COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (/E.A.) Number: CEQ210055
Project Case Type (s) and Number(s): CZ 2100016; TTM 37737; and PPT 210143.
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Deborah Bradford
Telephone Number: (951) 955-6646
Applicant's Name: Joseph Rivani, Global Investment & Development, LLC
Applicant's Address: 3470 Wilshire Blvd, Suite 1020, Los Angeles, CA 90010

I. PROJECT INFORMATION

Project Description:

The 30-acre Project site is located in the County of Riverside California on the U.S Geological Survey (USGS) Map Winchester topographic map within Section 14 of Township 5 South, Range 2 West. The Project Site is located south of Highway 74 and west of Joel Drive. Areas surrounding the Project Site include Highway 74 to the north, vacant land to the east and west, except the southeast corner of the Project site that abuts to existing single family residential; and rural housing to the south (Figures 1 and 2).

The Project Site includes Assessor's Parcel Numbers (APN) of 465-040-025, 465-040-026, and 465-040-027. Access to the Project site occurs from Highway 74 located to the north of the Project site and Joel Drive located to the east of the Project site.

The Applicant proposes to construct a residential community consisting of 144 detached single-family dwellings (Project), park area, a water quality/detention basin, a temporary channel fronting the Project site for offsite flows, and expansion of Highway 74. The Applicant's proposal would require approval of the following entitlements:

- Zone Change from W-2 to R-4
- Approval of a Tentative Tract Map No. 37737 (Figure 3)
- Plot Plan No. 210143

The 144 proposed residential structures are planned as two story detached homes. Building pads range from 40 feet by 90 feet with corner lot conditions measuring at 45 feet by 90 feet minimum. Proposed residential dwellings range in size between 5 different floor plans with 4 architectural styles.

The residential dwellings have aesthetics and design features that complement one another such as, front porches, 2-car garages and 18-foot driveways deep enough for parking. The floorplans have 3 and 4 bedrooms and total between 1,805 to 2,254 square feet. Four architectural styles are proposed (Spanish, Traditional, Cottage, and Craftsman), and the exterior architecture, colors, textures, and building materials reflect those specific styles.

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Source: Bing Maps.

FIGURE 1
Regional Location Map

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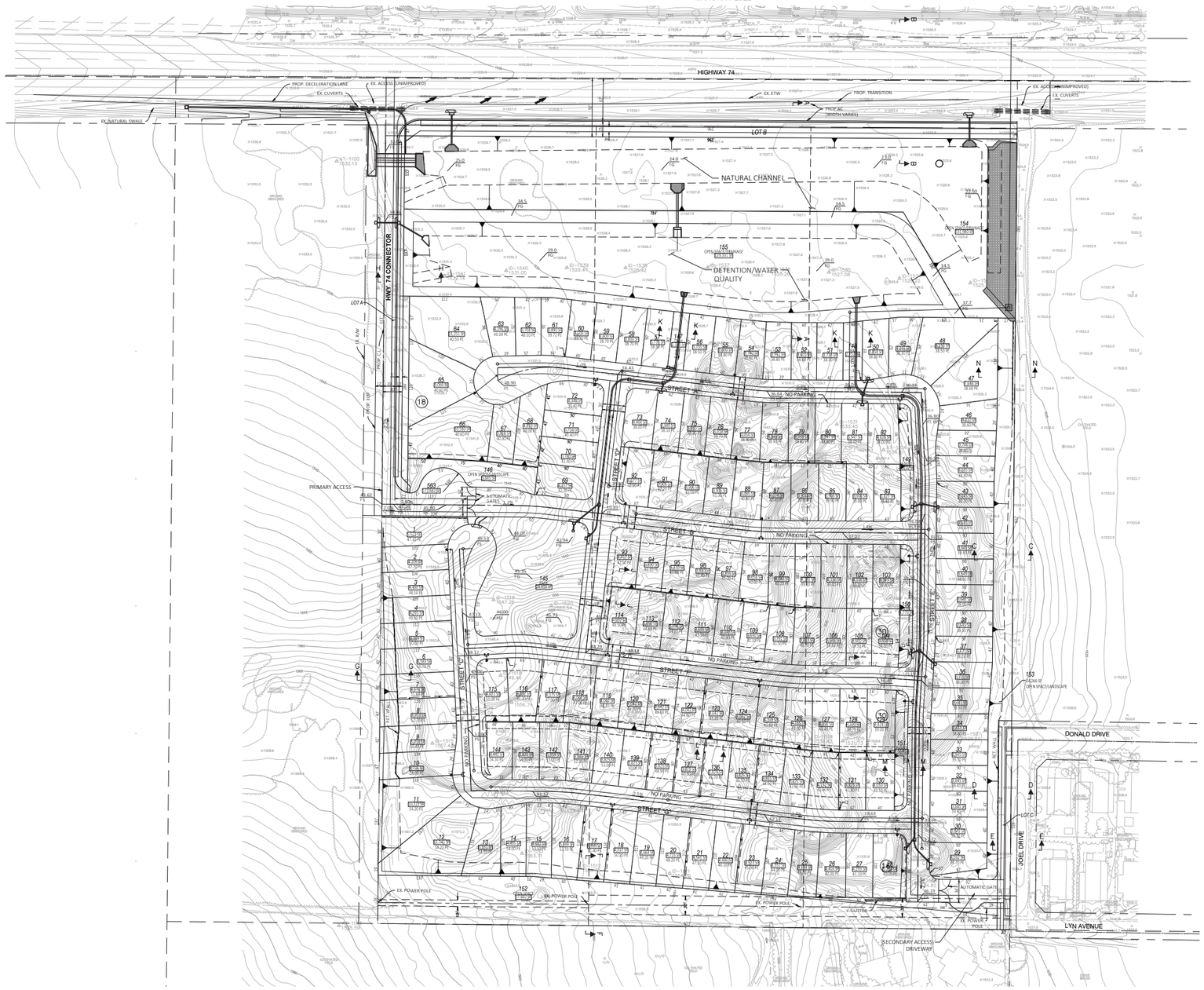
Source: Bing Maps.

FIGURE 2
Project Vicinity Map

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 37737

JANUARY 2022



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Source: Anderson Consulting Engineers, Inc. (Jan 2022).

FIGURE 3
Tentative Tract Map

Grading consists of preparing the site with appropriate compaction to accommodate future residential structures. Since the Project site functioned as a historical mining operation, grading will include the removal of the undocumented fill. Proposed construction would include approximately 134,150 cubic yards (cy) of cut and 104,300 cy of fill to create buildable pads, the Project entrance from Highway 74, and interior streets. Approximately 25,000 cy will be lost to shrinkage and the remaining 4,850 cy will be exported from the Project site. Preliminary grading plans anticipate the following earthwork quantities:

Table 1. Grading Quantities

	Cut (Cubic Yards)	Fill (Cubic Yards)
Raw Volume	134,150	104,300
Over-Excavation	73,200	73,200
Shrinkage		25,000
Export		4,850
Total Earthwork	207,350	207,350

Prior to grading, the Project site will be protected with perimeter security fencing. Staging and storage areas will be identified and located as far from existing residential properties as possible. A storm water pollution prevention plan (SWPPP) that includes temporary storm water best management practices (BMPs) would be implemented during construction. BMPs typically installed for this type of Project include storm water detention basins, silt fences, fiber rolls, and gravel bags, as appropriate for the site.

The proposed Vesting Tentative Tract Map 37737 depicts the proposed circulation system. An internal street system is proposed to connect off Highway 74 with a second entrance off Joel Drive. The private internal streets measure 36 feet across. Each dwelling unit includes a two-car garage. Each residential dwelling has a full-size driveway with minimum 18 feet of depth from the back of right-of-way to the garage door. All residential dwellings take direct access from the internal streets. Both access points are proposed to be gated.

Sidewalks are proposed on one side of the internal streets measuring 5-feet wide. The conceptual landscape plan allows for each proposed dwelling to have its own private yard area. The proposed Project includes common park/open space area near the Highway 74 entrance of the Project site, as well as an open basin on the northern portion of the Project site, and scattered landscape areas throughout the site. The proposed private park is integrated within the Project and includes approximately 28,816 square feet of parkland with overhead shaded picnic tables, shaded children's play structure, turf area, fitness equipment, and concrete walking paths. The proposed plant palette is consistent with the County's drought tolerant requirements. Furthermore, the palette of groundcover, shrubs, and trees comply with fire department limits and provide a plant palette easily maintained by HOA. Where appropriate artificial turf would be permitted, and water efficient irrigation systems incorporated.

All proposed infrastructure will connect to existing and adjacent infrastructure systems within abutting public streets. All on-site electrical/utility lines are planned underground. No major off-site utility improvements are necessary. Additional catch-basins and fire hydrants are planned off-site within public right-of-way as shown on the Project plans.

An interim channel will be constructed along Highway 74 that will collect the offsite flows. Flows will then pond at the downstream end of the interim channel for 2 feet until flows overtop and sheet flow easterly to mimic the existing drainage conditions. A water quality / detention basin (Basin A) will be constructed adjacent to the interim channel. Catch basins within the proposed streets will collect storm flows and convey the flows through storm drain pipes to Basin A. Basin A is designed first as an

infiltration basin and second as a detention basin. Larger storm flows that exceed infiltration rates will pond in Basin A and when the water surface reaches a design elevation flow into the interim channel.

Proposed dry utility trenches are identified on the site plan to support telecommunications, electricity and natural gas lines that will serve each dwelling unit. Transformers are conceptually located at this time until precise grading and dry utility plans are prepared during the improvement plan process.

Existing Conditions

The Project site was used as a rock quarry for approximately sixty years. The quarried rock was primarily used for landscaping., primarily for the creation of rock used in landscapes. There is no evidence of mining for mineral resources. A residence existed on the Project site from 1949 to early 1980s. The mining operations stopped in the early 2000's. Since 2004, the Project site has been vacant land.

The Project site gently northeast slope occupies the northern portion of the property. Elevations range from 1,520 feet above Mean Sea Level (MSL) in the northeast to 1,575 feet MSL in the southwest portion.

The 30-acre Project site consists primarily of ruderal habitat with the remaining acreage consisting of California buckwheat scrub and disturbed habitats. The Project site is subject to dumping of trash and debris, specifically within the southwestern portion of the Project site. Furthermore, abandoned homeless encampments were observed within the middle portion of the Project site within an area of scattered tamarisk trees.

Immediate surrounding land uses for the Project site include vacant land to the east and west, except the southeast corner of the Project site that abuts to existing single family residential; a rural residence to the south; and Highway 74 to the north with existing single family residential fronting the highway.

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

B. Total Project Area:

Residential Acres: 28.58	**Lots:** 155	**Units:** 144	**Projected No. of Residents:** 419
Commercial Acres:	**Lots:**	**Sq. Ft. of Bldg. Area:**	**Est. No. of Employees:**
Industrial Acres:	**Lots:**	**Sq. Ft. of Bldg. Area:**	**Est. No. of Employees:**
Other:			

C. Assessor's Parcel No(s): 465-040-026, 465-040-027, and 465-040-025

Street References: Highway 74 and Joel Street

D. Section, Township & Range Description or reference/attach a Legal Description: U.S Geological Survey (USGS) Map *Winchester* topographic map within Section 14 of Township 5 South, Range 2 West

E. Brief description of the existing environmental setting of the project site and its surroundings: Under existing conditions, the site has a gentle northeast slope that occupies the northern portion of the property. Elevations range from 1,520 feet above Mean Sea Level (MSL) in the northeast to 1,575 feet MSL in the southwest portion.

The Project site consists primarily of ruderal habitat with the remaining acreage consisting of California buckwheat scrub and disturbed habitats. The Project site is subject to dumping of

trash and debris, specifically within the southwestern portion of the Project site. Furthermore, abandoned homeless encampments were observed within the middle portion of the Project site within an area of scattered tamarisk trees.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed Project is consistent with the High Density Residential (HDR) and Medium Density Residential (MDR) land use designations and the other applicable land use policies within the General Plan, Harvest Valley / Winchester Area Plan, and Highway 79 Policy.

2. **Circulation:** The proposed Project will not alter or impact the surrounding circulation system. Access to the Project site occurs off Highway 74 and Joel Drive. Furthermore, the Project dedicates land for the future extension of Highway 79. Therefore, the proposed Project is consistent with the circulation policies of the General Plan and Harvest Valley / Winchester Area Plan.

3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this Project. The proposed Project is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). The proposed Project is not located within a criteria cell. The proposed Project satisfies all other applicable Multipurpose Open Space element policies.

4. **Safety:** The proposed Project is not located within a State of California mapped earthquake fault zone or County of Riverside fault hazard zone. A portion of the Project site is located within a Moderate Fire Hazard Severity Zone; due to this designation additional precautions are taken for the residential structures such as setback areas and decreasing combustible material. Therefore, the Project does not place people in a dangerous setting. The proposed Project will meet all applicable Safety element policies.

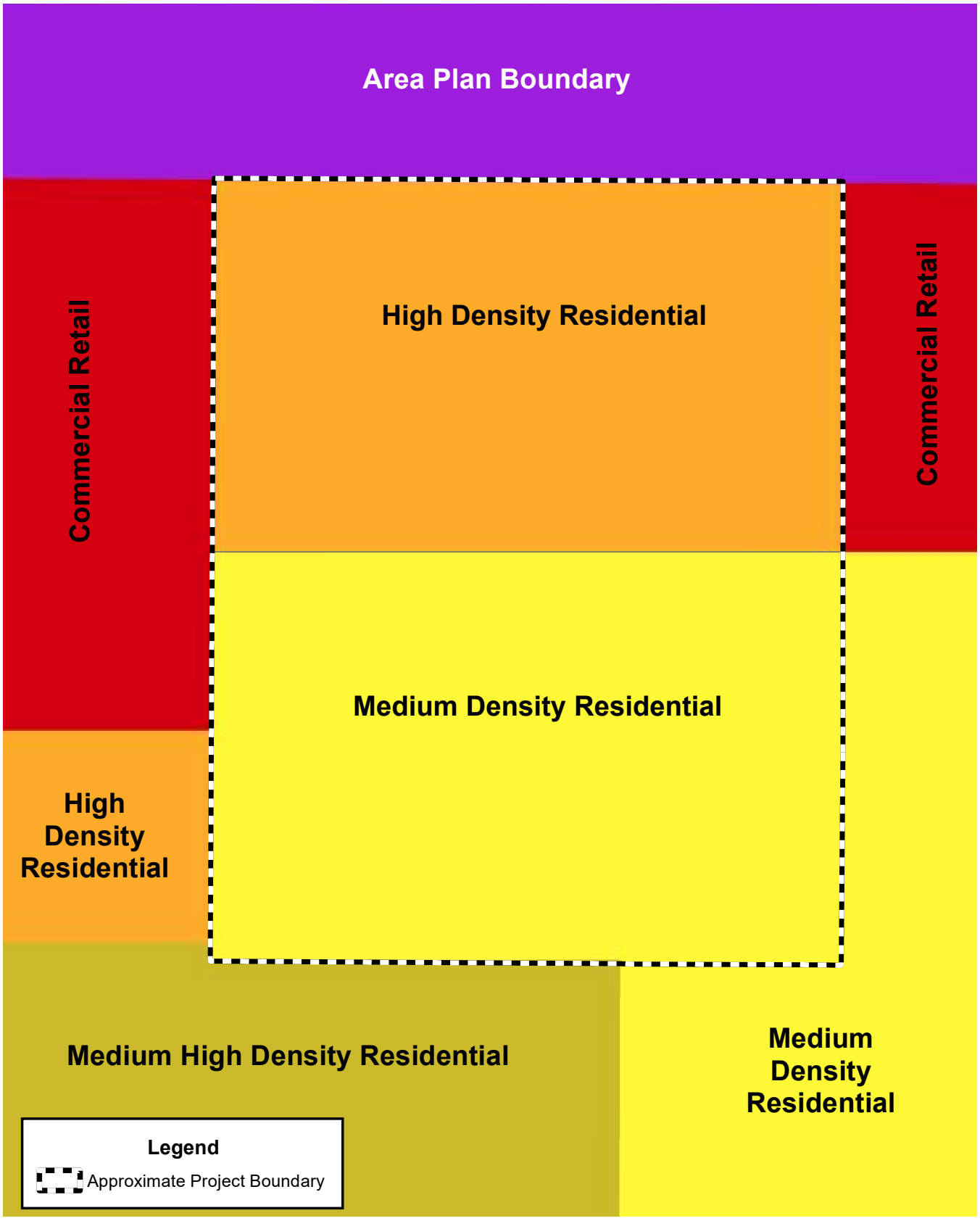
5. **Noise:** The Project will permanently increase ambient noise levels in the vicinity above existing conditions, however, the noise levels would not exceed standards established in the General Plan or noise ordinance. The Project is consistent with all other applicable Noise Element policies.

6. **Housing:** The proposed Project does not displace any existing housing and is creating new housing opportunities consistent with the General Plan land use designations.

7. **Air Quality:** Construction of the Project requires dirt movement as a result of grading. Compliance with South Coast Air Quality Management District Rule 403 would minimize the release of fugitive dust during construction. The Project has been conditioned to control any fugitive dust during grading and construction activities. The proposed Project will meet all applicable Air Quality element policies.

8. **Healthy Communities/** Environmental Justice: The Project meets all applicable policies of the Healthy Communities Element of the General Plan. The Project site is not located within an Environmental Justice Community.

9. **Environmental Justice (After Element is Adopted):** N/A



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Source: Harvest Valley/Winchester Area Plan Land Use Map (Dec 2016).

FIGURE 4
General Plan DesignationMap

B. General Plan Area Plan(s): Harvest Valley/Winchester Area Plan

C. Foundation Component(s): N/A

D. Land Use Designation(s): High Density Residential (HDR) and Medium Density Residential (MDR) (Figure 4)

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

F. Policy Area(s), if any: Highway 79 Policy Area

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Harvest Valley/Winchester Area Plan
2. **Foundation Component(s):** N/A
3. **Land Use Designation(s):** Commercial Retail, High Density Residential, Medium High Residential, Medium Residential
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** Highway 79 Policy Area, Green Acres Policy Area

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: Controlled Development Area (W-2)

J. Proposed Zoning, if any: Planned Residential (R-4)

K. Adjacent and Surrounding Zoning: C-P-S, R-3, A-2-10, R-1-20000, R-T

II. 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.

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

III. DETERMINATION

On the basis of this initial evaluation:

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and **a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Deborah Bradford

Signature

06/09/2022

Date

Deborah Bradford

Printed Name

For

IV. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source(s):

County of Riverside. 2015. Riverside County General Plan - Multipurpose Open Space Element. Revised December 08, 2015. https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/elements/OCT17/Ch05_MOSE_120815.pdf?ver=2017-10-11-102103-833.

Caltrans (California Department of Transportation). 2018. State Scenic Highway System Map. Accessed November 2021. https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa.

Findings of Fact:

a) The Project site is located along SR 74 which is listed as eligible for listing as a State Scenic Highway but has not been designated. The Project site is in unincorporated Riverside County near the west end of the City of Hemet, an area of SR 74 characterized by a mixture of existing residential development and undeveloped properties. The Project includes the construction of an interim channel along the south SR 74 frontage, with a detention basin immediately south of the channel. The first row of homes would be located approximately 250 feet south of the SR 74 right-of-way. The public right-of-way easement, Lot B, along the highway frontage would be landscaped with groundcover, grasses, shrubs, and tress.

The landscaping, interim channel, and detention basin would soften the visible appearance of the developed site as viewed from the highway. The soften appearance would be similar to the existing landscaped right-of-way buffering the homes on the north side of SR 74. The distance of new development from the scenic highway and the intervening landscape buffer would result in less than significant impacts.

b) Scenic vistas generally refer to views of expansive open space areas or other natural features, such as mountains, undeveloped hillsides, large natural water bodies, or coastlines. Certain urban settings or features, such as a striking or renowned skyline, may also represent a scenic vista. Scenic vistas are accessible from public vantage points, such as public roadways and parks. The County's General Plan Multipurpose Open Space Element does not specifically list or identify any designated scenic vistas; however, the General Plan does discuss important elements that comprise the County's scenic resources, such as natural landmarks and prominent or unusual features of the landscape (County of Riverside 2015). The San Jacinto Mountains, the San Bernardino Mountains, and the San Gabriel Mountains are the dominant, distant scenic vistas in the Project vicinity. Low lying hills to the north, south, and west of the site offer additional scenic vistas. The Multipurpose Open Space Element of the County's General Plan defines scenic resources as visually attractive areas that are visible to the public, including natural landmarks and prominent or unusual features of the landscape which include hillsides, canyons, agriculture, and outcroppings. Construction of the Project would temporarily affect the visual environment through grading, landscaping, and on-site storage of equipment and materials. Temporary visual changes would include views of large construction vehicles and earth moving equipment, storage areas, and any potential temporary signage. However, the presence of these items within any scenic view would not be permanent because construction equipment would vacate the site upon completion of construction. The Project would construct two-story residential structures deep within the site and approximately 250 feet from the SR 74 right-of-way. Views of the distant mountains as seen from SR 74 would not be affected. Views of the nearby hills to the south as seen from SR 74 would be minimally affected with the introduction of the proposed two-story structures. However, none of these views are specifically protected. Therefore, impacts would be less than significant.

c) The Project site is located in a developing urban area near the City of Hemet's west boundary and is surrounded by a mix of undeveloped and existing residential land uses. From the Project site, existing residential uses are located to the north and southeast, undeveloped residential zoned properties are located to the southwest and east of the Project site, and to the west is undeveloped commercial land use. The Project is a residential subdivision consistent in density and height limit with the standards set forth in the MDR and HDR classification of the Harvest Valley/Winchester Area Plan. Public views of the Project site occur from the adjacent SR 74, an eligible scenic highway as mentioned in threshold 1 a). However, the Project site itself does not contain any scenic resources and views from existing surrounding residences are private views, not public, and therefore not protected or considered a significant impact. The Project will not conflict with applicable zoning and other regulations governing scenic quality and as a result, impacts would be 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
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):

County of Riverside. 1988. Ordinance No. 655: An Ordinance of the County of Riverside Regulating Light Pollution. 1988. https://www.rivcocob.org/ords/600/655.htm

Findings of Fact:

a) The Project site is categorized as Zone B for lighting in accordance with the County of Riverside Ordinance No. 655. Zone B is defined as the area outside Zone A (the area within a 15-mile radius of Mt. Palomar Observatory) but within a 45-mile radius of Mt. Palomar Observatory. The proposed Project would develop 144 single family residences, private streets, and private community park. The Project would introduce new exterior lighting for dwellings, streets, and park of which are required to comply with Sections 6, 7, and 8 of Ordinance No. 655. These sections set requirements and prohibitions for lamp source, shielding, and placement. Adherence to the applicable provisions of Ordinance No. 655 would insure that impacts to the nighttime use of the Mt. Palomar Observatory would be less than significant.

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):

Google Earth, site visits, architectural plans

Findings of Fact:

a - b) The Project site is located within a developing urban area, with existing light sources to the north from adjacent SR 74, and streetlights and private residential lighting to the east and southeast. The Project site will generate light and glare from lighting associated with the private residences as well as from internal roadway streetlighting. As previously stated in section 2 a), such light sources included in the proposed Project would comply with Ordinance No. 655 and be compatible with surrounding light sources. Therefore, impacts would be 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
AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	☐	☐	☐	☒
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☐	☒
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Source(s):

Riverside County Important Farmland 2016 map, prepared by the Department of Conservation and Natural Resources Agency.

County of Riverside General Plan, Harvest Valley/Winchester Area Plan. 2011, prepared by the Planning Department.

Findings of Fact:

a) The California Department of Conservation and the Natural Resources Agency prepare maps of Prime, Unique, and Farmland of Statewide Importance as part of the Farmland Mapping and Monitoring Program. The Project site is not listed as Prime, Unique, or Farmland of Statewide Importance on the latest map, dated 2016. The Project site is designated in the County of Riverside General Plan for residential development within the Harvest Valley/Winchester Area Plan. Therefore, no impacts would occur.

b) The Project site has two residential land use designations as shown in the Area Plan, Table LU-4. The 13.55-acre northern portion is designated High Density Residential (HDR) and the 14.99-acre southern portion is designated Medium Density Residential (MDR). Therefore, the proposed Project would not conflict with agricultural zoning or a Williamson Act contract, and no impacts would occur.

c) Existing properties surrounding the Project site, at a distance greater than 300 feet, consist of residential and commercial land uses. There are no farmland uses within close proximity to the Project site. Therefore, the proposed Project would not encroach into Farmland and the proposed Project would not influence existing Farmland to convert into non-agricultural uses. No impact would occur.

d) The proposed Project site is vacant and is designated for residential land uses. Therefore, the proposed Project would not result in conversion of Farmland to non-agricultural use. No impact would occur.

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

Source(s): None

Findings of Fact:

a) The Project site is vacant and is designated for residential land uses. The Project would not conflict with existing zoning for forest land, or timberland zoned Timberland Production. Therefore, no impacts would occur.

b) The Project site is vacant and is designated for residential land uses. There is no potential for the implementation of the Proposed Project to result in the loss of forest land or conversion of forest land to non-forest use as none exist in the Proposed Project area. No impacts would occur.

c) The proposed Project is vacant and is designated for residential land uses. Therefore, the proposed Project would not result in conversion of forest land to non-forest use. 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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Source(s):

Hemet 30 Residential Project, County of Riverside, California, Air Quality, Greenhouse Gas Emissions and Energy Technical Report, prepared by ESA, dated June 2022 (Appendix A)

Findings of Fact:

a) The Project site is located within the South Coast Air Basin, which includes all of Orange County and portions of Los Angeles, San Bernardino, and Riverside Counties. Air quality within the Basin is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD adopted the current *2016 Air Quality Management Plan* (2016 AQMP) in March 2017.

Consistency with the AQMP would be achieved if a Project is consistent with the goals, objectives, and assumptions in the AQMP to achieve the federal and state air quality standards. The County of Riverside General Plan 2015 and Harvest Valley/Winchester Plan designate the land use on the Project site as high and medium density residential, which permits residential development with a total effective density range from 137 to 240 dwelling units. This is due to the density range for HDR of 8 to 12.74 dwellings per acre and MDR of 2 to 4.55 dwellings per acre as adjusted to reflect the Highway 79 Policy Area. The Project is proposed to develop 144 dwelling units which is consistent with the General Plan land use designation and density. Because the AQMP relies on projections developed by SCAG who in turn obtains socio-economic data from cities and counties within the SCAG region to develop growth projections, the Project is also consistent with the 2016 AQMP. Another test of consistency is whether the proposed Project exceeds SCAQMD daily emissions thresholds. As detailed in Sections b), c), and d) below, emissions generated by the proposed Project would be below emissions thresholds established by AQMD. Therefore, the proposed Project would be consistent with, and would not conflict with or obstruct, implementation of the AQMP. Impacts would be less than significant.

b) State California Environmental Quality Act (CEQA) Guidelines §15064(h)(4) states that "The mere existence of cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed Project's incremental effects are cumulatively considerable." SCAQMD has developed a policy to address the cumulative impacts of CEQA projects. The policy holds that proposed Project impacts would be cumulatively considerable if they were to exceed the project-specific air quality significance thresholds. As discussed in Section (c) below, emissions of criteria pollutants from the proposed Project would be below all SCAQMD CEQA thresholds related to air quality. Therefore, since the proposed Project's emissions are well below significance thresholds, the proposed Project's contribution would not be cumulatively considerable. Impacts are considered less than significant.

c) Specific criteria for determining whether the potential air quality impacts of a project are significant are set forth in SCAQMD's *Air Quality Significance Thresholds* (March 2015). These thresholds apply to both construction and operational emissions, as analyzed in the following report included in Appendix A, *Hemet 30 Residential Project, County of Riverside, California, Air Quality, Greenhouse Gas Emissions and Energy Technical Report,* prepared by ESA, dated June 2022.

Construction emissions occur during site preparation and grading, export, trenching and utilities, building construction, architectural coatings, and paving. Based on construction details supplied by the Applicant, the following daily peak emissions were calculated using CalEEMod (Version 2020.4.0) as summarized in Table 2.

Table 2. Short-Term Regional Construction Emissions

Construction Phase	Total Unmitigated Regional Pollutant Emissions (lbs/day)					
	VOC	NO_x	CO	SO_x	Total PM_{10}	Total $PM_{2.5}$
Site Preparation/Grading	5	56	30	<1	6	3
Trenching/Utilities	1	9	9	<1	1	<1

Construction Phase	Total Unmitigated Regional Pollutant Emissions (lbs/day)					
	VOC	NO_x	CO	SO_x	Total PM_{10}	Total $PM_{2.5}$
Building Construction	2	20	17	<1	2	1
Paving	1	13	16	<1	1	1
Architectural Coating	17	2	3	<1	<1	<1
Building Construction/ Paving/Architectural Coating	20	36	36	0	3	2
Peak Daily	**20**	**56**	**36**	**<1**	**6**	**3**
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Exceeds Thresholds?	**No**	**No**	**No**	**No**	**No**	**No**

Source: *Hemet 30 Residential Project, County of Riverside, California, Air Quality, Greenhouse Gas Emissions and Energy Technical Report,* prepared by ESA, dated June 2022.
CO = carbon monoxide
NO_x = nitrogen oxides
PM_{10} = particulate matter less than 10 microns in size
SOx = sulfur oxides
lbs/day = pounds per day
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
SCAQMD = South Coast Air Quality Management District
VOC = volatile organic compounds

As shown in Table 2 above, all phases of the construction operation would result in peak daily emissions that are less than the SCAQMD thresholds of significance. Therefore, impacts would be less than significant.

Long-term air pollutant emissions impacts are those impacts associated with any change in permanent use of the Project site by on-site stationary and off-site mobile sources that increase emissions. Stationary-source emissions include emissions associated with electricity consumption and natural gas usage. Mobile-source emissions result from vehicle trips associated with a project.

Based on the Institute of Transportation Engineers (ITE) *Trip Generation, 10th Edition (2017)*, the proposed Project would generate 1,397 total daily trips during Project operations. Table 2 shows long-term operational emissions associated with the proposed Project compared to SCAQMD thresholds.

Table 3. Peak Daily Operational Emissions

Peak Operational Emissions	Unmitigated Pollutant Emissions (lbs/day)					
	VOC	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Area Sources	11	3	50	<1	6	6
Energy Sources	<1	1	0	<1	<1	<1
Mobile Sources	6	7	24	<1	7	<1
Total	**16**	**11**	**75**	**0**	**14**	**6**
SCAQMD Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Significant?	**No**	**No**	**No**	**No**	**No**	**No**

Source: *Hemet 30 Residential Project, County of Riverside, California, Air Quality, Greenhouse Gas Emissions and Energy Technical Report,* prepared by ESA, dated June 2022.
Notes: Column totals may not add up due to rounding.
CO = carbon monoxide
NO_x = nitrogen oxides
PM_{10} = particulate matter less than 10 microns in size
SO_2 = sulfur oxides
lbs/day = pounds per day
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
SCAQMD = South Coast Air Quality Management District
VOC = volatile organic compounds

As shown in Table 3 above, long-term operational unmitigated emissions would result in less peak daily emissions than the SCAQMD thresholds. Therefore, impacts would be less than significant.

Exposure to sensitive receptors occurs when Project implementation may expose surrounding sensitive receptors to airborne particulates, as well as a small quantity of construction equipment pollutants (i.e., usually diesel-fueled vehicles and equipment). Sensitive receptors include residences, schools, hospitals, and similar uses that are sensitive to adverse air quality. The Project site is primarily surrounded by residential and commercial uses. The nearest sensitive receptors are the residential neighborhoods directly to the east and south of the site and north of the site across SR-74. These residences are approximately 100 feet from the Project boundaries.

The SCAQMD has provided guidance on applying CalEEMod results to analysis of localized impacts by providing localized significance thresholds (LSTs) look up tables for construction emissions and operational emissions. The look up tables were developed for the various regions in the Basin and for varying project sizes. It is important to note that the proposed Project would be subject to SCAQMD's standard construction practices (Rules 402 and 403), which require dust suppression techniques to limit fugitive dust through watering or soil stabilizers, halting grading during windy conditions, covering truck loads, etc.

The following Table 4 shows that construction emissions would not exceed LSTs for the nearest sensitive receptors to the Project site.

Table 4. Unmitigated Construction Localized Emissions

Emissions Sources	Pollutant Emissions (lbs/day)			
	NOx	**CO**	**PM_{10}**	**$PM_{2.5}$**
On-Site Emissions	55	31	5	3
LST	**206**	**1,965**	**13**	**8**
Significant Emissions?	**No**	**No**	**No**	**No**

Source: *Hemet 30 Residential Project, County of Riverside, California, Air Quality, Greenhouse Gas Emissions and Energy Technical Report,* prepared by ESA, dated June 2022.
Notes: Source Receptor Area 28 – Perris Valley.
CO = carbon monoxide
NO_x = nitrogen oxides
PM_{10} = particulate matter less than 10 microns in size
SO_2 = sulfur oxides
lbs/day = pounds per day
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
SCAQMD = South Coast Air Quality Management District
VOC = volatile organic compounds

Table 5 shows that operational emissions would also not exceed LSTs for the nearest sensitive receptors.

Table 5. Operational Localized Emissions

Emissions Sources	Pollutant Emissions (lbs/day)			
	NOx	**CO**	**PM_{10}**	**$PM_{2.5}$**
On-Site Emissions	1	13	<1	<1
LST	**206**	**1,965**	**4**	**2**
Significant Emissions?	**No**	**No**	**No**	**No**

Source: *Hemet 30 Residential Project, County of Riverside, California, Air Quality, Greenhouse Gas Emissions and Energy Technical Report,* prepared by ESA, dated June 2022.
Notes: Source Receptor Area 28 – Perris Valley.
CO = carbon monoxide
NO_x = nitrogen oxides
PM_{10} = particulate matter less than 10 microns in size
SO_2 = sulfur oxides
lbs/day = pounds per day
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
SCAQMD = South Coast Air Quality Management District
VOC = volatile organic compounds

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

As shown in the prior tables, emissions from the proposed Project would not exceed daily rates for construction and operations and would not exceed LSTs for the nearest sensitive receptors. Therefore, impacts are less than significant.

d) Substantial odor-generating sources include land uses such as agricultural activities, feedlots, wastewater treatment facilities, landfills, or heavy manufacturing uses. The proposed Project does not include any of these uses that result in significant odor impacts. Some objectionable odors may occur during construction from diesel engines, paving, and architectural coatings/paint. However, these odors are temporary, limited only to specific construction activities, and dissipate quickly. Since residential uses do not typically generate objectionable odors and the Project site is surrounded by existing residential uses on all sides, no new objectionable odors would be created. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	☐	☒	☐	☐
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	☐	☒	☐	☐
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☒	☐	☐
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Source(s):

Biological Technical Report for the Hemet 30 Project (Case Number TTM37737) prepared by Carlson Strategic Land Solutions dated November 2021(Appendix B).

Determination of Biologically Equivalent or Superior Preservation and Consistency Determination Hemet 30 [Case Number TTM37737] prepared by Carlson Strategic Land Solutions dated November 8, 2021 Revised January 31, 2022 (Appendix C).

Findings of Fact:

a) The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project site is not located within any MSHCP Criteria Areas, Cell Groups, or Subunits. Furthermore, the Project site is not located in survey areas for Amphibians, Mammals, or Special Linkage areas. The Project site is subject to Riparian and Riverine Areas pursuant to MSHCP Section 6.1.2, Narrow Endemic Plants Overlay pursuant to Section 6.1.3, Urban/Wildland Interface pursuant to Section 6.1.4, and Western Burrowing Owl overlay pursuant to MSHCP Section 6.3.2.

Section 6.1.2 Riverine/Riparian

A total of 0.52-acres of features that meet the definition of riparian and/or riverine as outlined within the MSHCP Section 6.1.2. The Project site does not contain suitable habitat for any of the riparian/riverine vernal pool species listed in Section 6.1.2 of the MSHCP, including listed fairy shrimp. No impacts to those species listed in Section 6.1.2 of the MSHCP are associated with Project implementation due to the lack of suitable habitat onsite. Specifically, the Project site lacks suitable soils, sign of inundation (seasonal depression, soil cracking, etc.) and/or characteristic vernal pool plant species. The Project site is dominated by well drained substrates and focused surveys for fairy shrimp are not warranted due to the lack of suitable habitat.

Of the total 0.52-acres that meet the MSHCP Riverine/Riparian definition, a total of 0.44-acres of impacts to MSHCP Riparian/Riverine features would occur to the earthen drainage ditch that runs parallel to Highway 74. The MSHCP Riparian/Riverine feature has minimal biological value, composed mainly of bare areas or non-native species and is regularly mowed and/or cleared by Caltrans to maintain storm flows. The quality of the drainage is characterized as poor due to the presence of dense non-native species, bare area, lack of typical riparian species, regular maintenance, and does not exhibit the typical characteristics of a natural stream or watercourse. A Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation (DBESP) was prepared to document impacts to MSHCP features.

Even though limited biological value exists, impacts to approximately 0.44 acres of MSHCP Riparian/riverine areas would be considered significant. To offset the impacts, **Mitigation Measure BIO – 4 (MM BIO-4)** requires the applicant purchase 0.44-acres of re-establishment and/or rehabilitation credits through Riverpark Mitigation Bank in-lieu fee program. The purchase of 0.44-acres of re-establishment and/or rehabilitation credits represents a 1:1 ratio of mitigation to impacts. Given the current limited biological value of the drainage ditch, bare or invasive earthen bottom, regular maintenance, and lack of consistent hydrology within the drainage, the purchase of 0.44-acres of re-establishment and/or rehabilitation credits would provide biologically superior habitat and fully offset the impacts to the earthen drainage. The mitigation measure outlined within **MM BIO-4** would reduce impacts to less than significant.

With the implementation of **MM BIO-4**, impacts to MHSCP riparian/riverine features are reduced to a less than significant level. Therefore, the Project is consistent with the goals and objectives within MSHCP Section 6.1.2 and a less than significant impact would occur.

Section 6.1.3 Narrow Endemic Plants
Pursuant to Section 6.1.3 Narrow Endemic Plants, no narrow endemic plant species were observed during the 2019 surveys or 2021 survey, and the Project site does not contain suitable habitat or soils. Therefore, no impacts are anticipated to occur, and no mitigation is required. The Project is consistent with the goals and objectives within MSHCP Section 6.1.3 and a less than significant impact would occur.

Section 6.1.4 Urban/Wildland Interface
The Project site is not located within an existing or proposed MSHCP Conservation Area pursuant to Section 6.1.4 of the MSHCP. Furthermore, the Project site does not function as a regional wildlife corridor but may provide wildlife movement on a local scale. Movement on a local scale likely occurs with species adapted to urban environments due to the surrounding development and disturbances in the vicinity of the site. Although implementation of the Project would result in disturbances to local wildlife movement within the site, those species adapted to urban areas would be expected to persist on-site following construction. As such, impacts would be less than significant, and no mitigation measures would be required.

While no direct Project impacts to wildlands interface within the region would occur, the following Urban/Wildland Interface Guidelines will be implemented through the participation in the MSHCP and implemented through the Conditions of Approval.

Water Quality/Hydrology
The Project will comply with all applicable water quality regulations and Best Management Practices as part of the Water Quality Management Plan (WQMP) and Stormwater Pollution Prevention Plan (SWPPP) prepared for the Project and required by Conditions of Approval.

Toxics
Toxic sources within the Project Site would be limited to those commonly associated with landscape activities such as pesticides, insecticides, herbicides, and fertilizers. The Project will comply with all applicable water quality regulations to ensure adequate long-term treatment.

Lighting
Night lighting associated with the proposed Project improvements would be directed away from open space areas to reduce potential indirect impacts to wildlife species.

Noise
The Project site is located adjacent to rural development and Highway 74 and already subject to ambient roadway noise. Wildlife within adjacent open space area habitats has adapted to ambient noise conditions, which will remain similar with the proposed Project. Short-term construction related noise impacts will increase over ambient conditions, and will be reduced by the implementation of the following as outlined within the MSHCP:

- During all Project Site excavation and construction on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all

stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site.

- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the Project Site during all Project construction.

- The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours.

Invasive Species
As part of Project design, the landscape plans do not include any invasive species adjacent to the proposed open space areas.
Implementation of the aforementioned guidelines will minimize Project indirect impacts to a less than significant level and would be consistent with the goals and objectives within MSHCP Section 6.1.4.

Section 6.3.2 Burrowing Owl Habitat Assessment
Furthermore, based on the Habitat Assessment and focused burrowing owl surveys it was determined the Project site is not occupied by burrowing owl (BUOW). No BUOWs, suitable sized burrows, or evidence of BUOWs were observed within the Study Area during the focused survey. A majority of the Project site was characterized by actively maintained ruderal fields, lacking necessary sized burrows to provide suitable nesting habitat for BUOW or densely vegetated California buckwheat scrub. Much of the buffer area is developed or actively maintained ruderal fields. California ground squirrels and their burrows were observed within the Study Area. These burrows were actively utilized by the California ground squirrels and contained no BUOW or key signs (sight, whitewash, burrows, bones, feathers, pellets, nests, and calls). However, with the County's participation in the MSHCP, a BUOW pre-construction survey outlined within **Mitigation Measure BIO-5 (MM BIO-5)** will be required to ensure protection for this species and compliance with the conservation goals as outlined within the MSHCP.

With the implementation of **MM BIO-5**, through required pre-construction surveys and additional requirements should any BUOW be located during those surveys, potential impacts to burrowing owls are reduced to a less than significant level and the Project would be consistent with the goals and objectives within MSHCP Section 6.3.2.

b – c) A Biological Technical Report was prepared for the Project in November 2021 (Appendix B). The Biological Technical Report analyzed the existing conditions of the Project site and the potential for any special-status biological resources on the Project site and surrounding 500-foot buffer where access was granted. For the biological assessment, special-status species are those that are (1) listed, proposed for listing, or candidates for listing as threatened or endangered under the federal Endangered Species Act; (2) listed or candidates for listing as threatened or endangered under the California Endangered Species Act; (3) state fully protected species; (4) CDFW Species of Special Concern; (5) species listed on the California Native Plant Society's (CNPS) Inventory of Rare and Endangered Plants with a California Rare Plant Rank of 1B or 2B; or (6) species requiring additional surveys under the MSHCP.

A general biological survey, vegetation mapping, focused BUOW surveys, focused rare plant survey, and a delineation of jurisdictional waters and wetlands were conducted for the Project site by Carlson Strategic Land Solutions (CSLS) biologists Brianna Bernard, Crysta Dickson, and Justinne Manahan. on May 31, June 10, 17, and July 01, 26, and August 7, 2019. The site was re-visited in 2021 to confirm

2019 survey results and assess any changes in biological conditions by CSLS Biologists Brianna Bernard and Justinne Manahan on May 17, 2021. During the field visit, the biologists assessed the existing habitat on the Project site. The plant communities observed were identified and mapped. The biologists paid special attention to those habitat areas that appeared to provide suitable habitat for special status plant and wildlife species. Aerial photographs and maps were used to assist in the delineation of plant community boundaries.

As stated in the Biological Technical Report, the following species were observed during the biological surveys.

Table 6. Wildlife Species Observed during the Field Visits

Scientific Name	Common Name
Accipiter cooperii	Cooper's Hawk
Bubo virginianus	Great horned owl
Buteo jamaicensis	red-tailed hawk
Calypte anna	Anna's hummingbird
Canis latrans	Coyote
Carpodacus mexicanus	house finch
Cathartes aura	Turkey Vulture
Chordeiles acutipennis	Lesser nighthawk
Columba livia	Rock pigeon
Corvus corax	Common raven
Euphagus cyanocephalus	Brewer's blackbird
Hirundo rustica	Barn swallow
Lepus californicus bennettii	San Diego black-tailed jackrabbit
Melospiza melodia	Song Sparrow
Melozone crissalis	California towhee
Polioptila californica californica	coastal California gnatcatcher
Psaltriparus minimus	Bushtit
Salpinctes obsoletus	Rock wren
Sayornis saya	Say's phoebe
Spermophilus (Otospermophilus) beecheyi	California ground squirrel
Spinus psaltria	lesser goldfinch
Sylvilagus audubonii	desert cottontail
Tyrannus verticalis	Western Kingbird
Zenaida macroura	mourning dove

A total of 3 special status wildlife species or evidence of their presence were observed or heard during the field surveys conducted onsite. These species include the coastal California gnatcatcher, Cooper's Hawk, and the San Diego black-tailed jackrabbit. While not special status species, a great horned owl and red-tailed hawk were observed utilizing the site for foraging.

Sensitive Plant Species

No federally or state-listed species have a potential to occur within the Project site. Therefore, the Project would not result in a direct or indirect impact to special-status plant species. Impacts would be less than significant.

Of the total 30.24 acres to be impacted with Project implementation, direct impacts occur to 19.2 acres of Ruderal and developed/disturbed are not considered significant because the habitats are non-native

and are common in the Project Vicinity and have minimal habitat value. Furthermore, these impacts do not represent CNDDB, State, or MSHCP sensitive plant communities. In addition, many of these areas within the Study Area exhibit a moderate or high level of disturbance.

A total of 11.04-acres of native California buckwheat scrub and disturbed California buckwheat scrub habitat will be impacted, no special status plant species were identified to occur onsite, nor were any observed onsite during the narrow endemic plant surveys. The Project would include the removal of portions of ruderal, California buckwheat scrub, disturbed California buckwheat scrub, and disturbed/developed habitat; therefore, impacts to sensitive plant species would not be significant.

Sensitive Wildlife Species

Development of the Project site would result in the impact of 11.04-acres of native buckwheat scrub causing disruption and removal of habitat and the loss and displacement of a single sensitive species, the coastal California gnatcatcher. California buckwheat scrub could be used for nesting and foraging for the coastal California gnatcatcher causing potential adverse impacts. While the coastal California gnatcatcher was observed on site, both the coastal California gnatcatcher and its associated habitat (sage scrub) are covered MSHCP species. **Mitigation Measure Bio – 1 (MM BIO-1)** is proposed to ensure that Project implementation activities affecting potential nesting habitat are restricted to periods outside of the CAGN breeding season or, where activities must occur, pre-activity surveys and avoidance measures are implemented. Therefore, vegetation impacts would be less than significant with implementation of the mitigation measure.

Due to the level of existing disturbance and urban development onsite and within the vicinity (e.g., nearby development), impacts to ruderal and disturbed/developed habitat would not be expected to reduce the general wildlife populations below self-sustaining levels within the region and impacts to non-sensitive wildlife species do not meet the significance thresholds. Therefore, impacts to common wildlife species would not be significant and no mitigation is required.

The surrounding 500-foot buffer area consists of rural residential, ruderal, and disturbed vegetation communities. Some of these vegetation communities have potential to support sensitive wildlife foraging and nesting habitat. Potential adverse indirect impacts to common wildlife including an increase in construction related noise; an increase in litter, pollutants, dust, oil, and other human debris during construction; and an increase in noise and nighttime lighting during long-term operations.

During construction, indirect impacts may occur to the adjacent undeveloped area from the increase of noise and construction traffic. As part of the Project design, Standard Best Management Practices (BMPs) are to be implemented to provide proper trash receptacles and management of dust/oil/pollutants, and well as limiting construction noise based on the County Noise Ordinance. Further, these indirect impacts are short in duration, only occurring during construction activities.

Short-term noise from construction activities could temporarily affect certain wildlife during breeding activities. For the proposed Project, the coastal California gnatcatcher and the Cooper's Hawk were observed or heard during the field surveys conducted onsite. All sensitive species that were observed or have moderate to high potential to occur onsite are MSHCP covered species. The mature shrubs associated with the buckwheat scrub and the scattered trees could be used for nesting and foraging by avian species that are common to the area. **Mitigation Measure Bio – 2 (MM BIO-2)** is proposed to ensure that activities affecting potential nesting habitat are restricted to periods outside of the avian breeding season or, where activities must occur, pre-activity surveys and avoidance measures are

implemented. Therefore, noise-related impacts would be less than significant with implementation of the mitigation measures.

Direct impacts associated with vegetation removal may occur to all avian species covered under the Migratory Bird Treaty Act (MBTA) with the removal of potential nesting and foraging habitat. The MBTA protects nesting activities of both native and non-native bird species. Under the Act it is unlawful to harm, harass, or take a nest. If Project construction is scheduled to occur during the typical breeding bird season (January 15 through August 31 for raptors and February 15 through August 31 for all other avian species), direct removal of vegetation and indirect short-term noise effects to birds that may forage or nest onsite or within the buffer area may occur. In order to reduce direct and indirect impacts on nesting birds, if vegetation removal and/or construction activities were to occur during nesting bird season, a pre-construction nesting bird survey would be required within five (5) days of disturbances during typical nesting bird season to delineate any active nests found within the Project site. The loss of foraging habitat on the Project site is not a significant impact due to the foraging habitat located to the east and west of the Project site. Pre-construction nesting bird surveys as outlined within **Mitigation Measure BIO – 2 (MM BIO - 2)** would ensure protection against direct impacts associated with vegetation removal or indirect impacts associated with construction related noise impacts for avian species covered under the MBTA during the typical nesting bird season. Implementation of **MM BIO-1 and MM BIO-2** would reduce potential impacts to the avian species and special status wildlife to a less than significant level.

d) While the Project site is composed of large spans of ruderal habitat, the habitat is routinely maintained. The ruderal habitat located to the east and west of the site also appears to be routinely maintained. The Project site includes rural residential located to the south and southeast, further isolating the Project site. Furthermore, the north Project boundary is Highway 74. For these reasons, wildlife movement on a regional scale is restricted in its potential to support regional wildlife movement. The Project site is further characterized by exposed areas that lack suitable cover outside of the California buckwheat scrub area and resources that are typically associated with wildlife movement areas (i.e. water). No known wildlife corridors or linkage areas are identified in the MSHCP as a Core Linkage onsite.

Movement on a local scale likely occurs with species adapted to urban environments due to the surrounding development and disturbances in the vicinity of the site. Although implementation of the Project would result in disturbances to local wildlife movement within the site, those species adapted to urban areas would be expected to persist on-site following construction. As such, impacts would be less than significant, and no mitigation measures would be required.

The Project site supports foraging habitat for migratory birds and raptors due to the ruderal and coastal buckwheat scrub habitat occurring on the Project site. The Project site provides nesting habitat for avian species due to the buckwheat scrub and scattered Brazilin peppertrees present on the Project site. Nesting activity typically occurs from January 15 through August 31 for raptors and February 15 through August 31 for all other avian species. Disturbing or destroying active nests is a violation of the MBTA (16 U.S.C. 703 et seq.). In addition, nests and eggs are protected under Fish and Game Code Section 3503. As such, direct impacts to breeding birds (e.g. through nest removal) or indirect impacts (e.g. by noise causing abandonment of the nest) is considered a potentially significant impact. Compliance with the MBTA would reduce impacts to a less than significant level, as detailed in **MM BIO-1** and **MM BIO-2**.

e – f) No sensitive plant communities occur on the Project site. Therefore, no impacts would occur. An earthen drainage ditch occurs onsite. The drainage ditch has minimal biological value, composed mainly of bare areas or non-native species, and is routinely maintained by Caltrans by mowing or clearing the ditch to maintain storm flows. The quality of the drainage is characterized as poor due to the presence of dense non-native species, bare areas, lack of typical riparian species, regular maintenance by Caltrans, and does not exhibit the typical characteristics of a natural stream or watercourse.

However, a total of 0.52 acres of an earthen drainage ditch identified on the Project site is subject to Section 1602 of the California Fish and Game Code, as regulated by California Department of Fish and Wildlife (CDFW). A total of 0.52 acres of an earthen drainage ditch identified on the Project site subject to Porter-Cologne Waters under California Water Code Section 13050(e), as regulated by Regional Water Quality Control Board (RWQCB). A total of 0.26 acres of an ephemeral earthen drainage ditch identified on the Project site subject to Section 404 under Clean Water Act, as regulated by the Army Corps of Engineers (Corps).

The proposed Project would result in a total of 0.44-acres of direct impacts to CDFW Waters; a total of 0.44-acres of direct impacts to Porter-Cologne Waters under the jurisdiction of RWQCB; and a total of 0.19-acres of direct impacts to Section 404 waters under the jurisdiction of the Corps. The impacts would occur due to the expansion of Highway 74 and Project entrance, storm drain outlets, and associated headwalls.

To offset the impacts to Waters of the State and Waters of the United States, **Mitigation Measure BIO – 3 (MM BIO-3)** requires the applicant obtain regulatory permits and **Mitigation Measure BIO – 4 (MM BIO-4)** requires the applicant purchase 0.44-acres of re-establishment and/or rehabilitation credits through a CDFW/RWQCB/Corps approved mitigation bank or in-lieu fee program with written approval. The purchase of 0.44-acres of re-establishment and/or rehabilitation credits represents a 1:1 ratio of mitigation to impacts. Given the current limited biological value of the drainage ditch, bare or invasive earthen bottom, routine maintenance by Caltrans, and lack of consistent hydrology within the drainage, the issuance of regulatory permits and purchase of 0.44-acres of re-establishment and/or rehabilitation credits outlined within **MM BIO-3 and MM BIO- 4** would reduce impacts to less than significant.

With the implementation of **MM BIO-3 and MM BIO-4**, potential impacts to Jurisdictional Waters are reduced to a less than significant level.

g) The County of Riverside has a Tree Ordinance. The Project does not contain any oak trees or native trees and therefore is not subject to any local policies, such as a tree preservation ordinance, that protect biological resources. Therefore, no impacts would occur.

Mitigation:

MM BIO-1: If grading and construction activities begin during the coastal California gnatcatcher breeding season (February 15 through August 31), a qualified biologist shall survey all potential nesting vegetation within and adjacent to the site for nesting coastal California gnatcatcher, prior to commencing vegetation removal. Surveys shall be conducted at the appropriate time of day. If no nesting coastal California gnatcatcher were observed, Project activities may begin. Prior to the removal of vegetation on the Project site, the qualified Project biologist will use appropriate techniques to flush the coastal California gnatcatcher /bird(s) from the impacted area.

If an active coastal California gnatcatcher nest is located, the nest site shall be fenced a minimum of 500 feet in all directions, and this area shall not be disturbed until after the nest becomes inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, or the young will no longer be impacted by the activities. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer areas provided the qualified biologist develops a monitoring plan to prevent any impacts and obtain approval from the Resource Agencies prior to implementation.

MM BIO-2: Prior to ground disturbances that would impact potentially suitable nesting habitat for avian species, the Project Applicant shall adhere to the following:

1. Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to the extent feasible to avoid potential impacts to nesting birds and/or ground nesters.

2. Any construction activities that occur during typical nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat, on-site and within 300-feet surrounding the site (as feasible), be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement ground disturbances. If active nests are identified, the biologist would establish buffers around the vegetation (500 feet for raptors and sensitive species, 200 feet for non-raptors/non-sensitive species). All work within these buffers would be halted until the nesting effort is finished (i.e. the juveniles are surviving independent from the nest). The onsite biologist would review and verify compliance with these nesting boundaries and would verify the nesting effort has finished. Work can resume within these areas when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to City for mitigation monitoring compliance record keeping.

MM BIO-3: Prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features, the Applicant shall obtain regulatory permits from the Resource Agencies.

MM BIO-4: Prior to impacts to jurisdictional waters and to mitigate for the impacts to 0.44-acres of non-wetland drainage ditch, the Applicant shall purchase 0.44-acres of re-establishment and/or rehabilitation credits through Riverpark Mitigation Bank in-lieu fee program or an approved mitigation bank with written approval from the Resource Agencies.

MM BIO-5: Prior to impacts, a pre-construction survey for burrowing owl within the Study Area (Project site and surrounding 500-foot buffer) shall be conducted by a qualified biologist

where suitable habitat is present within 30 days to the commencement of ground disturbing activities.

If active burrowing owl burrows are detected during the breeding season, all work within 300 feet of any active burrow will be halted until that nesting effort is finished. The on-site biologist will review and verify compliance with these boundaries and will verify the nesting effort has finished. Work can resume when no other active burrowing owl nesting efforts are observed.

If active burrowing owl burrows are detected outside the breeding season, then passive and/or active relocation pursuant to a Burrowing Owl Exclusion Plan that shall be prepared by the Applicant and approved by the County of Riverside Environmental Programs Department (EPD) in consultation with CDFW. The Burrowing Owl Exclusion Plan shall be prepared in accordance with guidelines in the CDFW Staff Report on Burrowing Owl (March 2012) and MSHCP.

Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied and backfilled to ensure that animals do not reenter the holes/dens.

Monitoring: See above.

CULTURAL RESOURCES Would the project				
8. Historic Resources a) Alter or destroy an historic site?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☒	☐	☐

Source(s):

Phase 1 Cultural Resource Assessment and Evaluation: Hemet 30 Project prepared by DUKE CRM dated November 9, 2021(Appendix D).

Findings of Fact:

a – b) A cultural resources records search, review of literature and archival resources (historic maps, aerial photographs, topographic maps) and a pedestrian field survey were conducted for the Project site. The Project site is currently vacant, with no structures present. The results of the record search indicate there have been 27 cultural resources studies conducted within one-mile radius of the Project site. Two of the 27 cultural resource studies include the Project site; however, those studies did not include conducting archaeological pedestrian surveys on the Project site but were included in the study as part of Caltrans Project's Areas of Potential Effects. Records from the Eastern Information Center (EIC) indicate that there are no recorded cultural resources within Project site. There are 60 previously recorded cultural resources within one mile of the Project site. There are 7 previously recorded resources between 0-0.25 miles, 22 previously recorded resources between 0.25-0.5 miles, and 31 previously recorded resources between 0.5-1 miles. The resources include 32 prehistoric archaeological sites, one prehistoric isolate, three multicomponent sites, one historic district, nine historic archaeological sites, five historic isolates, and nine historic built environment resources.

Historical research and the intensive-level pedestrian survey completed on September 6, 2019 and December 23, 2020 identified two resources. The two areas where historic resources were present were the focus of the pedestrian survey: the area of the prior historic structure in the northwest corner of the Project area (C-0305-02) and the quarry (C-0305-01) which dominates the southern two-thirds of the Project site. A stand of non-native ornamental acacia trees was present in the northwest corner of the Project area in the location of the former historic structure (C-0305-02).

One area of the survey includes a historic era quarry occupying the southern two-thirds of the Project site. This resource, designated with temporary site number C-0305-01, represents the major focus of land use during the period 1938 to 2007, and perhaps earlier. Research failed to reveal the exact nature of quarry activities, i.e., who was responsible for the quarry, the specific materials excavated and where the removed materials were used. Cultural resource C-0305-01, does not appear to be eligible for the California Register of Historical Resources (CRHR) under any criteria, either individually, or as part of a historic district. The subject property retains integrity of design, materials, workmanship, setting, feeling, location, and association. Cultural resource C-0305-01 does not appear to be associated with an event or events of significance in the history of Hemet, nor Riverside County, and does not appear to be associated with a person or persons of significance in the history of Hemet or Riverside County. The site has integrity of location, design, materials, workmanship, association, setting, and feeling, however, it does not embody the distinctive characteristics of a type, period, region, or method of construction. The structure and history of Cultural resource C-0305-01 is typical of hard rock quarries. The site has limited potential for revealing additional data that would contribute to the interpretation of the archaeological record.

The other area of survey is the Historic Site Complex (Cultural resource C-0305-02), which does not appear to be eligible for the CRHR under any criteria, either individually, or as part of a historic district. The subject property lacks integrity of design, materials, workmanship, and feeling setting, while retaining integrity of location, and association. Cultural resource C-0305-02 does not appear to be associated with an event or events of significance in the history of Hemet, nor Riverside County, and does it appear to be associated with a person or persons of significance in the history of Hemet or Riverside County. Cultural resource C-0305-02 lacks integrity of design, materials, workmanship, and feeling. In addition, it does not embody the distinctive characteristics of a type, period, region, or method of construction. The structure and history of the resource is typical of rural structural complexes. The site has limited potential for revealing additional data that would contribute to the interpretation of the archaeological record.

In conclusion, cultural resources C-0305-01 and C-0305-02 are not eligible for the CRHR under any of the aforementioned criteria.

The entire Project area has been extensively disturbed due to historic and recent quarrying and agricultural activities, decreasing the likelihood of encountering intact prehistoric cultural deposits within the Holocene alluvial soils in the northern Project site. Sensitivity for intact prehistoric archaeological deposits on the Project site is considered moderate due to the prior ground disturbances observed during survey. Considering the historic land use of the Project site as a quarry and the former presence of a historic structure within the northwestern corner of the Project area, the probability of encountering additional historic archaeological resources, such as historic foundations and refuse deposits, is moderate.

There is also moderate potential for the presence of historic-era resources that were obscured by the dense vegetation and visibility constraints during the intensive-level pedestrian survey. These resources

would likely reflect the historical farmstead located in the northwest corner of the Project, the agricultural or the quarry activities within the Project area. Historic-era refuse dump sites dot the rural landscapes of southern California and may be encountered during ground disturbances.

Given the Project site's moderate potential for the presence of historical resources, mitigation measures **MM CUL-1** through **MM CUL-3** are required to reduce potential impacts to less than significant.

Mitigation:

MM CUL-1: Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed in coordination with the consulting tribe(s) that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this Project. A fully executed copy of the contract and a digitally-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring.

MM CUL-2: In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier Project, such as testing of archaeological sites that took place years ago), have been handled through the following methods. Any artifacts identified and collected during construction grading activities are not to leave the Project area and shall remain onsite in a secure location until final disposition.

Historic Resources

All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier Project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological

Resources. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

Prehistoric and/or Tribal Cultural Resources

One of the following treatments shall be applied.

1. Preservation–in-place, if feasible is the preferred option. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
2. Reburial of the resources on the Project property. The measures for reburial shall be culturally appropriate as determined through consultation with the consulting Tribe(s)and include, at least, the following: Measures to protect the reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloguing (including a complete photographic record) and analysis have been completed on the cultural resources, with the exception that sacred and ceremonial items, burial goods, and Native American human remains are excluded. No cataloguing, analysis, or other studies may occur on human remains grave goods, and sacred and ceremonial items. Any reburial processes shall be culturally appropriate and approved by the consulting tribe(s). Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

Human Remains

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains and any associated items as provided in Public Resources Code Section 5097.98.

MM CUL-3: Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Monitoring: Monitoring shall be conducted by a County qualified Archaeologist in coordination with the Riverside County Archaeologist.

9. Archaeological Resources a) Alter or destroy an archaeological site.	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Source(s):

Phase 1 Cultural Resource Assessment and Evaluation: Hemet 30 Project prepared by DUKE CRM dated November 9, 2021(Appendix D).

Findings of Fact:

a – c) DUKE CRM conducted a record search and field inspection in support of their report dated November 9, 2021. The results of the record search indicate 27 cultural resources studies have been previously conducted within one-mile radius of the Project site. Two of the 27 cultural resource studies include the Project site; however, those studies did not include conducting archaeological pedestrian surveys on the Project site but were included in the study as part of Caltrans Project's Areas of Potential Effects. Records from the Eastern Information Center (EIC) indicate that there are no recorded cultural resources within Project site. There are 60 previously recorded cultural resources within one mile of the Project site. There are 7 previously recorded resources between 0-0.25 miles, 22 previously recorded resources between 0.25-0.5 miles, and 31 previously recorded resources between 0.5-1 miles. The resources include 32 prehistoric archaeological sites, one prehistoric isolate, three multicomponent sites, one historic district, nine historic archaeological sites, five historic isolates, and nine historic built environment resources.

Thirty of the prehistoric archaeological sites within the one-mile radius include prehistoric bedrock milling features, and two are groundstone scatters which can be directly associated with plant food processing activities.

One Traditional Cultural Property (TCP) has been documented within the Project area, but located off the Project site. The TCP was described as two prominent landmarks and the intersecting valley that relate to the events of the first people following creation according to Luiseño oral traditions. Further details of the TCP were obtained during the Assembly Bill 52 (AB 52) Tribal Consultation. During the Consultation between the County of Riverside and Soboba Band of Luiseño Indians, Soboba provided information that the Project location is in proximity to known sites, a shared use area that was used in ongoing trade between the tribes and is considered to be culturally sensitive by the people of Soboba. Further, that the Project is in a National Register TCP Landscape.

Thirty of the prehistoric archaeological sites within the one-mile radius include prehistoric bedrock milling features, and two are groundstone scatters which can be directly associated with plant food processing activities.

Although no conditions exist that suggest human remains are likely to be found on the Project site, development of the Project site could result in the discovery of human remains and potential impacts to these resources. If human remains are found, those remains would be required to conduct proper treatment, in accordance with applicable laws. State of California Public Resources Health and Safety

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Code Sections 7050.5 to 7055 describe the general provisions for human remains. Specifically, Health and Safety Code Section 7050.5 describes the requirements if any human remains are discovered during excavation of a site. As required by State law, the requirements and procedures set forth in Section 5097.98 of the California Public Resources Code would be implemented, including notification of the County Coroner, notification of the NAHC and consultation with the individual identified by the NAHC to be the "most likely descendant (MLD)." The MLD would have 48 hours to make recommendations to landowners for the disposition of any Native American human remains and grave goods found. If human remains are found during excavation, excavation must stop in the vicinity of the find and any area that is reasonably suspected to overlay adjacent remains until the County coroner has been called out, and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains. Following compliance with existing State regulations, which detail the appropriate actions necessary in the event human remains are encountered.

Therefore,

i) the potential for unknown archaeological resources to be altered or destroyed by the Proposed project is moderate;
ii) the potential for unknown archaeological resources to be adversely affected by the proposed Project is moderate; and
iii) the potential existing for unknown human remains, including those interred outside of formal cemeteries to be disturbed is low to moderate.

As a result of the EIC Records search, archival research, or the intensive-level pedestrian survey and given the Project site's moderate sensitivity for the presence of cultural resources, mitigation measures **MM CUL-1** through **MM CUL-3** are required to reduce potential impacts to less than significant.

Mitigation: See Mitigation Measures **MM CUL-1** through **MM CUL-3** above.

Monitoring: See above.

ENERGY Would the project				
10. Energy Impacts a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Source(s):

Hemet 30 Residential Project, County of Riverside, California, Air Quality, Greenhouse Gas Emissions and Energy Technical Report, prepared by ESA, dated June 2022 (Appendix A)

Riverside County Climate Action Plan, 2019 CAP Update; California Green Building Standards Code, Title 24, Part 6 & 11, of the California Code of Regulations; Proposed building plans.

Findings of Fact:

a) The County has adopted the State's CALGreen Building Code that includes mandatory measures establishing green construction practices. The proposed Project has been designed to comply with the Riverside County's Climate Action Plan (CAP), acting to promote the reduction of greenhouse gas (GHG)

emissions and implementation of the State's CALGreen Building Code. The Riverside County Climate Action Plan Update 2019 Addendum, R2-CE1, includes the following measures to increase clean energy use:

- Implement all 2015 CAP measures.
- Require solar panel installation on new residential and commercial buildings to offset 30 percent or more of energy consumption.
- Require energy storage system installation as feasible.

By virtue of compliance with these codes, the Project would not cause wasteful, inefficient, or unnecessary consumption of energy resources. See the explanation for b) below for further details.

Additionally, the amount of energy use from the operation of the Project represents a very small percentage of County and service area use. Compared to the Southern California Edison's 2018 sales, operation of the Project represents 0.001%. Compared to the SoCal Gas Company's 2024 sales, the operation of the Project represents 0.00083%. For transportation fuel consumption, compared to the County's gas and diesel consumption, the percentage of gasoline consumption is 0.01% and diesel consumption is 0.04%. Therefore, the Project's impact on energy demand is less than significant.

b) In 2019, the County updated the 2015 Climate Action Plan (CAP) to implement green building development standards for new Projects with the intent to promote a healthier environment by encouraging sustainable construction practices in planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental air quality.

The proposed Project has been designed to comply with the CAP, County Building Code, and the State's CALGreen Building Code, and the R2-CE1 updates as described above. By virtue of compliance with these codes, the Project would not cause wasteful, inefficient, or unnecessary consumption of energy resources.

The Applicant proposes to construct 144 residential units on vacant parcels designated for Medium and High Density Residential land uses. The proposed Project will have an energy footprint; however, the energy efficiency is dramatically improved compared to the existing residential development surrounding the Project site. The proposed Project will include energy-efficient appliances, water efficient plumbing fixtures and fittings, and water-efficient landscaping. These energy efficient features comply with state and local energy policies and avoid wasteful or inefficient consumption of energy resources. Additionally, included as a Project Design Feature, the new residential units will include solar panels and energy storage as feasible to offset at least 30% of energy consumption.

Therefore, the proposed Project will not conflict with or obstruct a state or local plan, and by virtue of compliance with state and local plans, the proposed Project will not cause wasteful, inefficient, or unnecessary consumption of energy resources. Therefore, impacts are less than significant.

Project Design Feature (PDF) Energy-1:
To comply with Riverside County Climate Action Plan 2019 Addendum Update R2-CE1 policies, the Project will offset 30 percent or more of the energy consumption onsite with solar panel installation on the proposed new residential buildings.

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
GEOLOGY AND SOILS Would the project				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones 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):

Geotechnical Update & Percolation Test Results, Hemet 30 South of Highway 74 and East of Joel Drive Hemet Area of Riverside County, California, Prepared by Geocon West, Inc., Dated December 10, 2020 (Appendix E)

Department of Conservation GIS fault mapping

Findings of Fact:

a) The Project site is not located within an Alquist-Priolo Earthquake Fault Zone and no faults were identified on the site during the geotechnical evaluation conducted by Geocon West, Inc. (*Geotechnical Update & Percolation Test Results, Hemet 30 South of Highway 74 and East of Joel Drive Hemet Area of Riverside County, California, d*ated December 10, 2020) included in Appendix E. The closest surface trace of an active fault to the site is the Casa Loma branch of the San Jacinto fault located approximately 5 miles northeast of the site. The possibility of damage due to ground rupture is considered low since no active faults are known to cross the site. Therefore, impacts would be 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):

Geotechnical Update & Percolation Test Results, Hemet 30 South of Highway 74 and East of Joel Drive Hemet Area of Riverside County, California, Prepared by Geocon West, Inc., Dated December 10, 2020 (Appendix E)

Findings of Fact:

a) As stated in the response to 11 a), the Project site does not have earthquake faults. Therefore, the potential for seismic rupture is very low. The closest surface trace of an active fault to the site is the Casa Loma branch of the San Jacinto fault located approximately 5 miles northeast of the site. The Project site is located within a liquefaction hazard zone as mapped by the *Map My County* GIS system (RCIT, 2020). The northern portion of the site is located in an area of high liquefaction potential and the southern portion is located in an area of moderate liquefaction potential. Groundwater was not encountered onsite during the geotechnical investigation. However, groundwater was encountered north of the site at depths of 32 to 42 feet below ground surface in 1995 and 2022. Based on elevations, these depths would equate to an approximate depth of 47 feet below ground surface at the Project site. Consequently, construction of structures on the site would create a significant impact from the potential for liquefaction and differential settlement. To reduce the potential impact to less than significant, the

geotechnical report for the Project included in Appendix G contains a list of recommendations. One recommendation that directly pertains to liquefaction and differential settlement is for the Project to implement the requirement below, **Mitigation Measure MM GEO-1**, to uniformly remove, over-excavate, and recompact a minimum of 1 to 5 feet and up to 12 feet in localized areas of the northern portion of the site to expose competent older alluvium or bedrock. Therefore, to mitigate impacts to less than significant, the following Mitigation Measure shall be implemented.

Mitigation: The following mitigation measure will ensure seismic-related ground failure, including liquefaction, would not adversely impact the Project and would reduce impacts to less than significant.

MM GEO-1: The Applicant shall implement the recommendations contained in Section 8.3, and any other relevant recommendations for site preparation, stability and safety of the *Geotechnical Update & Percolation Test Results, Hemet 30 South of Highway 74 and East of Joel Drive Hemet Area of Riverside County, California,* Dated December 10, 2020 (Appendix E) to reduce geologic hazards during implementation of the proposed Project. Included in the report are recommendations for remedial removals of 1 to 5 feet and up to 12 feet in localized areas of the northern portion of the site to expose competent older alluvium or bedrock.

Monitoring: Actual depths of remedial grading shall be monitored for approval by the Engineering Geologist during grading operations.

13. Ground-shaking Zone a) Be subject to strong seismic ground shaking?	☐	☐	☒	☐

Source(s):

Geotechnical Update & Percolation Test Results, Hemet 30 South of Highway 74 and East of Joel Drive Hemet Area of Riverside County, California, Prepared by Geocon West, Inc., Dated December 10, 2020 (Appendix E)

Findings of Fact:

a) The Project site, like many areas in Southern California, is subject to strong seismic ground shaking. While the Project site does not have any faults on the property, several nearby faults, such as the San Jacinto Fault, Elsinore Fault, and the San Gorgonio Fault, all have the potential to generate strong ground shaking. The closest surface trace of an active fault to the site is the Casa Loma branch of the San Jacinto Fault located approximately 5 miles northeast of the site.

The construction of two-story single family residential homes is common in earthquake prone areas like Southern California, including the Project site. The geotechnical analysis included in Appendix E included an evaluation of site seismic characteristics in accordance with Chapter 16, Section 1613 of the 2016 California Building Code (CBC). Based on the site seismic characteristics, the CBC provides building code guidelines to minimize the effects of seismic ground shaking to an acceptable level of risk to structural damage. With adherence to the building code standards, impacts associated with seismic ground shaking would be 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
14. Landslide Risk a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	☐	☐	☒	☐

Source(s):

County of Riverside General Plan, Harvest Valley/Winchester Area Plan. December 6, 2016. https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/areaplans/HVWAP_120616.pdf?ver=2017-10-06-094250-633

Geotechnical Update & Percolation Test Results, Hemet 30 South of Highway 74 and East of Joel Drive Hemet Area of Riverside County, California, Prepared by Geocon West, Inc., Dated December 10, 2020 (Appendix E)

Findings of Fact:

a) The geologic character of an area determines its potential for landslides. Steep slopes, the extent of erosion, and the rock composition of a hillside all contribute to the potential for slope failure and landslide events. In order to fail, unstoppable slopes need to be disturbed: common triggering mechanisms of slope failure include undercutting slopes by erosion or grading, saturation of marginally stable slopes by rainfall or irrigation, and shaking of marginally stable slopes during earthquakes. The Project site is relatively flat and according to Figure 14, *Steep Slope*, of the Harvest Valley/Winchester Area Plan (HVWAP), the Project site is not in an area with a slope angle of or greater than 15 percent. Additionally, Figure 15, *Slope Instability*, of the HVWAP, the Project is not within an area of slope instability. Therefore, impacts related to landslides, lateral spreading, collapse, or rockfall hazards would be 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
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):

Geotechnical Update & Percolation Test Results, Hemet 30 South of Highway 74 and East of Joel Drive Hemet Area of Riverside County, California, Prepared by Geocon West, Inc., Dated December 10, 2020 (Appendix E)

County of Riverside General Plan, Safety Element. August 6, 2019. https://planning.rctlma.org/Portals/0/genplan/content/gp/chapter06.html#TOC4_4

Findings of Fact:

a) Subsidence is the sudden sinking or gradual downward settling of the Earth's surface with little to no horizontal movement. Subsidence is caused by a variety of activities which include, but not limited to, withdrawal of groundwater, pumping of oil and gas from underground, the collapse of underground mines, liquefaction, and hydrocompaction. Lateral spreading is the horizontal movement or the

spreading of soil toward an open face. The potential for failure from subsidence and lateral spreading is highest in areas where the ground water table is high and where relatively soft and recent alluvial deposits exist. Figure S-7, *Documented Subsidence Areas Map*, of the Riverside County General Plan, Safety Element, shows that the Project site is within an area susceptible to subsidence. However, according to the geotechnical review of the Project site, groundwater was encountered in 1995 and 2002 at 32 feet to 42 feet. Because the Project site has bedrock at depths of 25 to 38 feet, subsidence is not expected to occur and because the deepest remedial removals are at 12 feet. Additionally, as noted in Section 12, *Liquefaction Potential Zone*, implementation of **Mitigation Measure MM GEO-1** and standard Building Code required measures would further reduce impacts from potential subsidence. Implementation of MM GEO-1 would reduce impacts to less than significant.

Mitigation: **MM GEO-1** as noted above in Section 12, *Liquefaction Potential Zone*.

Monitoring: Actual depths of remedial grading shall be monitored for approval by the Engineering Geologist during grading operations.

16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

Source(s):

County of Riverside General Plan, Harvest Valley/Winchester Area Plan. December 6, 2016. https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/areaplans/HVWAP_120616.pdf?ver=2017-10-06-094250-633.

United States Geological Survey. 2021. California Volcano Observatory https://www.usgs.gov/observatories/california-volcano-observatory

Findings of Fact:

a) Seiches are large waves generated within enclosed bodies of water. The Project site is not located in proximity to any lakes or reservoirs. Therefore, the Project would not be subject to inundation by seiche. As mentioned in Section 14, the Project site and surrounding areas have a low susceptibility to seismically-induced landslides. Therefore, the Project site is at a low risk for mudslides. The Project site is not in the vicinity of a volcano, with Lavic Lake Volcano (non-erupting) the nearest located approximately 70 miles to northeast. As a result, there are no impacts related to seiches, mudflow, or volcanic hazards.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes a) Change topography or ground surface relief features?	☐	☐	☒	☐
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☒	☐
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Source(s):

County of Riverside General Plan, Harvest Valley/Winchester Area Plan. December 6, 2016. https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/areaplans/HVWAP_120616.pdf?ver=2017-10-06-094250-633

Geotechnical Update & Percolation Test Results, Hemet 30 South of Highway 74 and East of Joel Drive Hemet Area of Riverside County, California, Prepared by Geocon West, Inc., Dated December 10, 2020 (Appendix E)

Findings of Fact:

a – c) The Project site elevation ranges from 1,527 feet to 1,571 feet above mean sea level (MSL), sloping to the northeast. According to Figure 14, *Steep Slope*, of the Harvest Valley/Winchester Area Plan (HVWAP), the Project site is not in an area with a slope angle of or greater than 15 percent. Construction of the proposed Project will result in approximately 4,850 cubic yards of export. However, the proposed earthwork, including export, does not involve substantial changes in topography because the Project site is relatively flat.

The Project-specific geotechnical report (Appendix E) indicates that the deepest utilities on-site will be approximately 25 feet below grade. As a result, subsurface utilities including, the proposed sewage lines, and geotechnically feasible and not impacted by grading. Therefore, impacts are less than significant.

Additionally, the Project-specific geotechnical report indicates the proposed cut and fill slopes in the northern portion of the site will be designed and constructed at inclinations of 2:1 (horizontal:vertical) or flatter. However, cuts to be made in the southern portion of the site and used as fill in the northern portion of the site will be graded up to heights of approximately 20 feet. Based on the suitability of the site materials for use as fill slopes shown on the proposed grading plan, permanent graded fill slopes with gradients of 2:1 or flatter and vertical heights of 12 feet or less will possess Factors of Safety of 1.5 or greater under static conditions and 1.1 or greater under pseudo-static conditions. These values are considered acceptable for manufactured slopes located within a residential development.

Pursuant to State Law and in accordance with Policy 2.4 in the Safety Element of the County's General Plan, the Project site is to be engineered and constructed to resist seismic impacts (including ground failure and liquefaction) in accordance with the recommendations of the geotechnical engineer of record, current CBC requirements, and Title 16 (Buildings and Construction) of the Riverside County Municipal Code (RMC), all of which are subject to County staff review. Proper engineering design and construction in conformance with the CBC standards and Project-specific recommendations in Section 8 of the Project-specific geotechnical report (Appendix E) would ensure that slope related impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial risks to life or property?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Source(s):

Geotechnical Update & Percolation Test Results, Hemet 30 South of Highway 74 and East of Joel Drive Hemet Area of Riverside County, California, Prepared by Geocon West, Inc., Dated December 10, 2020 (Appendix E)

Findings of Fact:

a) Temporary erosion could occur during construction of the proposed Project. However, the proposed Project site is relatively flat and classified as a low runoff area. The Project site is considered to have a less than significant impact to wind erosion as detailed in question 19 a) below. Additionally, the Project would be required to comply with the Federal Clean Water Act (CWA), National Pollutant Discharge Elimination System (NPDES) standards (CWA section 402), which require implementation of a Stormwater Pollution Prevention Plan (SWPPP) for the elimination or reduction of non-stormwater discharges during Project construction activities. NPDES compliance would require implementation of best management practices (BMPs) for erosion, sedimentation, and flooding during Project construction, thereby minimizing or avoiding adverse impacts. As a result, impacts related to soil erosion and/or the loss of topsoil would be less than significant.

b) Expansive soils are generally clays, which increase in volume when saturated and shrink when dried. The on-site surficial soils generally consist of sands and silty loams and laboratory tests indicate site soils have a low expansion potential with an expansion index of test result of 0. Therefore, the proposed Project would not be located on expansive soils, and impacts would be less than significant.

c) The Project would be connected to the local wastewater treatment system and would not involve the use of septic tank or alternative wastewater disposal system. Therefore, no impact would occur.

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?	☐	☐	☒	☐

Source(s):

County of Riverside General Plan, Safety Element. August 6, 2019. https://planning.rctlma.org/Portals/14/genplan/2019/elements/Ch06_Safety_080619.pdf.

United States Department of Agriculture. 2019. "Web Soil Survey." Last Modified July, 31, 2019. https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

Findings of Fact:

a) The Project site has a "moderate" potential for wind erodibility as shown in Figure S-8, "Wind Erosion Susceptibility Map" of the County's General Plan (County of Riverside 2019). Additionally, Chapter

16.52 of the County's Municipal Code lists areas that are considered subject to wind erosion. The soils on the Project site are classified as Cajalco fine sandy loam, Greenfield sandy loam, Hanford fine sandy loam, and Honcut sandy loam, which are not considered subject to wind erosion. Section 8.16.010 of the County's Municipal Code restricts owners of sand or sandy loam land from substantially disturbing the surface of the land by excavating, leveling, or cultivating, or by depositing or spreading a substantial amount of a similar soil on the land, or any other act likely to contribute to wind erosion of the land without providing sufficient protection at the time of disturbing the surface of the land. Protection such as wind-breaks, walls, fence vegetation, and watering are required in order to prevent the soil on the land from being eroded by a wind and blown onto a nearby property or road. Compliance with these requirements would reduce potential adverse impacts associated with wind erosion to 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?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Source(s):

Hemet 30 Residential Project, County of Riverside, California, Air Quality, Greenhouse Gas Emissions and Energy Technical Report, prepared by ESA, dated June 2022 (Appendix A)

Findings of Fact:

a) The Riverside County Climate Action Plan documents the County's plans and policies to reduce GHG emissions in line with Executive Order B-30-15 and SB 32's goals of achieving a 40 percent reduction below 1990 levels by 2030 and an 80 percent reduction below 1990 levels by 2050. To that end the goals and policies set within the Riverside County Climate Action Plan provide a blueprint for the County to meet these goals. The County's goals show a needed reduction from 2017 emissions of 9 percent by 2020, 16.3 percent by 2030, and 14.8 percent reduction by 2050. In addition, the CAP identified 3,000 MTCO2e/yr as a threshold for the greenhouse gas emissions to be considered having a significant impact. Projects that emit less than 3,000 MTCO2e per year would have a less than significant impact on greenhouse gas emissions.

Because GHG emissions are a cumulative impact, Project significance is determined by combining amortized construction emissions over 30 years with operational emissions. The Proposed Project's estimated construction GHG emissions would be approximately 1,607 $MTCO_2e$ over the entire lifetime of the Project and 54 $MTCO_2e$ per year after amortization over 30 years.

Operational GHG emissions result from area, energy, mobile, waste and water sources. Table 7 shows the total annual GHG emissions associated with the Proposed Project. As shown, operational emissions result in 1,969 $MTCO_2e$ annually.

Table 7. Annual Greenhouse Gas Emissions

Emissions Source	Project $MTCO_2e$	2017 BAU $MTCO_2e$
Construction Emissions Amortized over 30 Years	54	54
Operational Emissions, Area	46	47
Operational Emissions, Energy	456	544
Operational Emissions, Mobile	1,369	3,225
Operational Emissions, Waste	50	50
Operational Emissions, Water	47	59
Total Project Emissions	**2,023**	**3,978**
Percent Reduction		49.14
CAP Required Reduction (2025 Operational Year)		12.65
Fall short of Percent Reduction Requirement?		**No**
Less than 3,000 MTCO2e per year Threshold		**Yes**

Source: Compiled by ESA 2020
Note: Column totals may not add up due to rounding.
$MTCO_2e$ = metric tons metric tons of carbon dioxide equivalent
SCAQMD = South Coast Air Quality Management District

The County of Riverside Climate Action Plan (CAP) expects a reduction of 16.30 percent from 2017 levels by 2035. This is equivalent to a 12.65 percent reduction over 2017 levels by 2025. As shown in Table 5, the Proposed Project would result in a reduction of 49.14 percent over BAU. Furthermore, the CAP establishes 3,000 MTCO2e per year as a threshold of significance. Since the project would generate 2,023 MTCO2e per year, impacts are considered less than significant. Therefore, the Proposed Project would be consistent with the Riverside County Climate Action Plan and would result in less than significant impacts.

b) Plans and policies addressing GHG emissions have been adopted by the County, the California Air Resources Board (ARB), the Southern California Association of Governments (SCAG), and SCAQMD. The County has specifically prepared and Climate Action Plan (CAP), updated 2019. The CAP is a long-range plan to reduce countywide GHG emissions from activities within the County limits, consistent with applicable state-wide policies and plans including ARB's Climate Change Scoping Plan, vehicle emissions regulations, and SB 375.

As detailed under 20 a) above, the Proposed Project would be consistent with the County CAP if the Proposed Project would reduce emissions by a minimum of 12.65 percent over 2017 BAU scenario and generates less than 3,000 MTCO2e per year. As shown, the Proposed Project results in a 41.14 percent reduction over 2017 BAU scenario and generates 2,023 MTCO2e per year. Therefore, the Proposed Project would be consistent with the Riverside County CAP and impacts would be 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
HAZARDS AND HAZARDOUS MATERIALS Would the project				
21. Hazards and Hazardous Materials a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☒	☐
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	☐	☒	☐	☐
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Source(s):

Phase I Environmental Site Assessment Report, prepared by Priority 1 Environmental (P1E), January, 25, 2019 (Appendix F-1)

Phase II Environmental Site Assessment Report, prepared by Priority 1 Environmental (P1E), January 20, 2022 (Appendix F-2)

County of Riverside General Plan, Harvest Valley/ Winchester Area Plan. December 6, 2016. https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/areaplans/HVWAP_120616.pdf?ver=2017-10-06-094250-633

Findings of Fact:

a-b, d-e) A Phase I Environmental Assessment (Phase I ESA) was prepared for the Project, which is included in Appendix F-1. The purpose of the Phase I ESA was to assess the presence or likely presence of any hazardous substances or petroleum products in, on, or at the Project site: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment, which would be considered a recognized environmental condition (REC). The Phase I ESA identified a former aboveground storage tank (AST) and determined the tank to be a significant environmental concern requiring further investigation. In addition, the Phase I ESA determined the site is not included on a list of hazardous materials sites pursuant to Government Code § 65962.5.

Residential projects such as the proposed are not operators or generators of hazardous materials. Thus, operation of the proposed Project would not involve the use, transport, or disposal of hazardous materials, nor would it generate hazardous emissions, materials, or wastes. Grading and construction activities may involve limited transport, use, and disposal of hazardous materials such as fuel for construction equipment. Grading and construction activities are short-term and hazardous materials used during construction would be transported, used, and disposed of according to federal, State, and local health and safety requirements. Therefore, impacts would be less than significant.

From the 1940s to the early 2000s, the Project site was used a rock quarry and a residence was located on the northwest portion of the Project site near SR-74 from 1949 to the early 1980s. Because of the year the home was built, domestic sewage was likely handled by an onsite septic system and there is a potential to encounter a septic tank during the grading phase of construction. If such septic tank is encountered, then it shall be removed and/or abandoned in place in accordance with all federal, state, and local regulations per **Mitigation Measure (MM) HAZ-1** rendering its impacts to less than significant.

In a 2004 site reconnaissance, an aboveground storage tank (AST) was observed on the southeast portion of the Project site without a secondary containment structure likely to have been placed directly on soil. Aerial photographs from 2002 confirm a long narrow object located in the same portion of the Project site. The Phase II Environmental Site Assessment Report, dated January 20, 2022 (Appendix F-2), summarizes further testing conducted within the area of the AST. Samples were taken from 2-foot-deep boreholes in a three-by-three pattern, 10 feet apart, of which only dark and dark brown sandy silt was encountered. No Total Petroleum Hydrocarbons (TPH) were detected in this area. As a result, use and operation of the former AST did not result in the contamination of soils or create a hazardous condition and no impact would occur.

However, there is still a potential to encounter unknown contaminated soils during the grading phase of construction due to previous use of the site as a rock quarry. Because of the school Bumble Bae Daycare, located a quarter of a mile to the south across Lyn Avenue from the Project site, implementation of **MM HAZ-2** would be required to halt work and properly identify and remove any discovered contaminated soil by a qualified professional. As a result, impacts to 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 would be less than significant.

With implementation of **MM HAZ-1** and **MM HAZ-2**, hazard related impacts are less than significant during construction. Because operation of the Project would not involve use of or generate hazardous emissions, materials, or wastes, impacts are less than significant.

c) The proposed Project is a gated residential development that has a connecting roadway to SR 74to the north. Additional gated access is available at Joel Drive in the southeast corner of the site. These two access points provide emergency evacuation routes as required by the California Government Code Section 65302(g)(5). In addition, an emergency access program to override automatic gate technology to allow emergency vehicle access, such as the typically used Knox box, would be installed on each gate. Design of the emergency access would incorporate specific County Fire Department design features resulting from review of Project plans and implemented by Conditions of Approval.

Furthermore, the Project is consistent with the County of Riverside General Plan Circulation Element C3.24, which states a Project must provide a street network with quick and efficient routes for emergency vehicles, meeting necessary street widths, turn-around radius, secondary access, and other factors as determined by the Transportation Department in consultation with the Fire Department and other emergency service providers. Since the proposed Project would comply with County roadway design standards that will provide adequate space for emergency vehicles to maneuver on internal streets and would not interfere with an emergency response plan, impacts would be less than significant.

Mitigation: The following mitigation measures are required in order to render impacts of hazards and hazardous materials for contaminated soils and potential septic tanks to less than significant.

MM HAZ-1: If a septic tank is encountered during construction activities, then it shall be removed and/or abandoned in place in accordance with all federal, state, and local regulations.

MM HAZ-2: If contaminated soil is encountered or if suspected contamination is encountered during Project construction, work shall be halted in the area and the type and extent of the contamination shall be identified. Soil testing, removals, transportation, and replacement would need to be performed by a qualified professional, in conformance with the applicable regulatory agency guidelines (EPA, California RWQCB, California Department of Toxic Substances Control, California Occupational Health and Safety, Riverside County Department of Environmental Health, and/or the Riverside County Fire Department) and coordinated with the Geotechnical Engineering company's recommendations and in accordance with all State and Federal laws, such as the Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22. Additionally, the route selected for the transport of hazardous materials or waste would also be subject to state and federal regulations.

Monitoring: No monitoring is required.

22. Airports a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☒	☐
b) Require review by the Airport Land Use Commission?	☐	☐	☒	☐
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (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?	☐	☐	☒	☐
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐

Source(s):

Hemet-Ryan Airport Land Use Compatibility Plan, prepared by County of Riverside, adopted February 9, 2017.

Findings of Fact:

a - d) The Project site is located approximately 2 miles west of the Hemet-Ryan Airport. According to the Hemet-Ryan Airport Land Use Compatibility Plan (ALUCP), the Project site is within the Hemet-Ryan Influence Area, and more specifically within Zone E (no density limitations) per the Compatibility Map HR-1. However, projects within the Hemet-Ryan Influence Area must go before the Airport Land Use Commission (ALUC) for separate review and approval. Since the proposed Project's design features follow all applicable regulations governing land use, development intensity, density, height of structures, and noise attenuation, and all conditions placed by the ALUC will be incorporated into Project design, impacts to airports would be less than significant.

Mitigation: No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project				
23. Water Quality Impacts a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d) Result in substantial erosion or siltation on-site or off-site?	☐	☐	☒	☐
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	☐	☐	☒	☐
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?	☐	☐	☒	☐
g) Impede or redirect flood flows?	☐	☐	☒	☐
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	☐	☐	☐	☒
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Source(s):

Preliminary Hydrology and Hydraulic Study for Hemet 30, prepared by JLC Engineering and Consulting, Inc., dated November 5, 2021 (Appendix G).

Project Specific Water Quality Management Plan, prepared by JLC Engineering and Consulting, Inc., dated November 5, 2021 (Appendix H).

Findings of Fact:

a) To address water quality, a Preliminary Water Quality Management Plan (PWQMP) was prepared for the proposed Project by JLC Engineering and Consulting, Inc. dated November 5, 2021 (Appendix H). The report was prepared in compliance with Regional Water Quality Control Board Order No. R8-2010-0033, also referred to as the 2010 Santa Ana Municipal Separate Strom Sewer System (MS4) Permit, which regulates municipal stormwater and urban runoff discharges within the Santa Ana region. In order to comply with the MS4 Permit, cities and unincorporated County territory must prepare a stormwater quality management program with the goal of fulfilling the requirements of the Permit and reducing the amount of pollutants in stormwater and urban runoff. The PWQMP provides details of how the proposed Project would comply with the Permit.

As described in the PWQMP, the Project site's infiltration rate ranges from 1.0 to 1.5 inches per hour, which is less than the required 1.6 inches per hour for infiltration based Best Management Practices (BMPs). Therefore, infiltration BMPs are not feasible. However, the Project proposes a bioretention basin that will incorporate soil and gravel media at the bottom of the basin for filtration and provide opportunities for infiltration below the gravel layer. The proposed bioretention basin will have a bottom area of 51,182 square feet (1.17 acres) with a soil media depth of 1.5 feet and a gravel depth of 1.0 feet. Ponded flows above 0.5 feet will connect to an interim channel along the northerly Project boundary that also conveys off-site flows. The interim channel incorporates a 2-foot-high berm at the downstream end, allowing for 2-feet of ponding, providing further opportunity for infiltration.

Therefore, impacts to water quality would be less than significant.

b) The Project site is currently undeveloped, which constitutes pervious surface that could percolate rainfall to underground aquifers. The proposed Project would reduce the amount of pervious surface and increase the amount of impervious surface, decreasing the opportunity for percolation. Following development, the Project site would have approximately 13.23 acres of impervious surface and approximately 9.74 acres of irrigated landscape area, which does not account for the interim channel or Basin A, which are both pervious and designed for moderate infiltration.

The reduction in pervious surface with the proposed Project would not cause a significant reduction in groundwater recharge for several reasons. First, the infiltration rates on the Project site range from 1.0 to 1.5 inches per hour, therefore, the soil conditions do not allow for efficient or effective infiltration to groundwater basins. Second, groundwater has been measured at 32 to 42 feet below ground surface, which indicates a deep groundwater basin and confirms the lack of infiltration.

Therefore, impacts would be less than significant.

c) In the existing condition, storm flows cross the northern portion of the Project site from west to east in an unvegetated soft-bottom drainage channel. The remainder of the Project site sheet flows. There is currently no drainage infrastructure immediately downstream of the Project site.

The proposed Project includes an interim channel designed to capture and convey the off-site flows across the northern portion of the Project site. The interim channel will capture off-site flows from the west as well as flows from Highway 74. At the downstream end of the interim channel is a 2-foot-high berm, allowing water to pond. Once the water surface elevation exceeds two feet, water will sheet flow to the east to mimic existing drainage conditions. On-site flows are conveyed by storm drain to Basin A, which is a bioretention basin located adjacent to the interim channel. Basin A has soil and gravel media in the bottom for water quality and infiltration purposes. The first 0.5 feet are designed for infiltration. Above the infiltration depth is a low flow pipe connection to the interim channel with a 1-inch orifice opening. Approximately 1.5-feet above the low flow pipe is a five-foot wide weir connection to the interim channel. The 2-feet of ponding in the interim channel will ensure that flows are detained below existing conditions. As documented in the PWQMP, the basins will reduce post-development flows from 3 cubic feet per second (cfs) to 0.27 cfs.

Therefore, impacts would be less than significant.

d) As stated above, the proposed Project will mimic pre-development flows by conveying off-site flows into an interim channel and collecting on-site flows in a bioretention basin that ultimately discharges into the interim channel. The combination of the bioretention Basin A and the interim channel will reduce

post-development flows from 3 cfs to 0.27 cfs in the 2-year storm condition. That reduction in flow adequately addresses the hydrologic conditions of concern and would reduce the potential for erosion or siltation on or off-site to less than significant.

e) As stated above, the proposed Project will mimic pre-development flows by conveying off-site flows into an interim channel and collecting on-site flows in a bioretention basin that ultimately discharges into the interim channel. The combination of the bioretention Basin A and the interim channel will reduce post-development flows from 3 cfs to 0.27 cfs in the 2-year storm condition. Therefore, the potential for the proposed Project to cause off-site flooding is less than significant.

f) No downstream storm drain facilities exist in the existing condition. Currently, storm flows cross the northern portion of the Project site and sheet flow across the property to the east. The proposed Project includes an interim channel designed to capture and convey the off-site flows across the northern portion of the Project site. The interim channel will capture off-site flows from the west as well as flows from Highway 74. At the downstream end of the interim channel is a 2-foot-high berm, allowing water to pond. Once the water surface elevation exceeds two feet, water will sheet flow to the east to mimic existing drainage conditions. On-site flows are conveyed by storm drain to Basin A, which is a bioretention basin located adjacent to the interim channel. Basin A has soil and gravel media in the bottom for water quality and infiltration purposes. The first 0.5 feet are designed for infiltration. Above the infiltration depth is a low flow pipe connection to the interim channel with a 1-inch orifice opening. Approximately 1.5-feet above the low flow pipe is a five-foot wide weir connection to the interim channel. The 2-feet of ponding in the interim channel will ensure that flows are detained below existing conditions. Therefore, the proposed Project would neither contribute runoff that exceeds existing conditions nor provide substantial amounts of polluted runoff. Impacts are less than significant.

g) The proposed Project would not impede or redirect flood flows. Flood flows would continue in the same manner as existing, except the flows would be placed into an interim channel. The proposed Project intends to detain flood flows in the interim channel to reduce the peak discharge in the developed condition. The detention of 2-feet within the interim channel does not constitute impede flows. Impacts are less than significant.

h) The Project site is not located in flood hazard area. The site is shown as Zone X on the Flood Insurance Rate Maps (FIRM) prepared by FEMA. Furthermore, the Project site is located over 38 miles from the Pacific Ocean and approximately 3.5 miles north from the Diamond Valley Reservoir, not within flood inundation zones. Therefore, no impacts from tsunami or seiche would occur. No impacts would occur.

i) As described in the PWQMP, the Project site's infiltration rate ranges from 1.0 to 1.5 inches per hour, which is less than the required 1.6 inches per hour for infiltration based Best Management Practices (BMPs). Therefore, infiltration BMPs are not feasible. However, the Project proposes a bioretention basin that will incorporate soil and gravel media at the bottom of the basin for filtration and provide opportunities for infiltration below the gravel layer. The proposed bioretention basin will have a bottom area of 51,182 square feet (1.17 acres) with a soil media depth of 1.5 feet and a gravel depth of 1.0 feet. Ponded flows above 0.5 feet will connect to an interim channel along the northerly Project boundary that also conveys off-site flows. The interim channel incorporates a 2-foot-high berm at the downstream end, allowing for 2-feet of ponding, providing further opportunity for infiltration.

Therefore, impacts from the proposed Project on water quality and groundwater water supplies would be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project				
24. Land Use a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

Source(s):

County of Riverside. 2015. Riverside County General Plan. Revised December 08, 2015. https://planning.rctlma.org/General-Plan-Zoning/General-Plan.

Findings of Fact:

a) The Project site is located within the Harvest Valley/Winchester Area Plan. The Project site is also located within the Highway 79 Policy area. Figure 3 of the Area Plan is the Land Use Plan, which designates the northern portion of the Project site as High Density Residential (HDR) and the southern portion of the Project site as Medium Density Residential (MDR). HDR permits a density range of 8-14 dwelling units per acre and MDR permits a density range of 2 – 5 dwelling units per acre. The Highway 79 Policy Area includes a policy to reduce trip generation within the Policy area as follows:

> 2 Establish a program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. In general, the program would establish guidelines to be incorporated into individual Traffic Impact Analysis that would monitor overall trip generation from residential development to ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.

The areas of the HDR and MDR were calculated by importing Figure 3 of the Area Plan into Geographic Information System (GIS) software and georeferenced to calculate the acreage of each land use. Through this exercise the acreage of each land use designation was calculated, which is provided below.

- High Density Residential: 13.55 acres
- Medium Density Residential: 14.99 acres

The density reduction associated with the Highway 79 Policy Area provides a 9-percent reduction from the mean density of each land use category. For HDR, the mean density is 11 dwelling units per acre. A 9-percent reduction results in a density of 10.01, applied to 13.55 acres results in a maximum of 135.64 dwelling units. For MDR, the mean density is 3.5 dwelling units per acre. A 9-percent reduction results in a density of 3.185, applied to the 14.99 acres results in a maximum of 47.74 dwelling units. Added together the maximum number of units permitted on the Project site is 183 dwelling units. The

minimum number of dwelling units is calculated by applying the low end of each density range to the acreage. For HDR, a minimum of 8 dwelling units per acre is permitted, applied to 13.55 acres, results in a minimum of 108.4 dwelling units. For MDR, the minimum density is 2 dwelling units per acre, applied to the 14.99 acres, results in a minimum of 29.98 dwelling units. Added together, the minimum number of dwelling units is 138 dwelling units. Therefore, the permitted range of units on the Project site is 138 to 183. The proposed Project has 144 dwelling units, consistent with the density range permitted by the Area Plan and the Highway 79 Policy Area.

The Project site is currently zoned W-2 (Controlled Development Areas). The W-2 permits single family dwellings on minimum one-acre lots. The lot size limitation conflicts with the proposed tentative tract map, therefore, the Applicant is proposing a Zone Change to R-4. The proposed tentative tract map is consistent with the R-4 permitted uses and development standards. Therefore, assuming a Zone Change is approved, there would be no conflict between the zoning designation and the proposed tentative tract map.

Therefore, the proposed Project does not conflict with land use regulations or policies and impacts are less than significant.

b) The proposed Project would not disrupt or divide an existing community. The Project site is currently vacant and has a history of mining. Development of the Project site would therefore not disrupt or divide an existing community. The Project would provide a logical extension of the existing residential community located to the east with the extension of Joel Drive. No impacts 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?	☐	☐	☒	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐
c) Potentially expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☒	☐

Source(s):

CDOC (California Department of Conservation). 2015. CGS: Information Warehouse: Mineral Land Classification. Accessed November 2021. https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc.

Geotechnical Update & Percolation Test Results for Hemet 30, prepared by GEOCON West, Inc., dated December 10, 2020 (Appendix E).

Riverside County General Plan Figure OS-6 “Mineral Resources Area”

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Findings of Fact:
a - c) The Project site does not contain known mineral resources that would be valuable to the region. According to the geotechnical report, the Project site is comprised of undocumented fill generated during the quarry operations, young alluvial fan deposits in the northern half of the site, older alluvial fan deposits in the southern and southeastern areas of the site, and Green Acres Gabbro underlies the alluvium on the site. Granodiorite may also be present in localized areas of the site. According to maps prepared by the California Department of Conservation (CDOC 2015), the Project site is located in Mineral Resource Zone (MRZ)-3 on Figure OS-6 "Mineral Resource Area" within the County's General Plan Open Space Element. MRZ-3 indicates the area is of undetermined mineral resource significance. There is no evidence the Project site contains mineral resources and the historic mining operations appeared to have been for rock used in landscape settings and not mining for mineral resources. The Project site is not identified as a mineral resource recovery site and is not being used for mineral resource extraction. No current mining operations would be impacted by the Project site development. Therefore, the Project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. The Project site contains a historical quarry that ceased operation in 2007. The quarry does not contain deep pits or water that could be a hazard to the public. Furthermore, the Project site does not contain and is not located near any abandoned mines. Therefore, the Project site would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Therefore, the impacts are less than significant.

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

Source(s):
Noise and Vibration Impact Study, Hemet 30 Residential Project, County of Riverside, California, prepared by ESA, dated June 2022 (Appendix I)

Hemet-Ryan Airport Land Use Compatibility Plan, prepared by County of Riverside, adopted February 9, 2017.

Findings of Fact:
a - b) The Project site is located approximately 2 miles west of the Hemet-Ryan Airport and within the Hemet-Ryan Influence Area of the Hemet-Ryan Airport Land Use Compatibility Plan (ALUCP). Properties within these zones are subject to regulations governing land use, development intensity, density, height of structures, and noise. As shown in the ALUCP, the Project site is outside of the high aircraft noise area as seen in Future Noise Impacts Exhibit (Map HR-5). Additionally, the Project site is

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

in Zone E of the Compatibility Map (Map HR-1) which has no development limitations. Therefore, airport noise impacts would be less than significant.

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

Source(s):

Noise and Vibration Impact Study, Hemet 30 Residential Project, County of Riverside, California, prepared by ESA, dated June 2022 (Appendix I)

Findings of Fact:

a) Noise impacts can occur from construction of a Project and long-term operations of a Project, which for residential consists of vehicle traffic noise and stationary sources such as air conditioning noise. Potential noise impacts from these sources were analyzed in the *Noise and Vibration Impact Study, Hemet 30 Residential Project, County of Riverside, California*, prepared by ESA, dated June 2022, and included in Appendix I. Noise is regulated by the County of Riverside General Plan and Chapter 9.52 of the County of Riverside Municipal Code.

Residential land uses are a noise sensitive land use type. Noise factors that impact sensitive uses are the duration in exposure to noise, insulation from noise, and the types of activities involved. Existing noise sensitive uses in the immediate vicinity include existing residential uses 100 feet to the north across SR-74, 100 feet to the south, and 100 feet to the east.

County of Riverside Ordinance No. 847.1, Section 4, identifies general noise level standards. For residential, the standards include a maximum noise generation of 45 dB between 10 p.m. and 7 a.m. and 55 dB L_{max} from 7 a.m. to 10 p.m. County of Riverside Noise Ordinance No. 847.1 lists several sources that are exempt from the noise provisions. The exceptions include private construction projects within one-quarter mile of an inhabited dwelling provided construction does not occur between the hours of six p.m. and six a.m. during the months of June through September, and construction does not occur between the hours of six p.m. and seven a.m. during the months of October through May.

Construction noise is analyzed pursuant to standards established by the National Institute for Occupational Safety and Health (NIOSH). Construction noise levels at adjacent sensitive uses that reach or exceed 85 dBA over an 8-hour average, as established by NIOSH, would be considered significant.

Construction Noise Impact Assessment
Construction noise can occur from two general sources. One source is road noise associated with construction crew commutes to the Project site and transport of equipment and materials. The second source of noise is from the site preparation, grading, building construction, architectural coating, and paving on the Project site. In general, construction activities during site preparation and grading result in higher construction noise levels than road noise sources. To determine potential impacts, construction noise levels were determined by using noise levels from construction equipment and the distance to the surrounding sensitive receptors, which are surrounding residential uses 100 feet from the Project site as previously stated. The following are the typical construction equipment to be used for the Project during site preparation and grading activities with noise levels measured at 50 feet:

- Dozer (82 dBA)
- Grader (85 dBA)
- Scraper (84 dBA)
- Jack hammer (89 dBA)
- Compactor (83 dBA)
- Work trucks (75 dBA)
- Haul/dump trucks (79 dBA)
- Water Trucks (75 dBA)

Sound levels decrease approximately 6 dBA for each doubling of distance from the source and because the nearest noise sensitive receivers are approximately 100 feet from the Project boundary such decrease is applicable. Each piece of the construction has an acoustical usage factor (AUF) ranging from 20 to 50 percent. With the worst-case scenario of every piece of the equipment having a 50 percent of AUF, the noise exposure level from the six pieces of equipment over an hour or eight hours would result in a noise level of 80 dBA Leq. Therefore, construction noise levels would remain below the 85 dBA Leq threshold and impacts would be less than significant.

Operational Noise Impact Assessment
Long-term operational impacts for residential developments tend to occur from on-site residential uses and from traffic noise generated by the proposed residential uses. The proposed on-site residential uses would not generate any high noise levels from operational activities. Mechanical heating, ventilating, and air conditioning units will be installed to comply with the County's noise ordinance. No other outdoor noise sources are proposed for the residences and therefore would not result in any noise impact to adjacent sensitive uses, including residences to the north, east, and south. Therefore, no significant noise impacts from stationary noise sources associated with project operations would occur. No mitigation measures are required for stationary noise sources.

The proposed Project will generate traffic on local streets, which could impact existing sensitive receptors. The guidelines included in the FHWA Highway Traffic Noise Prediction Model (FHWA-RD-77-108) were used to evaluate highway traffic-related noise conditions along roadway segments in the Project vicinity. This model requires various parameters, including traffic volumes, vehicle mix, vehicle speed, and roadway geometry, to compute typical equivalent noise levels during daytime, evening, and nighttime hours. The inputs into the model are outlined in the *Noise and Vibration Impact Study* included in Appendix I.

The addition of Project traffic to the existing conditions would result in changes in the traffic noise levels less than the 3 dBA increase normally considered to have potentially significant noise impact, except along two roadway segments. The following two roadway segments would experience an audible

increase in noise from project generated traffic: California Avenue south of SR-74 (4.3 dBA increase) and along Donald Street between Project boundary and California Avenue (7.1 dBA increase). Along these two roadway segments, only Donald Street has existing residences on the south side of the road. The existing baseline plus project traffic noise levels along these two roadway segments would continue to remain low, projected to be 53.4 dBA CNEL. This noise level in the future plus project scenario is low in a suburban area and maintains the 60 dBA L_{dn}/CNEL confined to within the roadway right-of-way, resultin in a less than significant impact on existing residences along Donald Street. The County's exterior noise standard of 65 dBA L_{dn}/CNEL would not be exceeded in outdoor active use areas for these existing residences along Donald Street. Therefore, no significant traffic noise impact would occur from the implementation of the Project.

The Project proposes residential uses on the Project site that could be exposed to traffic noise from vehicular traffic on SR-74 between Perimeter Road and California Avenue. The Riverside County's Noise Element in Appendix I, *Noise Element Data, Determining and Mitigating Traffic Noise Impacts to Residential Structures Memo,* states that, the interior noise level in residential dwellings shall not exceed 45 dBA L_{dn}/CNEL. The exterior noise level shall not exceed 65 dBA L_{dn}/CNEL in outdoor active use areas. While CEQA is intended to analyze the Project's impacts on the environment, the following discussed pertains to consistency with County policies and does not represent a physical impact on the environment.

In order to meet the 45 dBA L_{dn} interior noise standard for residential uses, residences proposed within the impact zone of 57 dBA L_{dn} should be equipped with mechanical ventilation (e.g., air conditioning) to ensure that windows can remain closed for prolonged periods of time. This impact zone includes residences within 618 feet from SR-74 and 372 feet of the future SR-79. Additionally, the residential lots closest to future SR-79 (within 70 feet) are estimated to have noise levels of 65 dBA L_{dn}, which is in excess of the County standard as well. Implementation of Project Design Feature recommendations would ensure consistency with County policies for interior noise standards.

b) The potential for ground-borne vibration impacts occurs during construction activities. Once construction activities cease, no further ground-borne vibration impacts would occur for residential uses. Ground-borne noise and vibration from construction activity has the potential to be high when activities occur near Project boundaries, however activity at the Project boundary is limited and most construction activities are more central to the Project site. The *Noise and Vibration Impact Study* included in Appendix I, relies on vibration data and thresholds established by the Federal Transit Administration's (FTA) *Transit Noise and Vibration Impact Assessment (FTA 2018).*

As detailed in the *Noise and Vibration Impact Study*, 94 VdB (or 0.2 in/sec PPV) or 102 VdB (or 0.5 in/sec PPV) is the amount of vibration that begins to cause building damage. The closest existing residential structures are located approximately 100 ft from the Project construction area limits. The Project site contains areas of shallow hard bedrock that needs to be ripped off by heavy bulldozers. Table 27.A shows that none of the anticipated equipment to be used during construction, including large bulldozers, would result in a vibration level that would cause building damage. At 100 feet to the nearest structures, the vibration level would be reduced by 18 VdB from 87 VdB, resulting in 69VdB, which is below the 94 VdB threshold for causing building damage. Other off-site buildings are located farther away from the Project site and would be exposed to even lower construction vibration levels. Therefore, no building damages would occur, and Project construction vibration impacts would be less than significant.

Table 8. Summary of Receptor and Construction Equipment Vibration

	Vibration Level (VdB)		
Receptor / Equipment	**At 25 Feet**	**Distance Attenuation**	**Maximum Vibration Level**
Residences to the South / North / East (100 feet)			
Large Dozers, Front end Loaders, Grader, Backhoe[1]	87	18	69
Loaded Trucks	86	18	68
Jackhammers, Forklift	79	18	61

Source: ESA 2020
Notes:
The FTA recommended building damage threshold is 0.2 inch/sec or approximately 94 VdB at the receiving property structure or building.
[1]Large bulldozer represents the construction equipment with the highest vibration potential that would be used on site. Other equipment would result in a lower vibration when compared to that of large bulldozers.

As documented in the *Noise and Vibration Impact Study*, operation of the Project would not expose persons to, or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies with the implementation of the Project design features. Therefore, operation vibration impacts would be less than significant.

Mitigation: No mitigation is required

Project Design Features:

- Residential buildings located within 618 feet of the centerline of SR-74 and are directly exposed to traffic on the SR-74 require mechanical ventilation (i.e., air conditioning) to ensure that windows can remain closed for prolonged periods of time.
- Rear yard walls, a minimum of 6 feet in height, consisting of either all block or a block and glass combination, shall be constructed along the rear property line of the residential lots closest to future SR-79.
- Residential buildings that are located with 372 feet of the centerline of SR-79 and are directly exposed to traffic on the SR-79 require mechanical ventilation, such as air conditioning, to ensure that windows can remain closed for prolonged periods of time.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES Would the project				
28. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	☐	☒	☐	☐

Source(s):

Paleontological Resources Assessment: Hemet 30 Project prepared by DUKE CRM dated October 2021(Appendix J)

County of Riverside. 2015. Riverside County General Plan. Revised December 08, 2015. https://planning.rctlma.org/General-Plan-Zoning/General-Plan.

Findings of Fact:

a) Figure OS-8 "Paleontological Sensitivity within the County's General Plan, classifies the Project site as "High B" for paleontological sensitivity. According to the Paleontological Resource Assessment

prepared the paleontological sensitivity of the geologic unites mapped in the Project is low at the ground surface within the young alluvial fan deposits (*Qyf*) and increases to high sensitivity as these deposits transition into older, Pleistocene deposits with depth. The old alluvial fan deposits (*Qof*) underlying the Project are assigned a high paleontological sensitivity due to other Pleistocene-age sediments yielding significant fossils of Pleistocene fauna and flora elsewhere in Riverside County. The igneous rocks in the Project (*Kgab* and *Khg*), are not conducive to preserving fossils, and are assigned a low paleontological sensitivity.

The paleontological resource assessment included a records search by the Western Science Center and other online and published databases, and a field survey conducted on September 6, 2019 to identify potential paleontological resources. The field survey did not identify any paleontological resources at the surface or in exposed deposits on the Project site. The records searches indicated multiple nearby (within 3 miles) fossil localities from two projects underlain by deposits similar to those underlying this Project. The records searches produced numerous fossil localities from two projects:

- The Diamond Valley Lake Project, and associated Eastside Pipeline Project, collectively produced over 250,000 fossil specimens from a large excavation area, representing over 105 taxa of large and small mammals, reptiles, invertebrates, and plants. The fossil material was recovered from numerous fossil localities, ranging from 1 to 3 miles east and south of the Project site.

Due to the high paleontological sensitivity of the geologic deposits, any ground disturbance in young or old alluvial fan deposits has a high potential to directly impact unique paleontological resources. Mitigation measure **MM PR-1** would reduce impacts to paleontological resources by ensuring that adequate construction monitoring occurs and that any paleontological resources discovered over the course of construction are handled in a suitable manner.

Therefore, impacts from the proposed Project on paleontological resources would be less than significant with the implementation of **MM PR -1**.

Mitigation:

MM PR-1: A County qualified paleontological monitor shall observe ground disturbing activities in young or old alluvial fan deposits. The monitor shall work under the direct supervision of a listed County of Riverside paleontologist.

a. The Riverside County-list paleontologist shall be on-site at the pre-construction meeting to discuss monitoring protocols.
b. The paleontological monitor shall be present full-time during initial ground disturbance below 2 feet in depth within the Project, including but not limited to grading, trenching, utilities, and off-site easements. If, after excavation begins, the qualified paleontologist determines that the sediments are not likely to produce fossil resources, monitoring efforts shall be reduced.
c. The paleontological monitor shall be empowered to temporarily halt or redirect excavation construction efforts if paleontological resources are discovered.
d. In the event of a paleontological discovery the monitor shall flag an area sufficiently large to protect the resource and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the Riverside County-listed paleontologist has cleared the area.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

e. In consultation with the Riverside County-listed paleontologist the paleontological monitor shall quickly assess the nature and significance of the find. If the specimen is not significant it shall be removed and the area shall be cleared.
f. If the discovery is significant the Riverside County-listed paleontologist shall notify the applicant and the County immediately.
g. In consultation with the applicant and the County, the Riverside County-listed paleontologist shall develop a plan of mitigation which will likely include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation of the find in a local qualified repository, and preparation of a report summarizing the find.

Monitoring: Monitoring shall be conducted by a County qualified paleontological monitor in coordination with the Riverside County Geologist.

POPULATION AND HOUSING Would the project				
29. Housing a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
e) Cumulatively exceed official regional or local population projections?	☐	☐	☒	☐
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

Source(s):

County of Riverside General Plan, Harvest Valley/ Winchester Area Plan. December 6, 2016. https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/areaplans/HVWAP_120616.pdf?ver=2017-10-06-094250-633

County of Riverside. 2021. Land Use Element. Riverside County General Plan. Revised June 29, 2021. https://planning.rctlma.org/Portals/14/genplan/2021/Ch03_Land%20Use_06.29.21.pdf

Southern California Association of Governments. SCAG. Profile of Unincorporated Riverside County. 2021. https://scag.ca.gov/sites/main/files/file-attachments/unincorporated-riverside-county-he-0421.pdf?1620756635

Findings of Fact:

a, c) The Project site is not currently developed with housing and people do not currently live on the Project site. The Project proposes to develop medium and high-density residential land uses. Therefore, development of the Project site would not displace existing people or housing and no impact would occur.

b) The Project proposes to develop residential homes and would therefore not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. No impacts would occur.

d) The Project site is not located within a County Redevelopment Area, and as such, no impacts would occur.

e) The Project proposes to develop 144 dwelling units (DU) within 14.99 acres of MDR (2-5 dwelling units per acre) and 13.55 acres of HDR (8-14 dwelling units per acre) Land Uses in the Harvest Valley/Winchester Area Plan (HVWAP). As a result, the proposed Project's DU total is within the minimum and maximum density range standard for the site. Additionally, the Project would generate approximately 419 residents within HVWAP based on the standard persons per dwelling of 2.91 as referenced in Table E-2, Average Household Size by Area Plan, in the Socioeconomic Build-out Assumptions and Methodology of the County's General Plan. According to SCAG in the Pre-Certified Local Housing Data, dated April 2021, for the Unincorporated Riverside County, population in 2020 was 385,388 within unincorporated areas of the County. As a result, the Project would account for an increase in population of approximately less than 1 percent. Therefore, the Project is consistent with the adopted land use designations and impacts to local and regional population projections are less than significant.

f) The Project site is designated for residential land use, as stated above in e) the Project is consistent with existing land use and zoning. As detailed above in e), the proposed 144 single-family units are expected to accommodate approximately 419 residents and compared to the estimated population of the unincorporated County, the additional 419 residents would represent a less than one-tenth of one percent increase in population. This increase would not be considered substantial population growth. Therefore, the direct increase in population from the proposed Project is de minimis, resulting in less than significant and no mitigation is required.

Construction activities associated with the proposed Project would provide short-term employment opportunities. These jobs would be temporary and are expected to be filled by the local labor force. Therefore, construction activities associated with the proposed Project would not indirectly stimulate the need for additional housing or services. The proposed Project would not extend roads and supporting infrastructure. Modifications to existing infrastructure would be conducted to specifically service the Project site as opposed to servicing the greater surrounding areas. Therefore, the proposed Project would not induce indirect population growth by extending infrastructure to previously undeveloped areas.

As the proposed Project would not indirectly stimulate the need for additional housing or services or result in the need for extended roads or addition of new infrastructure, indirect impacts would be 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
PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
30. Fire Services	☐	☐	☒	☐

Source(s): None

Findings of Fact:
The nearest fire station to the Project site is Hemet Fire Department Station 3 located at 4110 West Devonshire Avenue, in the City of Hemet, located approximately 3.0 miles to the east in driving distance. The Riverside County Homeland Fire Station is located at 25730 Sultanas Road, in unincorporated Riverside County, located approximately 4.6 miles to the west. The drive time for an emergency response vehicle from the Devonshire station would be approximately four minutes, and the drive time for an emergency response vehicle from the Homeland station is approximately six minutes. The Riverside County Fire Department Protection Plan and the Emergency Medical Services Strategic Master Plan states a response time goal of 5 minutes or less for 90% of emergency and fire calls. Therefore, the Project site is within acceptable response times. The Project site was previously developed with a single-family residence, is currently vacant and zoned for Medium and High Density Residential, and next to a developed or developing areas of the County adjacent to the City of Hemet; therefore, emergency response was already planned for the Project site. The proposed Project is responsible to install sixteen (16) new fire hydrants on the Project site along internal Private Driveways A (4), B (2), C (2), E (2), F (3), and G (3). The proposed Project is also responsible to install two (2) emergency access points in the gated community, one at the access gate off the connector to SR-74 on the west side of the Project and one at the access gate off Joel Drive on the east side of the Project. In addition, an emergency access program to override automatic gate technology to allow emergency vehicle access, such as the typically used Knox box, would be installed on each gate. Design of the emergency access would incorporate specific County Fire Department design features resulting from review of Project plans and implemented by Conditions of Approval. All new fire hydrants and access gates with emergency vehicle accommodations would be at the Applicant's expense.

According to CalFire and the Harvest Valley/Winchester Area Plan (HVWAP), the Project site is within a Very High and Moderate Fire Hazard Severity Zones (FHSZ) in a State Responsibility Area (SRA). The FHSZ and SRA designations are based on potential fuels, fire weather conditions, and terrain, and represent potential fire hazard exposure to structures and other human infrastructure assets. The Project is required to comply with standard conditions of approval regarding fire prevention including County Ordinance No. 659 and Title 14. County Ordinance No. 659 establishes utilities and public services fees to reduce incremental impacts to services which include criminal justice public facilities, library construction including books and media, fire protection, traffic signals, regional parks and trails, and regional multi-service centers. Title 14 includes various fire safety regulations, building construction standards, and real estate hazard disclosure requirements. Specific to the proposed Project, a defensible space is included in the Project design to reduce risk from wildfires to life and property.

As, a result, the Project would be adequately served by fire services and would also comply with the standard conditions of approval. Therefore, there is no evidence the Project would alter or impact fire protection services by being within a FHSZ. Furthermore, as mentioned in *Population and Housing,* the Project would have a less than significant impact on the increase in housing and population in the HVWAP that would otherwise strain the County's ability to provide fire service. As a result, the Project

would not necessitate construction of new or remodeled fire facilities and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services	☐	☐	☒	☐

Source(s): None

Findings of Fact:
The Riverside County Sheriff's Department provides police protection to the Project site and the surrounding residential neighborhoods. The Hemet Sheriff's Station is located at 43950 Acacia Avenue Suite B, approximately 10 miles east of the Project site. As mentioned in *Population and Housing,* the Project would have a less than significant impact on the increase in housing and population in the HVWAP that would otherwise strain the County's ability to provide fire service, therefore, the potential incremental increase in service calls would not alter response times or necessitate construction of new sheriff facilities. However, as stated above in Section 30, *Fire Services*, the Project would comply with County Ordinance No. 659 which establishes utilities and public services fees to reduce incremental impacts to these services. As a result, the Project would not necessitate construction of new or remodeled sheriff facilities and impacts would be less than significant.

Mitigation: No mitigation is required.
Monitoring: No monitoring is required.

32. Schools	☐	☐	☒	☐

Source(s):
Hemet Unified School District. Our District. 2021. https://www.hemetusd.org/apps/pages/index.jsp?uREC_ID=253706&type=d&pREC_ID=594864

Findings of Fact:
The Project site is served by the Hemet Unified School District (HUSD), which includes Preschool centers at nine school locations, eleven elementary schools (K-5), three elementary/middle schools (K-8), four middle schools (6-8), four comprehensive high schools (9-12), one continuation high school (11-12), a science-based charter Middle/High School (6-12), an Adult Education Center, Independent Study Programs, a Home School Program, and a self-paced online instruction program offer a wide variety of learning opportunities for students of all ages. As mentioned in *Population and Housing,* the Project would have a less than significant impact on the increase in housing and population in the HVWAP. However, the Project is required to pay HUSD's Alternative School Fee, which is a standard condition of approval for new residential construction like the Project, to help provide adequate school facilities. Construction of the Project would not result in the need for new or physically altered school facilities, and no impact to schools would occur.

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
33. Libraries	☐	☐	☒	☐

Source(s):
Riverside County Library System. 2021. https://rivlib.info/about/about-us

Findings of Fact:
The County of Riverside Public Library system has approximately 37 libraries. The primary funding sources for libraries are property taxes and library fees, which both will be generated by the proposed Project's home owners. The addition of 419 new residents represent a very small fraction of the population served by the library system. The closest County library to the Project site is the San Jacinto Library located at 595 S San Jacinto Avenue, San Jacinto, approximately 9.6 miles to the northeast. Additionally, the Project would comply with County Ordinance No. 659 which establishes utilities and public services fees to reduce incremental impacts to these services. Therefore, the Project would not necessitate construction of new or remodeled library facilities and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services	☐	☐	☒	☐

Source(s): Riverside County General Plan

Findings of Fact:
The proposed Project will not cause an impact on health services. The Project will not alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No mitigation 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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☐	☒

Source(s):

Riverside County General Plan. Multipurpose Open Space Element. 2015. https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/elements/OCT17/Ch05_MOSE_120815.pdf?ver=2017-10-11-102103-833

Riverside County, RivCoNow. Parks and Recreation. 2021. https://rivco.org/visitors/parks-and-recreation

Findings of Fact:

a, b) The County's park system, including facilities that are owned, operated, and maintained by the County, totals approximately 71,000 acres. The population increase associated with the proposed Project represents a very small percentage of the overall County population and the population of park users. Therefore, any increase in demand on County parks from the proposed Project would be negligible. Although the proposed Project has the potential to increase the use of existing neighborhood and regional parks, the proposed Project will provide its own private park, maintained by its HOA. As a result, this would further reduce demand on other County parks.

The proposed private park is integrated within the Project and includes approximately 28,816 square feet of parkland with overhead shaded picnic tables, shaded children's play structure, turf area, fitness equipment, and concrete walking paths. Additionally, there are walking trails proposed within the community providing access to the private park.

County of Riverside Ordinance No. 460 requires the amount of land to be dedicated based on residential density of the subdivision, which is determined by multiplying the number of dwelling units of the subdivision, 144 single-family residences with attached garages, by the average number of persons per unit, 2.59 (persons per dwelling unit) by coefficient equaling the number of acres of parkland required per person (ranging from .003 to .005). See calculation below.

(144 dwelling units x 2.59 average persons per dwelling unit) x .003 = 1.12
(144 dwelling units x 2.59 average persons per dwelling unit) x .005 = 1.86

Parkland Acreage Range = 1.12 acres to 1.86 acres

Given the 2.89 acres of the proposed Project parkland (.78 acres) and open space (2.11 acres), the amount of acreage provided is in compliance with County Ordinance No. 460. As a result, construction of the Project's privately maintained parkland would reduce impacts to less than significant.

c) The Project is not located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan. Therefore, no impact would occur.

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 a) Include the construction or expansion of a trail system?	☐	☐	☐	☒

Source(s):

County of Riverside General Plan, Harvest Valley/ Winchester Area Plan. December 6, 2016. https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/areaplans/HVWAP_120616.pdf?ver=2017-10-06-094250-633

Findings of Fact:

a) According to Figure 9, "Trails and Bikeway System," of the HVWAP, a community recreational trail is planned near the southern edge of the site along Lyn Avenue (extended) although it does not currently exist. If the planned trail is developed in the future, the proposed Project's residents would have access to the trail from the southern access gate on Joel Drive. Because the trail does not exist and no off-site connectivity is proposed, the Project would not create an impact to the environment from the construction of an off-site trail connection. Therefore, no impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s):

Hemet 30 Residential, Traffic Impact Study, dated February 22, 2021. Prepared by Farah Khorashadi. (Appendix K-1)

Hemet 30 Residential – VMT Analysis, dated March 18, 2021. Prepared by Translution (Appendix K-2)

Transportation Analysis Guidelines for Level of Service, Vehicle Miles Traveled. County of Riverside Transportation Department. December 2020. https://rctlma.org/Portals/7/2020-12-15%20-%20Transportation%20Analysis%20Guidelines.pdf

Findings of Fact:

a) A deficiency in Level of Service (LOS) is not considered to be a significant transportation related CEQA impact. Instead, an assessment of LOS is intended to identify key access, circulation, and operational issues within a Project area, to confirm a project's consistency with applicable transportation related plans, and to identify Project transportation improvements identified as part of the consistency analysis the construction of which would potentially create an impact to the environment.

The *Hemet 30 Residential Traffic Impact Study* (TIS), dated February 22, 2021 (Appendix K-1), examined LOS conditions within the Project vicinity based on the County's *Transportation Analysis Guidelines for Level of Service and Vehicle Miles Traveled* (TIS Guidelines).

The Guidelines require a LOS analysis to maintain consistency with policies contained in the County General Plan. According to Circulation Element Policy C2.1, of the County of Riverside General Plan, LOS D is the minimum level of service standard for intersection operations. The TIS analyzed LOS operations at seven intersections in the Project vicinity and for three analysis scenarios (Existing, Project Completion, and Cumulative) with and without the Project. The existing conditions LOS analysis indicates four of the seven intersections are currently operating at below acceptable LOS D. The LOS analysis found the proposed Project would increase delay at the four intersections, but would not further degrade the existing LOS conditions. As described in the TIS (Appendix K-1), implementation of the recommended modifications to the four intersections would improve LOS operations to LOS D or better for all scenarios analyzed. All of the recommended intersection modifications are included in the Western Riverside Council of Governments (WRCOG) Transportation Uniform Mitigation Fee (TUMF) program. Consequently, the payment of TUMF fees, as outlined in the Riverside County General Plan Policy C 2.5 from the Circulation Element, fulfills the Project's LOS improvement obligation rather than direct responsibility for the construction of such improvements. Implementation of mitigation measure **MM TRA-1**, consisting of payment of applicable TUMF fees, would render impacts to less than significant. Therefore, the Project impact is considered less than significant with mitigation incorporated.

b) Adopted changes to the CEQA Guidelines in response to Senate Bill 743 (SB-743) resulted in new CEQA Guidelines Section 15064.3 specifying use of Vehicle Miles Traveled (VMT) as the appropriate measure of transportation impacts. As noted previously, the County of Riverside's updated TIS Guidelines address VMT analysis methodology and thresholds. The County has adopted the existing county-wide average VMT/capita as the threshold of significance for residential projects. The existing county-wide average VMT/capita for residential projects is 15.2 VMT/capita. A Project would result in a significant Project generated VMT impact if the Project VMT exceeds 15.2 VMT/capita. Additionally, a "Small Project," similar to the proposed Project, is presumed to have a less than significant impact if the Project has low trip generation per existing CEQA exemptions (less than 110 trips per day per the ITE Manual or other acceptable source determined by Riverside County) or is estimated to generate less than the County's 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO2e) per year screening level threshold.

According to the *Hemet 30 Residential – VMT Analysis,* dated March 18, 2021 (Appendix K-2), the Project was included in the RivTAM and model runs were conducted. The model shows a home based VMT of 5,941 miles. Based on the model runs and detailed calculations contained in the VMT Analysis, the Project's home-based trips result in an average trip length of 7.98 miles which is 7.22 miles (47.5 %) below the County's threshold of 15.2 VMT. Furthermore, as documented in Section 20, Greenhouse Gas Emissions, the Project would generate approximately 2,023 MTCO2e per year of GHG emissions, which is less than the 3,000 MTCO2e per year screening threshold. Therefore, the Project's transportation impact is considered less than significant.

c-d) The proposed Project includes internal streets designed to meet County roadway criteria. The Streets will be maintained by the HOA. The design of the connecting SR-74 roadway meets County design standards and therefore, does not create a roadway hazard. Although this new roadway would be developed by the applicant, maintenance would be provided by the County. No additional off-site roadway improvements are included as part of the Project. The Project is also consistent with the requirements of the HVWAP. Therefore, the Project would not cause an incompatible use that could result in roadway hazards or cause an effect upon, or a need for new or altered maintenance of roads. Impacts are less than significant.

e) Project construction would occur over approximately 24 months and according to CalEEMod, construction activities would require up to 108 worker trips per day, and 16 vendor trips per day. These trips would occur during construction and represent a substantially lower number of trips than the Project's approximately 1,440 average daily trips. Construction equipment staging would occur entirely on the Project site and would not obstruct SR-74. Therefore, the proposed Project would have a less than significant impact on circulation during Project construction.

f) The proposed driveways will be designed in accordance with all applicable design and safety standards required by adopted fire codes, safety codes, and building codes established by the County's Engineering and Fire Departments. The Project will not increase delays on street segments substantially, therefore, the Project will not result in inadequate emergency access, and the Project impact is considered less than significant.

Mitigation:

MM TRA-1 The Project proponent shall pay applicable TUMF fees to contribute its fair share for the construction of the recommended modifications to intersections as well as other areawide circulation improvements.

Monitoring: No monitoring is required.

38. Bike Trails a) Include the construction or expansion of a bike system or bike lanes?	☐	☐	☐	☒

Source(s):

County of Riverside General Plan, Harvest Valley/ Winchester Area Plan. December 6, 2016. https://planning.rctlma.org/Portals/14/genplan/general_Plan_2017/areaplans/HVWAP_120616.pdf?ver=2017-10-06-094250-633

Findings of Fact:

a) See response to 36 a). According to Figure 9, "Trails and Bikeway System," of the Harvest Valley/ Winchester Area Plan (HVWAP), a community recreational trail is planned near the southern edge of the site and Lyn Avenue (extended) although it does not currently exist. If the planned trail is developed in the future, the proposed Project's residents would have access to the trail from the southern access gate on Joel Drive. Because the trail does not exist and no connectivity is proposed, the Project would not create an impact to the environment from the construction of an off-site trail connection. Therefore, no impacts would occur.

Mitigation: No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either asite, 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):
Native American Consultation

Phase 1 Cultural Resource Assessment and Evaluation: Hemet 30 Project prepared by DUKE CRM dated November 9, 2021 (Appendix D)

Soboba Band of Luiseño Indians Letter Response dated November 4, 2019 (Appendix D)

Findings of Fact:
a - b) Changes in the California Environmental Quality Act, effective July 2015, require that the County address a new category of cultural resources – tribal cultural resources – not previously included within the law's purview. 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 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 August 10, 2021. No response was received from the Ramona Band of Cahuilla, Morongo Band of Mission Indians, Colorado River Indian Tribes, Santa Rosa Band, Cahuilla Band of Indians or the Pala Band of Mission Indians.

Consultation was requested by the Soboba Band of Indians, the Agua Caliente Band of Cahuilla Indians, the Pechanga Band of Luiseno Indians, and the Rincon Band of Luiseno Indians.

Soboba Band responded in an email dated August 17, 2021. This Project was discussed during a meeting on September 8, 2021. Soboba provided information that the Project location is in proximity to

known sites, is a shared use area that was used in ongoing trade between the tribes and is considered to be culturally sensitive by the people of Soboba. Further, that the Project is in a National Register TCP Landscape. The cultural report and the conditions of approval were provided to the tribe on November 17, 2021. Consultation was concluded via email from Soboba on December 13, 2021.

The Rincon Band responded in an email letter. Rincon provided information that the Project location is within the Traditional Use Area (TUA) of the Luiseño people and within the Band's specific Area of Historic Interest (AHI). As such, Rincon is traditionally and culturally affiliated to the Project area. The cultural report and conditions of approval were provided to the tribe on December 13, 2021. After review of the cultural report the band concurred with the conditions for archaeological and tribal monitoring during grading activities. Consultation was formally concluded December 29, 2021.

The Pechanga Band of Luiseno Indians responded in an email dated September 03, 2021 requesting consultation. The band told Riverside County Planning that the Project area is part of 'Ataaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, tóota yixélval (rock art, pictographs, petroglyphs), and an extensive 'Ataaxum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area.

Consultation was initiated and on November 09, 2021 the cultural report and the conditions of approval were provided to the tribe. The Project exhibits were sent to the tribe on December 07, 2021. The tribe requested a site visit which was held on January 6, 2022. During this meeting the tribe provided information regarding the sensitivity of the area. In addition, although the ground has been disturbed, they feel there is still the potential for grading into native soils and the band recommended that a tribal monitor be present during grading activities. In addition, the tribe requested a location to be designated for potential reburial of any artifacts should any be discovered during the ground disturbing activities. An exhibit was sent to Pechanga on January 14, 2022. Pechanga requested other options which were provided to them on January 18, 2022. No response was received from Pechanga and a follow up email was sent on March 16 and March 21, 2022 with no response from the tribe.

The Agua Caliente Band of Cahuilla Indians responded in an email dated September 13, 2021 requesting consultation on this Project. Riverside County Planning provided the cultural report and the conditions to Agua Caliente on November 09, 2021. Agua Caliente provided information that the Project is in the vicinity of two Tribal Cultural resources, one of these is a Cahuilla village recorded by Bean in 1971. Agua Caliente recommended that an approved Agua Caliente Monitor be present during any ground disturbing activities associated with this Project. Consultation was concluded December 27, 2021.

Although no specific Tribal Cultural Resources were identified aside from the Project location being within the boundary of a Traditional Cultural property, all of the consulting tribes expressed concerns that the Project has the potential for as yet unidentified subsurface tribal cultural resources. The tribes request that a Native American monitor be present during ground disturbing activities so any unanticipated finds will be handled in a timely and culturally appropriate manner.

Based on information provided by the consulting tribes this Project will require a Native American Monitor to be present during ground disturbing activities. (**TCR-1**)

Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) for Native American Monitor(s) (**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. (**TCR-3**)

With the inclusion of these Conditions of Approval/ mitigation measures, impacts to any previously unidentified Tribal Cultural Resources would be less than significant.

Mitigation:

MM TRC-1: Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for Native American Monitor(s).

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, an adequate number of 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(s) 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.

MM TRC-2: 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

MM TRC-3: Prior to issuance of grading permits: the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate an area that will be protected and not disturbed in the future. This area will be to be used for reburial of any artifacts that will be impacted and/or discovered during grading. This is confidential and the exact nature of this area will not be called out on the grading plans.

Monitoring: Monitoring shall be conducted by a qualified Archaeologist and Native American Monitor in coordination with the Riverside County Archaeologist.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITY AND SERVICE SYSTEMS Would the project				
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?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐

Source(s):

Preliminary Hydrology and Hydraulic Study for Hemet 30, prepared by DDE Hemet, LLC, dated November 5, 2021 (Appendix G)

Eastern Municipal Water District. 2021. "Our Services." https://www.emwd.org/our-services. Accessed: December 7, 2021.

Findings of Fact:

a - b) The proposed Project is located in a partially developed portion of Riverside County west of the City of Hemet, surrounded by existing development and utility infrastructure to the north, east and southeast. The Project proposes to connect to public water and sewer facilities as the Project site is undeveloped without existing wet and dry utilities onsite needed for the proposed residential development. Such connection would be made by tying into existing utilities along adjacent SR-74 following applicable building codes.

Domestic water and sewer supply is provided by Eastern Municipal Water District (EMWD), which issued the Will Serve Letter, *SAN 53 – WS 20210000679 Will Serve – APN: 465-040-025, 026, 027*, dated June 24, 2021 (Appendix L) to provide such services to the Project site. Wastewater flow from the Project site will rely on the construction of a sewer system, which consists of an 8-inch gravity sewer lines within internal private drives that will tie into the12-inch sewer main within SR-74. The existing 12-inch sewer main in SR-74 flows east/west to the San Jacinto Valley Regional Water Reclamation Facility (SJVRWRF), Subservice Area 1 (I.D. No.31) located at 770 North Sanderson Avenue, San Jacinto, CA. The existing sewer system has adequate capacity to accommodate wastewater flows from the Project site as confirmed by EMWD's Will Serve Letter. According to Subservice Area 1, wastewater would be treated at the San Jacinto Valley Regional Water Reclamation Facility, located in the City of San Jacinto, which has a capacity of 14 million gallons per day (mgd) and currently processes an average flow of 7 mgd. The proposed Project is anticipated to generate 22,360 gallons per day, a small fraction of the available capacity at SJVRWRF. Therefore, there is no requirement to construct additional treatment facilities and impacts are less than significant.

As previously stated, EMWD will provide water services to the site. Similar to sewer tie in along SR-74, the same will be made for water services as the site is undeveloped. EMWD encompasses over 558 square miles and serves approximately 870,000 customers, and 174,000 customers in the San Jacinto Valley. CalEEMod estimates the Project's water demand to be 49-acre feet per year (AFY) which is a small fraction of the AFY supplied by EMWD to San Jacinto Valley customers. The EMWD Will Serve Letter confirms the sufficient availability of existing water supply to serve the proposed Project.

As discussed in Section 23, Hydrology and Water Quality, the Project proposes to construct an onsite bioretention basin north of the homes and south of SR-74 for onsite stormwater flow discharge. The

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

basin will provide filtration and opportunities for infiltration below a gravel layer, and ponded flows will connect to an interim channel along the most northerly Project boundary adjacent to the SR-74 south frontage. The interim channel incorporates a berm at the downstream end, allowing for additional ponding, providing further opportunity for infiltration. Therefore, the onsite stormwater collection system is sufficient to serve the proposed Project and impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?	☐	☐	☒	☐
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

Source(s):

Eastern Municipal Water District. 2021. "Wastewater." https://www.emwd.org/wastewater-service. Accessed: December 7, 2021.

Findings of Fact:

a-b) As stated above in section 41, the Project proposes to connect to existing sewer facilities within SR-74. Eastern Municipal Water District (EMWD) issued the Will Serve Letter, *SAN 53 – WS 20210000679 Will Serve – APN: 465-040-025, 026, 027*, dated June 24, 2021 (Appendix L) to provide sewer service to the Project. Wastewater flow from the Project site will be conveyed to the San Jacinto Velley Regional Water Reclamation Facility (SJVRWRF), Subservice Area 1 (I.D. No.31) located at 770 North Sanderson Avenue, San Jacinto, CA. The SJVRWRF has a capacity of 14 million gallons per day (mgd) and currently processes an average flow of 7 mgd. The proposed Project is anticipated to generate 22,360 gallons per day, a small fraction of the available capacity at SJVRWRF. Therefore, there is no requirement to construct such facilities and impacts are less than significant.

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?	☐	☐	☒	☐
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)?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Source(s):

California Air Pollution Control Officers Association (CAPCOA). 2016. California Emissions Estimator Model (CalEEMod) version. 2016.3.2.

California Department of Resources Recycling and Recovery. 2019. "Lamb Canyon Sanitary Landfill (33-AA-0007)".

Findings of Fact:

a) The proposed Project will generate solid waste in the same manner as other residential development projects. According to the Riverside County Waste Hauler Franchise Area Lookup map, trash and recycling pickup will be provided by Waste Management of the Inland Empire for the proposed Project similar to the existing surrounding neighborhoods. The Riverside County Department of Waste Resources (RCDWR) sends solid waste to several different landfills in the area that have available capacity including:

- Lamb Canyon Landfill – remaining capacity is 19.2 million tons and 11 years
- Badlands Landfill – remaining capacity is 15.8 million tons and 9 years
- El Sobrante Landfill – remaining capacity is 144 million tons and 26 years

The Lamb Canyon Landfill is the closest to the Project site, approximately 12 miles southwest. The Project site is designated medium and high-density residential development in the HVWAP for which solid waste disposal projections are based. Lastly, the Lamb Canyon Landfill accepts an average of approximately 2,000 tons of solid waste per day and is permitted to accept 5,000 per day, The proposed Project's generation of 0.27 tons per day of solid waste according to CalEEMod estimations represent only 0.0135 percent of average daily waste accepted at the Lamb Canyon Landfill. The generation of solid waste from the proposed Project would not exceed State or local standards. Therefore, impacts are less than significant.

b) The County of Riverside has prepared the Countywide Integrated Waste Management Plan (1996) to address long-term solid waste needs and compliance with State mandates such as AB 939 including a mandate for jurisdictions to meet a diversion goal of 50 percent by the year 2000, and thereafter. One strategy required of residents of residential communities, such as the proposed Project, is curbside separation of trash into recyclable, green waste, and solid waste. The County also implements free disposal days, waste tire processing, Christmas tree collection, household hazardous waste centers, used oil collection centers. The County's Green Building Program's also requires recycling and diversion from landfills, which would apply during construction of the proposed Project. Therefore, the proposed Project would not conflict with federal, state, and local ordinances in place designed to reduce solid waste generation. 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; the construction of which could cause significant environmental effects?				
a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Communications systems?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☒	☐
f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☒	☐

Source(s): None

Findings of Fact:
a - g) The Project site is vacant and requires the construction of new onsite utilities including electricity, natural gas, and communications. Southern Cal Edison (electricity), So Cal Gas (natural gas), and Frontier Communications (cable and telephone) provides these key utilities to customers in the Project vicinity, and they are currently available within the SR-74 right-of-way adjacent to the Project site. The Project would connect directly to these utilities within SR-74 and would not require construction of connections outside the Project site or require or result in the construction of new facilities or the expansion of existing facilities regarding electricity, natural gas, communications systems, street lighting, public facilities, or other governmental services the construction of which would create an environmental impact. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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, wouldthe project:				
44. Wildfire Impacts a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☒	☐

Source(s):
CAL FIRE (California Department of Forestry and Fire Protection). 2021. Fire Hazard Severity Zones Maps. Accessed November 2021. https://osfm.fire.ca.gov/divisions/wildfire-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/.

County of Riverside. 2015. County of Riverside General Plan - Multipurpose Open Space Element and Safety Element. Revised December 8, 2015. Accessed November 2021. https://planning.rctlma.org/General-Plan-Zoning/General-Plan.

Findings of Fact:

a) The Project must comply with the County's Emergency Operations Plan (EOP) for both construction and operation. Construction activities would be required to implement adequate and appropriate measures to facilitate the passage of persons and vehicles through and around any required road closures in accordance with the County's EOP. Operation of the Project would not interfere with the County's EOP because the entrances to the Project site, while proposed to be gated, would remain accessible for emergency vehicles. The Project applicant would be required to design, construct, and maintain the Project to comply with applicable local, regional, state, and federal requirements related to emergency access and evacuation plans. Adherence to these requirements would ensure that potential impacts related to this issue remain insignificant. Impacts would be less than significant.

b) A review of CAL FIRE maps show that the Project site is located in a State Responsible Area (SRA) and is within both moderate and very high fire hazard severity zone (CAL FIRE 2021). Construction of the Project would comply with County of Riverside Ordinance No. 787, which adopts the 2019 California Fire Code (CFC). Under existing conditions, the Project site is routinely maintained ruderal fields with the remaining acreage consisting of California buckwheat scrub and disturbed habitats. Due to the Project's location within moderate and very high fire hazard, a defensible space is included in the Project design to reduce risk from wildfires to life and property.

Additionally, the Project site topography is relatively flat and as shown in the County's General Plan, the Project site would not be located in an area susceptible to landslides (County of Riverside 2015). As such, the Project would not exacerbate wildfire risks due to slope, prevailing winds, and other factors. Riverside County Fire reviewed the Project plans and conditionally approved the Project with the incorporation and implementation of defensible space and setbacks within the Project, indicating no significant impacts. Therefore, impacts would be less than significant.

c) The Project would not require installation or maintenance of other associated infrastructure such as fuel breaks, power lines, or other utilities that would exacerbate fire risk. As such, the Project would not expose people or structures to significant risk involving wildland fires, exacerbate wildfire risks, or otherwise result in wildfire-related impacts. Impacts would be less than significant.

d) The Project site is located in a FEMA-designated flood hazard zone, Zone X, which is not within an area subject to flooding. Specifically, Zone X represents "areas of minimal flood hazard" according to FEMA Further, per the County General Plan, Figure 5 Dam Hazard Inundation within the Safety Element, the Project site is located outside of a dam inundation area. Additionally, the Project site topography is relatively flat and as shown in the County's General Plan, the Project site would not be located in an area susceptible to landslides (County of Riverside 2015). Therefore, the Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire stability, or drainage change. Impacts would be 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
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): None

Findings of Fact:
As discussed, in in the Biological Resources Section, the Project would potentially result in significant impacts to biological resources. As such, the Project would incorporate **MM BIO-1 through MM BIO-5**, to reduce all biological resource impacts to a less than significant level. Additionally, as discussed in the Cultural Resources Section, two historic sites were identified within the records search area of the Project site. No newly or previously recorded historic sites were identified within the Project site as a result of the records search, archival research, or the intensive-level pedestrian survey. Based on the research, the cultural resources C-0305-01 and C-0305-02 are not eligible for the California Register of Historical Resources (CRHR) under any of the required criteria. Since the resource are not eligible for the CRHR, the Project would not alter, destroy or adversely affect a historic site. However, due to the moderate sensitivity of cultural resource occurring onsite, the Project would incorporate **MM CUL-1 through MM CUL-2**, to reduce all cultural resource impacts to a less than significant level. Therefore, with implementation of mitigation, the Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife 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. Impacts would be less than significant 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): None

Findings of Fact:
As concluded throughout this IS/MND, the Project would result in either no impact, less-than-significant impact, or a less-than-significant impact with mitigation incorporated with respect to all environmental impact areas outlined in the CEQA Guidelines Appendix G Environmental Checklist. Reasonably foreseeable projects have been incorporated into the traffic, air quality, noise, and greenhouse gas studies, all of which have shown that impacts can be reduced to less than significant. Furthermore, no significant resources, such as cultural, geotechnical, or biotic, exist on the Project site and therefore no cumulative impact would occur. The Project would detain and treat storm runoff from the Project on-

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

site, therefore no cumulative impacts would occur. For all resource areas analyzed, the Project's individual-level impacts would be at less-than-significant levels, which, in turn, would reduce the potential for these impacts to be considered part of any cumulative impact. Therefore, the Project would not result in individually limited but cumulatively considerable impacts. Impacts would be less than significant.

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

Source(s): None

Findings of Fact:
As evaluated throughout this document, the Project would have no impact, less-than-significant impact, or a less-than-significant with mitigation incorporated with respect to all environmental impact areas. Therefore, the Project would not directly or indirectly cause substantial adverse effects on human beings. Impacts would be less than significant with mitigation incorporated.

V. 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: None

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

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