rockfalls. Much of the surrounding properties are flat as well. There is hilly terrain east of the site, but it is at a distance of over 700 feet from the project boundary so that should a landslide occur, it is not anticipated that it would impact the project site. A less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Source(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” Riverside County GIS

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to Riverside County GIS, the project site is not located in an area where potential subsidence could occur. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): On-site Inspection, Project Application Materials, Riverside County GIS, California Seismic Safety Commission website

Findings of Fact:

a) According to Riverside County GIS, it does not appear that the project site is in an area that looks to be prone to mudflows. The project site is not in an area that is known to be susceptible to volcanic activity pursuant to the California Seismic Safety Commission¹. The project site is located approximately 4.8 miles southeast from the Diamond Valley Lake and approximately 5.2 miles from Lake Skinner. A seiche is a wave-like oscillation of surface water in an enclosed basin that may be induced by a strong earthquake. Due to the project sites distance from Diamond Valley Lake and Lake Skinner, as well as the topographic featured between the site and these bodies of water, any impacts from the occurrence of a seiche would be very remote. Impacts due to other geologic hazards are anticipated to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

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

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

Findings of Fact:

a-c) The division of land would have no impact because no development is proposed. Any future development would be required to be reviewed by Riverside County for slope compliance and

¹ <https://ssc.ca.gov/disasters/volcano.html>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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approval. It is anticipated that any future development would install subsurface sewage disposal system to serve the development. This would require review and approval from Riverside County Department of Health. Compliance with the County’s regulations would reduce any impacts to topography features, slope development or subsurface sewage disposal to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

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

Source(s): Project Application Materials, Phase I Environmental Site Assessment, Hydrology Study

Findings of Fact:

a-c) The division of land would not create any development that would cause environmental issues due to soil conditions. Future development would be required to comply with federal, state and County regulations regarding soil loss or erosion as well as the California Building Code requirements to reduce risks due to expansive soils. The Phase I Environmental Assessment did not indicate that there were expansive soil conditions on the site. The site currently has a septic system that serves the existing structure and treats waste water. The Riverside County Department of Health issued a Certification of Existing Subsurface Disposal System, which deems the soil adequate to support septic systems. Impacts resulting from soil erosion, loss of topsoil, expansive soils, and septic system support are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Figure S-8 “Wind Erosion Susceptibility Map,” Ord. No. 460, Article XV & Ord. No. 484

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

- a) As shown in Figure S-8 of the County’s General Plan Safety Element, soils that occur at the Project Site are rated “moderate” for wind erodibility. As with any movement of soil, future development of the project site would have the potential to loosen surface soils, thereby making soils susceptible to wind and/or water erosion. Future development would be considered a minimal surface disturbance and Best Management Practices would be required to minimize soil erosion due to wind. Further, Riverside County’s Building and Safety Department would review and approve any future development plans, which would have the applicant comply with comments and/or conditions to reduce soil erosion impacts. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s):

- a) The division of land would not generate greenhouse gas emissions that may have a significant impact on the environment because no development is proposed for the land division. Future potential development would be considered as the construction of small structures like a single-family residence or maybe a second dwelling, which because of the small development nature, would not generate significant greenhouse gas emissions.
- b) Refer to response a) above. Considering the potential for the development of small structures to have no significant impact on the environment from greenhouse gas emissions, the project would be considered as a potential development that would generate emissions well below 3,000 MTCO2e per year and would be in compliance with the County’s Climate Action Plan. Per the County’s Climate Action Plan (CAP) 2019 Update, the goals and supporting measures within the County’s CAP Update are proposed to reflect and ensure compliance with changes in the local and State policies and regulations such as SB 32 and California’s 2017 Climate Change Scoping Plan. Therefore, compliance with the County’s CAP in turn reflects consistency with the goals of the CARB Scoping Plan, Assembly Bill (AB) 32 and Senate Bill (SB) 32.

According to the County's CAP Update, projects that do not exceed emissions of 3,000 MTCO2e per year are also required to include the following efficiency measures:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Energy efficiency matching or exceeding the Title 24 requirements in effect as of January 2019 (or most current version), and
- Water conservation measures that matches the California Green Building Code in effect as of January 2019 (or most current version).

Because any small structure that may be constructed as part of the land division is not anticipated to generate substantial greenhouse gas emissions and would be anticipated to be in compliance with the County's CAP because it would not exceed emissions of over 3,000MTCO2e per year, and in reality would be far less than that limit, impacts to greenhouse gas emissions would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Phase I Environmental Site Assessment prepared by Sladden Engineering May 19, 2020

Findings of Fact:

- a) The division of land would not create a significant public hazard as no development would occur. Any future development on the site may involve the handling of incidental amounts of hazardous substances, such as solvents, fuels and oil. To avoid public exposure to hazardous materials, any future development would be required to comply with local, state and federal laws and regulations regarding the handling and storage of hazardous materials. Long-term use of the site is not anticipated to pose a health or safety hazard to the public because normal household materials would be utilized for cleaning, paints, pesticides, etc. Compliance with local, state and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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federal hazardous material laws and regulations and implementation of BMPs, potential hazardous impacts to the public would be less than significant.

- b) Refer to response a) above. Compliance with existing regulations during any construction activities would reduce the potential for the release of hazardous materials into the environment. The project does not propose any construction or activities that would involve the use of hazardous materials that could be released into the environment. Impacts are anticipated to be less than significant.
- c) The construction and operation of the proposed project would not cause any road closure or create detours that would interfere with adopted regional emergency response plans or regional emergency evacuation plans. At a local level, the Riverside County Fire Department provide emergency response services. The fire department provides 24-hour fire protection and emergency medical services to the project area. The operation of the proposed project would not hinder the ability of the fire department to respond to emergencies within the project area because the site would be utilized with residential use. The site design would be reviewed by the Riverside County Fire Department to ensure compliance with project-specific emergency access, water pressure and similar requirements. With compliance with County of Riverside Fire Department design requirements, potential emergency response impacts would be less than significant.
- d) The closest school to the project site would be Hemet High School located approximately 7.5 miles to the north. The project site is not located within 0.25 mile to a school site and the project would have no impact.
- e) Based on the Phase 1 Environmental Site Assessment prepared for the project. A review of standard environmental records determined that the project site is not included on a list of hazardous materials sites pursuant to Government Code Section 65962.5. In addition, GeoTracker and EnviroStor databases were consulted to determine no hazardous materials sites occur onsite. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) According to Riverside County GIS, the project is not located in an Airport Influence Area or Airport Compatibility Area. The project is not located within the jurisdiction of any airport that would review/approve project plans. No private airstrips or heliports are near the project and there would be no risks involving safety hazards. The closest airport in proximity to the project site is the Hemet-Ryan Airport located approximately 8.9 miles northwest of the site. No impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Figure S-9 “Special Flood Hazard Areas,” Figure S-10 “Dam Failure Inundation Zone,” Riverside County Flood Control District Flood Hazard Report/Condition, GIS database, Hydrology Study prepared by Kolibrien December 2018.

Findings of Fact:

a-i) A Hydrology Study was prepared for the project site in December 2018. No component of the project has been revised, nor have site conditions changed since the study was completed. Thus, it is anticipated that the study is still accurate as it relates to the proposed project. The division of land would not create impacts to hydrology or water quality because no development would occur. Any future development is considered minor because only small structures would be allowed for development on the site. Because of the small nature of any proposed development, and mandatory compliance with water quality regulations, it is anticipated that the project would not violate water quality standards, substantially impact groundwater supply or quality, would not increase surface runoff or redirect flows, would not release pollutants and would not conflict with water quality or groundwater management plans. Future development flows in the post construction condition would have very minor differences between the pre-construction condition and discharge from impervious areas will follow existing drainage patterns. The offsite flow runs through portions of the site and are conveyed trough the project site without change. Any small structure development would not cause a significant impact to hydrology in the area. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE AND PLANNING Would the project:

24. Land Use

a) Physically divide an established community?

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

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

Findings of Fact:

a) The land division would not have the potential to physically divide an established community. Any future development of the site would be considered small and would be located within the site boundary. The project does not require an easement (like powerlines, natural gas line, bridge, roadway or drainage channel) that could divide a community. No impact would occur.

b) Environmental analysis throughout this Initial Study has addressed the potential conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. Based on the analysis, it was determined that that project would have less than significant impacts on the environment

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and no mitigation is required to reduce impacts to less than significant levels. Therefore, the project would not conflict with any adopted land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:

25. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) According to Riverside County GIS and General Plan, the site is located in an area designated as Mineral Resource Zone (MRZ)-1. MRZ-1 is described as areas where adequate geologic information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. There are no mining operations that exist or are proposed within the vicinity of the site. No abandoned mines are known to existing within the vicinity of the site. Therefore, no impacts to mineral resources would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

a-b) The project site is not located within an airport land use plan. The closest airstrip to the project site is Hemet-Ryan Airport, which is located over nine miles northwest of the site. Therefore, the project’s distance from an airstrip would not have the potential to expose people to excessive noise levels. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The division of land would not cause any noise impacts because no development is proposed. Any future development would be the potential construction of a single-family residence and construction activities would be required to comply with the County of Riverside Ordinance No. 847 and any noise impacts from such a small development would be minor. Compliance with Riverside County construction operational hours and regulations would reduce noise impacts to less than significant levels.
- b) The division of land would not cause any vibration impacts because no development is proposed. Any future project construction can generate varying degrees of groundborne vibration, depending on the construction procedure and construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. Groundborne vibrations from construction activities rarely reach levels that damage structures. Based on the Federal Transit Administration’s Transit Noise and Vibration Impact Assessment Manual, Table 7-4, Vibration Source Levels for Construction Equipment, the project construction would typically generate vibration levels ranging from 0.003 to 0.089 inches per second peak particle velocity at 25 feet from the source of activity. Because the closest existing residence from any potential future development would be over 300 feet from the nearest focused construction area, impacts from vibration and noise are considered less than significant.

Mitigation: No mitigation is required.

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

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?				

Source(s): Riverside County General Plan Figure OS-8 “Paleontological Sensitivity,” Riverside County GIS

Findings of Fact:

- a) Pursuant to the Riverside County General Plan Multipurpose Open Space Element, Figure OS-8, Paleontological Sensitivity, and the Riverside County GIS Parcel Report for the project site, the potential for paleontological resources occurring on the site is low. Only a small amount of grading would occur for any potential future residential pads and driveways. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

29. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing people or 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The current project site contains two residences. The division of the parcel into three parcels would accommodate an additional residential structure on the vacant parcel. No people would be displaced with any future project implementation. No impact would occur.
- b) The proposed project would divide a single parcel into three parcels and would be consistent with the Riverside County General Plan land uses and zoning. Due to the relatively small nature

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the anticipated future project development, the project would not create a demand for additional housing or affordable housing. No impact would occur.

- c) The proposed project would divide a single parcel into three parcels and would be consistent with the Riverside County General Plan land uses and zoning. Due to the relatively small nature of the anticipated future project development, the project implementation of one single-family residence would not induce substantial unplanned population growth in the area. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

Fire protection and suppression services for the project would be provided by the Riverside County Fire Department. The nearest fire station to the site is the Riverside County Fire Department Station 28, located at 35655 Sage Road, Hemet, CA 92544, and is located approximately 1.1 roadway/driving miles from the project site. The potential future development of one new residential unit would not directly or indirectly induce significant population growth. The project would not result in the need for additional new or altered fire protection services and would not alter acceptable service ratios or response times. Implementation of the project would also not create the need for the development of additional fire facilities. The Riverside County Fire Department will have an opportunity to review the project during the application process and development impact fees will be determined that will be paid by the applicant, which will contribute to the provision for future facilities as the County's population increases (if determined necessary). Therefore, less than significant impacts to fire protection services would occur with implementation of the proposed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside County Sheriff Department serves the Sycamore Springs community where the project is located. The potential development of one new residential unit would not directly or indirectly induce significant population growth. The project would not result in the need for additional new or altered sheriff or police protection services and would not alter acceptable service ratios or response times. Implementation of the project would also not create the need for the development of additional sheriff or police facilities. The Riverside County Sheriff Department will have an opportunity to review the project during the application process and development impact fees will be determined that will be paid by the applicant, which will contribute to the provision for future facilities as the County's population increases (if determined necessary). Therefore, less than significant impacts to sheriff or police protection services would occur with implementation of the proposed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): School District correspondence, GIS database

Findings of Fact:

The potential development of one single family dwelling unit would not directly or indirectly induce significant population growth. The project may add additional students to the Hemet Unified School District. Impacts to schools will be mitigated by mandatory school impact fees that will be paid by the applicant. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

Source(s): Riverside County General Plan

Findings of Fact:

The potential development of one single family dwelling unit would not directly or indirectly induce significant population growth. The project may add additional people who might use library services. Impacts to library services are mitigated through income generated through property tax payments and development impact fees, which project implementation would contribute to. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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34. Health Services

Source(s): Riverside County General Plan

Findings of Fact:

The potential development of one single family dwelling unit would not directly or indirectly induce significant population growth. The project may add additional people who might use available health services in the project area. The project site is located within the service area of several hospitals. If required, compliance with County Ordinance No. 659 requires a development impact fee payment to the County, of which funds may be partially allocated to public health services and facilities. Impacts to public medical facilities and resources associated with the proposed project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation

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

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

Findings of Fact:

- a-b) The potential development of one single family dwelling unit would not directly or indirectly induce significant population growth. The project may add additional people who might use existing parks and recreational facilities within the project area. Because the project is considered to be adding a minimal amount of people to the area, the project would not result in the need for additional new or altered recreational facilities. Therefore, less than significant impacts to recreational facilities would occur with implementation of the proposed project.
- c) The potential development of one single family dwelling unit would not directly or indirectly induce significant population growth. The project may add additional people who might use existing parks and recreational facilities within the project area. The project would be required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to comply with Riverside County Ordinance No. 460 with regards to payment of park fees. The project is not located within a recreation and park district. The project is within CSA 152, but this pertains to street sweeping and not parks and recreation. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
36. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a trail system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) According to the Riverside County General Plan Circulation Element Figure C-7, Riverside County Trails and Bikeway System, there are mostly Non-County Trails (public, quasi public lands) located throughout the project area. The project does not propose a trail system, nor is the project required to construct or expand any of the existing trail systems within the project vicinity. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

- a) The proposed project would potentially develop one residential unit, which would not add a significant amount of traffic to the existing circulation system. The project is not expected to result in a substantial increase in vehicle trips and congestion to the areas circulation system because the density of development is consistent with the General Plan. The project would be reviewed for consistency with all applicable County plans and would be required to comply with State and County design regulations. Impacts are considered less than significant.
- b) Refer to response 37 a) above. The proposed project is not anticipated to exceed either individually or cumulatively and level of service standard established by the County. Implementation of the project would result in slight increases in traffic volumes on area roadways, but would not individually result in an excess of a County level of service. Based on a review of applicable VMT screening thresholds, the project is anticipated to meet the Small Projects screening threshold and would result in a less than significant VMT impact. Meeting the Small Projects screening threshold is sufficient to determine a less than significant impact and no additional VMT analysis is required. Therefore, impacts are considered less than significant, no mitigation is required.
- c) The proposed project would potentially construct a private driveway that would provide access to the future residential unit. The driveway access off of Komodo Road would be designed to State and County standards and regulations. The County's Transportation Department would review and approve the driveway access design. Project implementation would not result in substantial hazards to vehicular traffic. Less than significant impacts would occur in this regard.
- d) The potential development of one lot for residential use is considered a minimal development that is consistent with the County's General Plan. This type of development is typical and not out of the ordinary for the area. Implementation of the project would not cause an effect upon, or a need for new or altered maintenance of roads in the vicinity of the project and a less than significant impact would occur.
- e) The potential future development of the project would not cause an effect upon circulation during the project's construction because all equipment and materials needed for construction is anticipated to be staged within the project site. Construction vehicles accessing the site would be minimal and would not cause traffic issues for the current vicinity circulation system. A less than significant area circulation impact would occur during project construction.
- f) The project would be located off of the existing and unimproved Komodo Road. Prior to construction, the project would be subject to review by the County's Fire and Sheriff Departments to assure that adequate emergency access is provided. The County's standard review procedures prior to issuance of grading/building permits would reduce impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact:

a) According to the Riverside County General Plan Circulation Element Figure C-7, Riverside County Trails and Bikeway System, there are mostly Non-County Trails (public, quasi public lands) located throughout the project area. No designated bicycle trails/lanes are along the unimproved Komodo Road. The project does not propose a bicycle trail system or bike lanes, nor is the project required to construct or expand any of the existing bike trail/lane systems within the project vicinity. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

39. Tribal Cultural Resources

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

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

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) The California Environmental Quality Act, effective July 2015, require that the County address tribal cultural resources. Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as cultural

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on September 20, 2019. No response was received from Cahuilla Band of Indians, Colorado River Indian Tribe, Ramona Band of Cahuilla Mission Indians, or Rincon Band of Mission Indians. The Morongo Band of Mission Indians, Pala Band of Mission Indians and the Soboba Band of Mission Indians deferred to the Pechanga Band of Mission Indians. Consultation was requested by the Agua Caliente Band of Cahuilla Indians and Pechanga Band of Mission Indians.

Consultation was requested by the Agua Caliente Band of Cahuilla Indians in a letter dated October 17, 2019. The band was provided with the cultural report and conditions of approval. Consultation was concluded with Agua Caliente on March 04, 2021.

Consultation was requested by the Pechanga Band in an email letter dated October 16, 2019. The band was provided with the cultural report and conditions of approval. Consultation was concluded on March 30, 2021.

No specific Tribal Cultural Resources were identified by the tribes however, both Pechanga and Agua Caliente requested that the cultural sites on the property be avoided. In addition, both feel the area is sensitive for subsurface resources and there is the possibility that previously unidentified resources might be found during ground disturbing activities. As such, the project has been conditioned for a Tribal Monitor from the consulting Tribe(s) to be present during grading activities so that any Tribal Cultural Resources found during project construction activities will be handled in a culturally appropriate manner. (TCR-1)

The project will also be required to adhere to State Health and Safety Code Section 7050.5 in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. (TCR-2)

CEQA requires the Lead Agency to address any unanticipated cultural resources discoveries during Project construction. Therefore, a condition of approval (TCR-3) that dictates the procedures to be followed should any unanticipated cultural resources be identified during ground disturbing activities has been placed on this project. With the inclusion of these Conditions of Approval, impacts to any previously unidentified Tribal Cultural Resources would be less than significant.

Mitigation:

MM TCR-1: Native American Monitoring (060 – Planning)

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, the Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure
Monitoring: Native American Monitoring will be conducted by a representative from the consulting tribe(s).

MM TCR-2: If Human Remains Found

In the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made

MM TCR-3: Unanticipated Resources

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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meeting described above, and continue monitoring of all future site grading activities as necessary.

Monitoring:

Monitoring shall be conducted by the Project Archaeologist, Native American Monitor, in coordination with the County Archaeologist.

UTILITIES AND SERVICE SYSTEMS Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
40. Water				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials

Findings of Fact:

- a) The division of the land could potentially accommodate three residential units which is not anticipated to require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems. Two residential structures exist on the site and water is provided via an onsite well. Wastewater would be treated on site via individual septic systems on each lot. No wastewater facility would be impacted. Three relatively small residential pads would not create significant impervious surfaces that would generate the need for a storm water drainage system and storm flows would utilize the existing storm water drainage within the surrounding community. Impacts would be considered less than significant.
- b) The proposed project is to allow for the subdivision of an approximately 20 gross acre lot into three lots with a minimum lot size of 5 acres. Ultimate development of the site could potentially result in the development of one additional single family residences to the existing three onsite. This is considered a small development. It is anticipated that future development would require a well to serve the site. No water district would be impacted with future project implementation because of the installation of a private well. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source(s): Department of Environmental Health Review

Findings of Fact:

- a) Future project development would be required to construct septic systems for each of the three lots that will treat and dispose of wastewater. The septic systems would be in compliance with Riverside County Department of Environmental Health regulations. With 5 acre minimum lots sizes, it is anticipated that there is sufficient area to support an advanced treatment sewage disposal system and that the groundwater table will not encroach within the current allowable limit set forth by Riverside County and California State requirements. Compliance with the Riverside County Department of Environmental Health regulations, including Ordinance No. 856, will ensure that septic system installation will have less than significant impacts.
- b) The proposed project would not be utilizing a wastewater provider. The project will be installing a wastewater treatment system for each lot. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste				
a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) It is not anticipated that project implementation would substantially alter existing or future solid waste generation patterns and disposal services. Waste from the project area is currently served by 3 landfills: Badlands Landfill, Lamb Canyon and El Sobrante Landfill. Badlands accepts up to 4,500 tons per day of solid waste and is anticipated to close in 2022. Lamb Canyon accepts up to 5,000 tons per day of solid waste and is anticipated to close in 2029. El Sobrante accepts 5,000 tons per day of in-county solid waste and is anticipated to close in 2057. Solid waste collection services for unincorporated Riverside County area is provided by CR&R Services, which provides sustainable waste and recycling services. CR&R also has an extensive

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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network of processing facilities that would manage the project site waste stream and includes solid waste, recyclables, green waste, food waste, construction and demolition waste, electronic waste and a number of other materials. Thus, project implementation would not impair the attainment of solid waste reduction goals. Ultimate development of the project site will generate a less than significant impact to solid waste disposal needs.

- b) The proposed project would be required to comply with all applicable laws and regulations governing solid waste. Because CR&R has many sustainability services to provide the development and residential occupation of the proposed project, the project would not impact Riverside County’s ability to continue to meet the required AB 939 waste diversion requirements. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

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

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

- a) The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in a slight incremental system capacity demand for energy systems, communication systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public utilities that support the project area. The applicant shall make arrangements with each utility provider to ensure each residential building is connected to the appropriate utilities or served by other means (water well, septic, solar, propane, satellite dish, etc.). Thus, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
WILDFIRE If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
44. Wildfire Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The proposed project would be served by an existing circulation system that provides access to the project site and facilitates vehicular circulation throughout the project area in accordance with Riverside County and State standards. The Riverside County Sheriff’s Department, California Highway Patrol, and other cooperating law enforcement agencies have primary responsibility for evacuations. These agencies work together to assess fire behavior and spread, which ultimately influence evacuation decisions. Evacuation routes are generally identified by fire protection and law enforcement personnel, are determined based on the location and extent of the incident, and include as many predesignated transportation routes as possible. Depending on the nature of the emergency requiring evacuation, it is anticipated that the majority of the project area residents would exit the project area via Sage Road and travel north or south depending on which direction is the safest to travel away from an emergency. Project implementation would not impair access to Sage Road should an evacuation be required. It is not anticipated that the project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Impacts in this regard would be less than significant.
- b) Wildfires may potentially occur in wildland areas near the project site, or in on-site undeveloped open space. Under existing conditions, the project site includes vegetation that could cause potential fire issues. The project would include conversion of a portion of the site to maintained urban development with designated landscaping and fuel modification areas. A fuel modification zone is a strip of land where combustible vegetation has been removed and/or modified and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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partially or totally replaced with more adequately spaced, drought-tolerant, fire-resistant plants in order to provide a reasonable level of protection to structures from wildland and vegetation fires.

The project site is located in an area classified as having a high potential for fire. The project would introduce new potential ignition sources in the form of building materials (e.g., wood, stucco), vegetation for landscaping, vehicles, and small machinery (e.g., for typical residential and landscape maintenance), but would also result in areas separating ignition sources from native fuels as well as the conversion of existing ignitable fuels to maintained landscapes that are ignition-resistant. Therefore, the project would function as a fuel reduction project by helping create context-sensitive development and a new first-fuel break line of defensible space. The project would be required to comply with current codes and standards which require defensible space to be provided around all structures located within a high fire hazard area. This would ultimately reduce the potential flammability of the landscape.

The project would be subject to compliance with the 2016 California Building Code (or the most current version) and the 2016 edition of the California Fire Code (Part 9 of Title 24 of the California Code of Regulations), which would include ignition-resistant construction, automatic interior fire sprinklers, a robust water delivery system, fire apparatus access, and defensible space, among others. Compliance with these regulations would reduce impacts due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire would be considered less than significant.

- c) Implementation of the proposed project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. As discussed above, the project would be required to comply with existing regulations that help reduce fire risks and does not propose power lines, etc. Impacts are considered less than significant.
- d) Implementation of the proposed project is not anticipated to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. The project does not propose any components that would create significant risks due to flooding, post-fire slope instability or drainage changes. The project would create more level ground in the residential pad areas and will introduce landscaping that would help reduce such risks. Impacts are considered less than significant.
- e) Refer to response 44 a) and b) above. Project implementation would not expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires because it would be required to comply with State and County regulations regarding fire risk reduction. Compliance with development fire regulations, and fire resistant building materials would reduce impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source(s): Staff Review, Project Application Materials and provided technical studies

Findings of Fact:

Based on the environmental analysis conducted throughout this Initial Study, impacts to Aesthetics, Agriculture & Forest Resources, Air Quality, Biological Resources, Energy, 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, Utilities/Service Systems and Wildfire would have a less than significant impact on the environment.

Impacts to Cultural Resources (Archaeological Resources) and Tribal Cultural Resources would be significant unless mitigated. Thus, Mitigation Measures TCR-1 through TCR-3 are required for the project to reduce impacts to less than significant levels.

Because impacts to biological resources were found to be less than significant (as well as other relevant analysis sections), implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. All environmental topics analyzed within this document are either considered to have No Impact, Less Than Significant Impact, or Less Than Significant Impact with Mitigation Incorporated.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source(s): Staff Review, Project Application Materials

Findings of Fact:

The environmental analysis conducted in this Initial Study determined that the land uses would be consistent with the County's General Plan land use projections. The land uses have been considered with overall County growth. The analysis demonstrated that the project would be in compliance with federal, State, and County applicable regulations. Further, the project would not create impacts, that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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considered with the effects of other past, present, and probable future projects, would be cumulatively considerable because impacts were either determined to be less than significant, or less than significant with the incorporation of mitigation measures.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

Findings of Fact:

The environmental analysis conducted in this document regarding the project impacts determined that the project would not have the potential to generate significant adverse effects on human beings. The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly as analyzed throughout this environmental document. Impacts were identified to have no impact or a less than significant impact on human beings. Thus, impacts are considered less than significant.

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: N/A

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

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

Revised: 12/21/2021 3:19 PM
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