COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Project Case Type (s) and Number(s): TTM 38472
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Russell Brady
Telephone Number: (951) 955-3025
Applicant's Name: Ross Yamaguchi, Highpointe Communities, Inc.
Applicant's Address: 16501 Scientific Way, Irvine, CA 92618

I. PROJECT INFORMATION

Project Description:

Highpointe Communities, Inc. ("Applicant") proposes a Tentative Tract Map (TTM No. 38472) to subdivide one (1) existing parcel consisting of 162.90 acres into 434 single-family residential lots, a 6.02-acre park, and 58.37 acres of conservation area ("Project"). The 434 single-family residential lots have a proposed minimum lot size of 3,677 square feet. Additional improvements include 6.55 acres of storm drain and detention basins for water quality purposes, 14.0 acres of slope area for drainage purposes, and 6.97 acres of dedicated right-of-way (ROW).

The Project site, recognized as Assessor's Parcel Number 472-070-001, is situated in unincorporated Riverside County ("County") within the Sphere of Influence (SOI) of the City of Murrieta. See *Figure 1 – Regional Vicinity*. The Project site consists of vacant land and is located south of Scott Road, north of Via Curtidor, east of Christine Street, and west of Beeler Road. See *Figure 2 - Project Site Aerial Imagery*. The General Plan Land Use designation for the Project site is Medium Density Residential (MDR, 2-5 du/ac) and the zoning designation is R-4 Zone (Planned Residential). See *Figure 3 – General Plan Land Use* and *Figure 4 – Zoning Designation*. The 58.37-acre conservation area located at the southernmost portion of the Project site is the remainer of the parcel and will be dedicated for conservation purposes.

Access to the Project site is provided off Scott Road via proposed Street "P" and off Christine Street via proposed Street "C" and proposed Street "Z." A designated emergency access road will be provided off Beeler Road via proposed street "W". The TTM includes a public street system identified as Street "A" through Street "L," Street "N" through Street "R," Street "T" through Street "X," and Street "Z." Infrastructure improvements include 76' ROW dedication and improvements adjacent to Scott Road Project frontage including asphalt concrete pavement, curb and gutter, raised median, and landscaping. Additional infrastructure improvements include 33' ROW dedication and improvements adjacent to Christine Street and Beeler Road Project frontages. A sewer gravity line and water lines are proposed throughout the residential development and would connect to the existing utility lines along Scott Road. Proposed off-site drainage improvements would extend approximately 900 feet north of Scott Road along the Pines Airport Road right-of-way and include a concrete channel and ribbon gutter (see Figure 6 – Site Plan).





APN: 472-070-001

Esri Community Maps Contributors, Loma Linda University, County of Riverside, California State Parks, () OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Maxar









A. Type of Project: Site Specific \boxtimes ; Countywide \square ; Community \square ; Policy \square . B. Total Project Area: 162.90 acres **Residential Acres:** Lots: 434 Units: 434 Projected No. of Residents: 71.73 1,395 Lots: 0 Commercial Acres: 0 Sq. Ft. of Bldg. Area: 0 Est. No. of Employees: 0 Industrial Acres: 0 Lots: 0 Sq. Ft. of Bldg. Area: 0 Est. No. of Employees: 0 Other: N/A

C. Assessor's Parcel No(s): 472-070-001

Street References: The Project site is located south of Scott Road, approximately 3.5 miles east of Interstate 215 (I-215) and approximately 1.0 mile west of State Route 79 (SR-79). The nearest cross streets are Christine Street to the west and Beeler Road to the east.

- **D.** Section, Township & Range Description or reference/attach a Legal Description: The Project site is located within the Winchester, California 7.5' quadrangle (Section 20, T6S R2W, San Bernardino Baseline and Meridian)
- E. Brief description of the existing environmental setting of the project site and its surroundings:

The Project site is located in a residential area in southwestern Riverside County, north of the City of Murrieta and east of the City of Menifee. The Project site sits south of Scott Road, which is a major connector road for SR-79 and I-215. The Project site is currently vacant, undeveloped, and consists of previously used agriculture land and rugged hillside terrain towards the southern portion of the Property. Due to the unnamed hill towards the southern portion of the site, the Project site has an elevation range from 1,425 feet to 1,810 feet above mean sea level, refer to *Figure 5 – USGS*. Areas immediately surrounding the Project site consist of predominately flat terrain with rolling hillsides to the north, south and east. Surrounding uses include rural single-family homes, horse boarding facilities, vacant land, a landscaping business, a trailer rental business, a horse sanctuary, and a church. The following lists the existing uses immediately adjacent to the site:

North: Rural single-family homes, a concrete sealant business and vacant land.

South: Vacant land and rural single-family homes.

East: Rural single-family homes, a church, conservation land, and vacant land.

West: Rural single-family homes.

F. Other Public Agency Involvement and Required Permits: Local Agency Formation Commission Riverside (LAFCO), California Department of Fish and Wildlife (CDFW), Regional Water Quality Control Board (RWQCB).

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use: The Project is consistent with the existing land use designation of Medium Density Residential (MDR) and zoning designation of R-4 (Planned Residential) within the Highway 79 Policy Area of the Southwest Area Plan.
- 2. Circulation: The Project includes adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed Project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space: The Multipurpose Open Space Element of the County General Plan outline policies and implementation measures that protect and preserve natural resources, agriculture and open space areas, manages mineral resources, preserves and enhances cultural resources, and provides recreational opportunities for the residents of Riverside County. The Project includes the development of a 6.02-acre park and 58.37-acre conservation area. The site contains Black Sage Scrub and California Buckwheat vegetation communities. A significant portion of these plant communities will be avoided as they are located in the southern portion of the parcel that is being designated as a conservation area. However, potentially significant impacts may occur to natural resources as a result of Project implementation. As such, this topic will be discussed in the forthcoming DEIR.
- 4. Safety: The southern portion of the Project site is located within a Very High Fire Hazard Zone within a Local Responsibility Area (LRA). The Project will be reviewed by the Riverside County Fire Department and Building Safety Department and will be conditioned upon approval for consistency with the Building Code and Performance Standards of the General Plan. The proposed Project is within an area that has a low susceptibility to liquefication and is not located within any other special hazard zone (including fault zone, slope instability zone, flood zone, etc.)
- 5. Noise: Based on the Frederick's Ridge Noise Impact Analysis prepared by Urban Crossroads, dated September 29, 2023, operations of the proposed Project may result in potentially significant impacts to the exterior noise levels of surrounding residential uses. As such, this topic and the appropriate mitigation measures will be discussed in the forthcoming DEIR.
- 6. Housing: The proposed Project would subdivide a 162.9-acre parcel into 434 single-family residential lots. The Project is consistent with the parcel's land use designation of Medium Density Residential and zoning designation of R-4 (Planned Residential). Therefore, it is not expected that the Project will create a demand for housing or affordable housing beyond that projected by the County's General Plan.
- 7. Air Quality: Based on the Frederick's Ridge Air Quality Impact Analysis prepared by Urban Crossroads, dated April 28, 2023, the proposed Project is in conformance with the Air Quality Element of the General Plan, as well as the standards set forth by the South Coast Air Quality District (SCAQMD). The proposed Project would be conditioned upon approval to control any fugitive dust during grading and construction activities and will be required to meet all other applicable Air Quality Element policies.
- 8. Healthy Communities: Land use patterns are critical to the health and well-being of residents because they affect aspects of daily life such as levels of physical activity, access to nutritious food, and the creation and exposure to pollutants. Healthy land use patterns can be achieved by encouraging infill focused development in mixed use districts and along major transit corridors, avoiding leap-frog development, constructing a diverse mix of uses throughout Riverside County and encouraging land use patterns that promote walking,

bicycling and transit use. The proposed Project is consistent with this element of the General Plan as it is consistent with the General Plan Land Use Plan.

a) Environmental Justice Summary: Environmental justice policies address quality of life and environmental safety within the County. Specifically, environmental justice policies apply to Environmental Justice Communities as identified in the General Plan. No Environmental Justice Communities are identified within the Project site, nor within the vicinity of the Project.

- B. General Plan Area Plan(s): Southwest Area Plan
- C. Foundation Component(s): Community Development Foundation
- **D. Land Use Designation(s):** Medium Density Residential (MDR)
- 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):

North: Harvest Valley Winchester Plan.

South: Southwest Area Plan.

East: Southwest Area Plan.

West: Southwest Area Plan followed by the Sun City, Menifee Area Plan, west of Leon Road.

2. Foundation Component(s):

North: Rural Foundation.

South: Community Development Foundation and Rural Foundation.

East: Rural Foundation and Open Space Foundation.

West: Rural Foundation.

3. Land Use Designation(s):

North: Rural Residential.

South: Rural Residential, Estate Density Residential, and Conservation.

East: Rural Residential and Conservation Habitat.

West: Rural Residential followed by Rural Community - Estate Density.

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

- 5. Policy Area(s), if any: Highway 79 Policy Area.
- H. Adopted Specific Plan Information
 - 1. Name and Number of Specific Plan, if any: None.
 - 2. Specific Plan Planning Area, and Policies, if any: None.
- I. Existing Zoning: R-4 (Planned Residential)
- J. Proposed Zoning, if any: None.

K. Adjacent and Surrounding Zoning:

North: R-R (Rural Residential).

South: R-R (Rural Residential) and southeast SP Zone (Specific Plan).

East: R-R (Rural Residential).

West: R-R (Rural Residential).

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARE

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1)

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

Signature

Date

For: John Hildebrand *Planning Director*

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:			-	
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?			\boxtimes	
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?				

<u>Source(s)</u>: Riverside County General Plan Figure C-8: Scenic Highways; Southwest Area Plan (SWAP).

Findings of Fact:

a) Less than Significant Impact. The Project site is located south of Scott Road within the northern portion of the Southwest Area Plan (SWAP). The Project site is approximately 3.5 miles east of Interstate 215 (I-215) and 1.0 mile west of State Route 79 (SR-79). Neither Scott Road nor SR-79 are designated as Scenic Highways. According to Figure C-8: Scenic Highways of the Circulation Element of the Riverside County General Plan, the closest County eligible scenic highway is a section of I-215 from Highway 74 (HWY-74) south to the City of Temecula, located approximately 3.5 miles west of the Project site. The closest State eligible scenic highway is HWY-74 travelling east-west through the city of Hemet approximately 7.0 miles north of the Project site. The proposed Project is in a developed area and adjacent to residential land uses to the north, south, east and west. Development of the Project site will not affect any scenic resources, as adjacent lands have been developed with uses compatible with the proposed Project. Building heights on the entire Project area will be in conformance with Article V, Section 5.2 of the zoning ordinance. As such, a less than significant impact is expected.

- b) Less than Significant Impact. The proposed Project includes the subdivision of a 162.9-acre parcel into 434 single-family residential lots. The Project area is designated towards the northern portion of the site which is relatively flat and is dominated by disturbed vegetation. The southern portion of the site is proposed for conservation purposes and contains sage scrub vegetation communities and hillsides. Though hillsides are considered scenic backdrops in the General Plan, the hillsides located on the Project site lie outside of the Project area and will be avoided. Furthermore, the view of these hillsides will not be disturbed as building heights will be in conformance with Article V, Section 5.2 of the zoning ordinance. The Project area contains disturbed vegetation that is not representative of a scenic resource. Additionally, the proposed Project will not result in the creation of an aesthetically offensive site open to the public view. Therefore, the Project would not damage scenic resources, including trees, rock outcroppings or unique landmark features, or obstruct a prominent scenic vista or view open to the public as the hillside areas of the site are outside of the Project area. A less than significant impact is expected.
- c) <u>Less than Significant Impact</u>. The Project is within a developed area that includes single-family residences, a church, and commercial businesses. Per the discussions above in a) and b), the Project would not conflict with applicable zoning and other regulations governing scenic quality. A less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) <u>Less than Significant Impact.</u> The proposed Project is located approximately 24 miles northwest of the Mt. Palomar Observatory and as such falls within the 45-mile radius designated as Zone B Special Lighting Area. The proposed Project will not interfere with the nighttime use of the Mt. Palomar Observatory as all exterior lighting will utilize low-pressure sodium lamps and be designed with shields or hoods to orient the light in a downward manner to reduce glare and spillover into the night sky, consistent with Ordinance No. 655. Furthermore, site specific lighting design details for the proposed buildings, parking lots, and roads will be submitted for review and approval to reduce potential impact to a less than significant level.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a new source of substantial light or glan which would adversely affect day or nighttime views in the area?	re Ie			
b) Expose residential property to unacceptable light levels?	ht		\boxtimes	

Source(s): Project Application Description; Ord. No. 655 (Regulating Light Pollution); Ord. 915 (Regulating Outdoor Lighting); Riverside County General Plan (Southwest Area Plan).

Findings of Fact:

- a) Less than Significant Impact. The Project is located in a developed area and is surrounded by single-family residential uses, commercial businesses and a church. The proposed Project includes the construction of 434 single-family residences, a 6.02-acre park, driveways, and parking areas which would create new sources of light on the Project site. Lighting will be constructed in a manner that prohibits excessive glare and light spill over by utilizing shields or hoods that direct the light in a downward manner. Adherence to Ord. No. 655 that intends to "restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research," will assure a less than significant impact.
- b) Less than Significant Impact. Residential uses are located north, south, east, and west of the Project site. The proposed Project includes walls and vegetation, including trees, around the perimeter of the site that will create a buffer between the Project and surrounding residential uses. Lighting from the proposed Project would be constructed in a manner that prohibits excessive glare and light spill over by utilizing shields or hoods that direct the light in a downward manner away from the direction of these homes. The existing distances between the Project site and the adjacent residential homes along with the proposed development components will further mitigate any perceived light being produced by the Project. The required compliance with Ord. No. 915, which states that "All outdoor luminaries shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Outdoor luminaries shall not blink, flash, or rotate" would ensure a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:		
4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?		
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act		\boxtimes
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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				\boxtimes
_"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 General Plan Figure OS-2: Agricultural Resources; GIS database; Project Application Materials; California Department of Conservation Farmland Mapping and Monitoring Program (FMMP).

Findings of Fact:

- a) Less than Significant Impact. According to the FMMP GIS Application, the Project site is located in an area designated as "farmland of local importance" which is land that is important to the local agriculture economy as determined by each county's board of supervisors and a local advisory committee. According to the County's General Plan, the Project site does not include land that is designated as having prime, unique or farmland of statewide importance, nor is the land under a Williamson Act contract or within a Riverside County Agricultural Preserve. The Project area was operated under agricultural uses in the past; however, the Project site is currently vacant and is not identified as farmland of local importance in the County's General Plan. Therefore, the conversion of the Project site to a residential use is not expected to have a significant impact to farmland under CEQA Guidelines. The nearest property zoned as unique farmland is approximately 1.2 miles north of the Project site. Remaining adjacent properties relating to agriculture are considered "farmland of local importance". The Project will have a less than significant impact on the representation of locally important farmland in the vicinity, as well as farmland of prime, unique or statewide importance.
- b) <u>No Impact.</u> The Project site is not zoned for agricultural use or within land subject to the Williamson Act or a Riverside County Agricultural Preserve. Therefore, the Project will not conflict with existing agricultural zoning or agricultural use.
- c) <u>No Impact.</u> The Project is primarily surrounded by single-family residential uses located in the City of Murrieta to the south and east, the City of Menifee to the west, and unincorporated Riverside County to the north. The Project site is not located within 300 feet of a zoned agriculture property. Therefore, the Project will have no impact.
- d) <u>No Impact.</u> The proposed Project does not involve other changes in the existing environment which, due to their location or nature, would result in the conversion of Farmland, to non-agricultural use. Therefore, the Project will have no impact.

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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		•		
a) Conflict with existing zoning for, or cause rezoning				
12220(a)) 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				\square
forest land to non-forest use?				
c) Involve other changes in the existing environment				\boxtimes
which, due to their location or nature, could result in con-				
version of forest land to non-forest use?				

Source(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Froject Application Materials.

Findings of Fact:

a) <u>No Impact.</u> The Project is not located within the boundaries of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the Project would not impact land designated as forest land, timberland, or timberland zoned timberland production. No impact would occur.

b) <u>No Impact.</u> According to the General Plan, the Project site is not located within forest land and as such, would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.

c) <u>No Impact.</u> The proposed Project would not involve other changes in the existing environment which, due to their location or nature, would result in the conversion of forest land to non-forest use. As such, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:			
6. Air Quality Impacts		\boxtimes	
a) Conflict with or obstruct implementation of the			
applicable air quality plan?			
b) Result in a cumulatively considerable net increase		\square	
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		\square	
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?		\square	

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"); SCAQMD CEQA Air Quality Handbook; Frederick's Ridge Air Quality Impact Analysis (Urban Crossroads, 2023).

<u>Regulatory Setting</u>: The Project site is located in the South Coast Air Basin (SCAB) within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD was created by the 1977 Lewis-Presley Air Quality Management Act, which merged four county air pollution control bodies into one regional district. Under the Act, the SCAQMD is responsible for bringing air quality in areas under its jurisdiction into conformity with federal and state air quality standards. The SCAB is a 6,745-square mile subregion of the SCAQMD, which includes portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County.

Criteria Pollutants

Both the U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards for common pollutants. These ambient air quality standards are levels of contaminants representing safe levels that avoid specific adverse health effects associated with each pollutant. The ambient air quality standards cover what are called "criteria" pollutants because the health and other effects of each pollutant are described in criteria documents. The six criteria pollutants are ozone (O3) (precursor emissions include NOX and reactive organic gases (ROG), CO, particulate matter (PM), nitrogen dioxide (NO2), sulfur dioxide (SO2), and lead (Pb). Areas that meet ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas.

Regional Air Quality

The SCAQMD has developed regional significance thresholds for criteria pollutants, as summarized in Table 6-1. The SCAQMD's CEQA Air Quality Significance Thresholds (April 2019) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

Pollutant	Construction	Operation
NO _x	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM ₁₀	150 lbs/day	150 lbs/day
PM _{2.5}	55 lbs/day	55 lbs/day
SO _x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Pb	3 lbs/day	3 lbs/day

Table 6-1 Maximum Daily Regional Emissions Thresholds

Local Air Quality

Localized Significant Thresholds (LSTs) apply to CO, NO_x , PM_{10} , and $PM_{2.5}$. The SCAQMD produced look-up tables for projects less than or equal to 5 acres in size. The SCAQMD's screening look-up tables are utilized in determining localized impacts. It should be noted that since the look-up tables identify thresholds at only 1 acre, 2 acres, and 5 acres, linear regression

Impact with Significant Mitigation Impact Incorporated
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has been utilized in the Project's Air Quality Impact Analysis to determine localized significance thresholds. Consistent with SCAQMD guidance, the thresholds presented in Table 6-2 were calculated by interpolating the threshold values for the Project's disturbed acreage. The acres disturbed are based on the equipment list and days in the demolition, site preparation and grading phases according to the anticipated maximum number of acres a given piece of equipment can pass over in an 8-hour workday. For analytical purposes, emissions associated with peak site preparation and grading activities are considered for purposes of Localized Significance Thresholds (LSTs) since this phase represents the maximum localized emissions that would occur. The Project's construction activities could disturb a maximum of approximately 3.5 acres per day for site preparation and 4 acres per day for grading activities. Any other construction phases of development would result in lesser emissions and consequently lesser impacts than what is disclosed herein. According to SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The proposed Project does not include such uses, and thus, due to the lack of significant stationary source emissions, no long-term localized significance threshold analysis is needed. As such, Table 6-2 presents thresholds for localized construction emissions.

Sourco	Activity		Emissions	s (lbs/day)	
Source	Activity	NO _x	CO	PM ₁₀	PM _{2.5}
Construction	Site Preparation	304	1,557	11	6
	Grading	327	1,703	12	7

Table 6-2 Maximum Daily Localized Emissions Thresholds

Toxic Air Contaminants (TAC)

In 1984, as a result of public concern for exposure to airborne carcinogens, CARB adopted regulations to reduce the amount of TAC emissions resulting from mobile and area sources, such as cars, trucks, stationary products, and consumer products. The seven TACs studied include those that are derived from mobile sources: diesel particulate matter (DPM), benzene (C6H6), and 1,3-butadiene (C4H6); those that are derived from stationary sources: perchloroethylene (C2Cl4) and hexavalent chromium (Cr(VI)); and those derived from photochemical reactions of emitted VOCs: formaldehyde (CH2O) and acetaldehyde (C2H4O).

Sensitive Receptors

Some people are especially sensitive to air pollution and are given special consideration when evaluating air quality impacts from projects. These groups of people include children, the elderly, and individuals with pre-existing respiratory or cardiovascular illnesses. Structures that house these persons or places where they gather are defined as "sensitive receptors". These structures typically include uses such as residences, hotels, and hospitals where an individual can remain for 24 hours. Consistent with the LST Methodology, the nearest land use where an individual could remain for 24 hours to the Project site has been used to determine construction and operational air quality impacts for emissions of PM₁₀ and PM_{2.5}, since PM₁₀ and PM_{2.5} thresholds are based on a 24-hour averaging time.

Potenti	tially	Less than	Less	No
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	can	Significant	Cignificant	impact
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		Incorporated		

<u>Findings of Fact:</u> The Project is consistent with the County of Riverside General Plan which provides consistency with the SCAQMD AQMP. Build out from local general plans adopted by counties in the district are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. An Air Quality Impact Analysis was prepared by Urban Crossroads, dated April 28, 2023, to evaluate the Project. The California Emissions Estimator Model (CalEEMod) Version 2022.1 was used to calculate construction-source and operational-source criteria pollutants (VOCs, NOX, SOX, CO, PM10, and PM2.5).

a) Less than Significant Impact: The Project site is located within the SCAB, which is characterized by relatively poor air quality. The SCAQMD is principally responsible for air pollution control and works directly with the SCAG, county transportation commissions, local governments, as well as state and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards. Currently, these state and federal air quality standards are exceeded in most parts of the SCAB. In response, the SCAQMD has adopted a series of AQMPs to meet the state and federal ambient air quality standards. AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy.

In December 2022, the SCAQMD released the Final 2022 Air Quality Management Plan (AQMP) that establishes thresholds for criteria pollutants; projects that exceed any of the indicated daily thresholds should be considered as having an individually and cumulatively significant air quality impact and are not in compliance with the AQMP. The primary purpose of the air quality plan is to bring an area that does not attain federal and state air quality standards into compliance with those standards pursuant to the requirements of the Clean Air Act and California Clean Air Act. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

- 1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
- 2) Whether the project will exceed the assumptions in the AQMP, or increments based on the years of project buildout phase.

Criterion 1 - Increase in the Frequency or Severity of Violations?

The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if regional or localized significance thresholds were exceeded. As evaluated in the Air Quality and Greenhouse Gas Assessment prepared by Urban Crossroads, dated April 28, 2023, the Project's regional and localized

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construction and operational-source emissions would not exceed applicable regional significance thresholds. As such, a less than significant impact is expected.

Criterion 2 - Exceed Assumptions in the AQMP?

The 2022 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to the SCAG, which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections in the County of Riverside General Plan is considered to be consistent with the AQMP.

Peak day emissions generated by construction activities are largely independent of land use assignments, but rather are a function of development scope and maximum area of disturbance. Irrespective of the site's land use designation, development of the site to its maximum potential would likely occur, with disturbance to the northern portion of the site occurring during construction activities. As such, when considering that no emissions thresholds will be exceeded, a less than significant impact would result.

The County of Riverside General Plan designates the Project site for Medium Density Residential uses. The Medium Density Residential designation allows for the development of attached and detached single-family housing in suburban subdivisions. The Project is consistent with site's land use designation, would not exceed any applicable regional or local thresholds, and would not result in or cause NAAQS or CAAQS violations. The Project is therefore considered to be consistent with the AQMP and a less than significant impact is expected.

b) Less than Significant Impact: The CAAQS designate the Project site as nonattainment for O₃, PM₁₀, and PM_{2.5} while the NAAQS designates the Project site as nonattainment for O₃ and PM_{2.5}. The SCAQMD states that individual projects that do not generate operational or construction emissions that exceed the SCAQMD's recommended daily thresholds for project-specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment, and, therefore, would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable. The following analysis is based on the Project specific Air Quality and Greenhouse Gas Assessment prepared by Urban Crossroads, dated April 28, 2023.

Construction Related Impacts

The Project involves construction activities associated with site preparation, and grading. Construction activities associated with the Project would result in emissions of VOCs, NOX, SOX, CO, PM10, and PM2.5. Construction is scheduled to occur from January 2024 to December 2025 as shown in Table 6-3. Table 6-4 presents the results of the Project's regional construction impact assessment, and Table 6-5 presents the results of the Project's localized construction impact assessment.

Construction Activity	Start Date	End Date	Days
Site Preparation	1/1/2024	1/23/2024	17
Grading	1/24/2024	4/16/2024	60
Building Construction	4/17/2024	12/31/2025	446
Paving	11/17/2025	12/31/2025	33
Architectural Coating	9/11/2025	12/31/2025	80

Table 6-3 Project Construction Duration

Table 6-4 Overall Regional Construction Emissions Summary

Courses	Emissions (pounds/day)								
Source	VOC	NOx	СО	SOx	PM 10	PM2.5			
		Summer							
2024	4.58	76.38	42.38	0.29	14.26	5.81			
2025	70.42	24.17	41.97	0.06	3.74	1.51			
Winter									
2024	4.58	78.07	42.13	0.29	14.26	5.81			
2025	71.23	31.85	49.25	0.07	4.29	1.88			
Maximum Daily Emissions	71.23	78.07	49.25	0.29	14.26	5.81			
SCAQMD Regional Threshold	75	100	550	150	150	55			
Threshold Exceeded?	No	No	No	No	No	No			

Table 6-5 Project Localized Construction Impacts

On Site Emissions	Emissions (pounds/day)					
OII-Site Emissions	CO	NOx	PM 10	PM 2.5		
Site Preparation						
Maximum Daily Emissions	35.30	42.50	7.91	4.76		
SCAQMD Localized Threshold	1,557	304	11	6		
Threshold Exceeded?	No	No	No	No		
	Grad	ding				
Maximum Daily Emissions	31.37	37.57	4.51	2.62		
SCAQMD Localized Threshold	1,703	327	12	7		
Threshold Exceeded?	No	No	No	No		

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

The Project-specific evaluation of emissions presented in Tables 6-4 and 6-5 demonstrates that the proposed Project construction-source air pollutant emissions would not result in exceedances of regional or local thresholds. Therefore, proposed Project construction-source emissions would be considered less than significant on a project-specific and cumulative basis.

Operation Related Impacts

Long-term air quality impacts generally involve mobile source emissions generated from project-related traffic and stationary source emissions. Operational emissions would be expected from the following primary sources—mobile source emissions, area source emissions, and energy source emissions. The estimated emissions generated by Project operations are shown in Table 6-6, which presents the results of the Project's regional operation impact assessment. The LST methodology for analyzing operational emissions on a local scale pertains to uses that contain stationary sources which result in mobile sources idling or queuing. The Project does not contain stationary uses and as such, does not require further analysis. The Project would not exceed the thresholds of significance established by the SCAQMD for emissions of any criteria pollutant. Therefore, operational emissions would be less than significant.

Source		E	Emissions	; (pounds/c	lay)		
Source	VOC	NOx	CO	SOx	PM10	PM2.5	
		Summer					
Mobile Source	17.75	16.09	146.22	0.35	11.93	2.32	
Area Source	22.46	6.81	27.70	0.04	0.54	0.54	
Energy Source	0.23	3.95	1.68	0.03	0.32	0.32	
Total Max Daily Emissions	40.44	26.86	175.61	0.42	12.79	3.18	
SCAQMD Regional Threshold	55	55	550	150	150	55	
Threshold Exceeded?	No	No	No	No	No	No	
		Winter					
Mobile Source	16.50	17.25	123.34	0.33	11.93	2.32	
Area Source	20.22	6.57	2.80	0.04	0.53	0.53	
Energy Source	0.23	3.95	1.68	0.03	0.32	0.32	
Total Max Daily Emissions	36.95	27.77	127.82	0.40	12.78	3.17	
SCAQMD Regional Threshold	55	55	550	150	150	55	
Threshold Exceeded?	No	No	No	No	No	No	

Table 6-6 Total Project Regional Operational Emissions

The Project-specific evaluation of emissions presented in the preceding analysis demonstrates that proposed Project operational-source air pollutant emissions would not result in exceedances of regional or local thresholds. The Project would not 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. Therefore, the proposed Project operational-source emissions would be considered less than significant on a project-specific and cumulative basis.

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

- c) <u>Less than Significant Impact</u>: Sensitive receptors in the Project study area are listed below and shown in *Figure 6-1*: *Sensitive Receptor Locations*. All distances are measured from the Project site boundary to the outdoor living areas (e.g., backyards) or at the building façade, whichever is closer to the Project site.
 - R1 located at residence 32785 Pines Airpark Road, approximately 218 feet north.
 - R2 located at residence 31790 Scott Road, approximately 143 feet north.
 - R3 located at residence 32007 Scott Road, approximately 27 feet east.
 - R4 located at residence 33525 Pourroy Road, approximately 1,139 feet south.
 - R5 located at residence 33375 Christine Street, approximately 189 feet west.
 - R6 located at residence 31385 Scott Road, approximately 341 feet west.



Figure 6-1 Sensitive Receptor Locations

Potentially Less than Less I Significant Significant Than Im Impact with Significant Mitigation Impact Incornorated	No ipact
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As explained in Section III (b) above, construction emissions would not exceed the applicable SCAQMD Localized Significant Thresholds (LSTs) for any criteria pollutant. Sensitive receptors in the vicinity of the Project site would not be exposed to substantial pollutant concentrations in violation of SCAQMD LSTs during construction or operation of the proposed Project. As the proposed Project will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard identified by SCAQMD at the nearest residence or sensitive receptor, impacts would be less than significant.

d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?

Less than Significant Impact: The Project will not involve land uses that are typically associated with odor complaints such as, agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, and fiberglass molding facilities. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the Project's long-term operational uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. The Project would also be required to comply with SCAQMD Rule 402 (Nuisance) to prevent occurrences of public nuisances. Therefore, odors associated with the Project construction and operations would be less than significant and no mitigation is required.

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	\square		
through habitat modifications, on any species identified as a	\bigtriangleup		
candidate, sensitive, or special status species in local or			

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
regional plana, policica, or regulations, or by the Colifornia				
Department of Fish and Wildlife or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with			\boxtimes	
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, and regulations or by the California Department of Fish and Game or U. S. Fish and				
Wildlife Service?	×	4		
federally protected wetlands (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?			\boxtimes	

Source(s): GIS database; Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP); Focused Special-Status Plant Survey Report for Frederick's Ridge Development Project (Michael Baker, 2023); HANS02237; JPR 15-09-18-01.

Findings of Fact:

a) Potentially Significant Impact: The Project site is located within MSHCP Criteria Cell 5074 of Cell Group U and Proposed Constrained Linkage (PCL) 17. Pursuant to Section 6.1.1 of the MSHCP, development within a Criteria Cell is subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) review process. A HANS Lite review (EPD Case Number HAN220026) was completed in 2015 for the residential development on the Project site and it was determined that the project at the time would require the conservation of between 50 and 55 acres within the southern portion of the site to ensure that the proposed project would not significantly impact the function of the MSHCP Conservation Area. The proposed Project includes the conservation of approximately 58.37 acres located within the southern portion of the site and thus is consistent with HANS Lite review conducted in 2015.

In accordance with the Biological Opinion issued for the MSHCP by the USFWS, suitable habitat for coastal California gnatcatcher cannot be removed during the species breeding season unless it can be shown via focused surveys (not a preconstruction survey) that coastal California gnatcatcher is not present. Based on the results of the 2023 focused surveys for the Project, an estimated seven (7) gnatcatcher territories were mapped within the central and southern portions of the project site and associated with the California buckwheat scrub and black sage scrub communities. Therefore, the proposed Project has the potential to impact suitable habitat for California gnatcatcher and thus has the potential to conflict with the MSHCP. This topic along with the appropriate mitigation measures will be discussed in the forthcoming DEIR.

b) <u>Potentially Significant Impact:</u> The site was assessed for rare plants and endangered species during the spring of 2022 and 2023 (Michael Baker 2023). The Project site falls within the

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

Additional Survey Needs and Procedures for Burrowing Owl and the western portion area of the site is located in the MSHCP-designated survey area for Narrow Endemic Plant Species (NEPS) and Criteria Area Plat Species (CAPS). Focused surveys for Burrowing Owl were conducted during the 2022 breeding season with negative results (Michael Baker 2023). Additional focused surveys were conducted for the California Gnatcatcher in 2023 with positive results. NEPS and CAPS habitat assessments were conducted in the 2023 blooming season with negative results, however, one (1) special-status plant species was observed within the Project site during the filed survey, paniculate tarplant (*Deinandra paniculate;* CRPR 4.2) which often occurs in non-native or disturbed habitats in western Riverside County. Paniculate tarplant is not a covered species under the MSHCP, and because it has a CRPR of 4.2, it is generally not evaluated for potential significant impacts under CEQA and generally does not require additional permitting or mitigation for impacts.

Nine (9) special-status wildlife species were detected within the survey area during the various field surveys: coastal California gnatcatcher (Polioptila californica california; federally threatened [FT] species and State Species of Special Concern [SSC] species), California horned lark (Eremophila alpestris actia; California Department of Fish and Wildlife [CDFW] Watchlist [WL] species), Cooper's hawk (Accipiter cooperii; CDFW WL species), tricolored blackbird (Agelaius tricolor; State threatened species and CDFW SSC), southern California rufous-crowned sparrow (Aimophila ruficeps canescens, CDFW WL), Bell's sparrow (Artemisiospiza belli belli, CDFW WL), orange-throated whiptail (Aspidoscelis hyperythra, CDFW WL), coastal whiptail (Aspidoscelis tigris stejnegeri, CDFW SSC), and red diamond rattlesnake (Crotalus ruber, CDFW SSC). Based on the results of the literature review and the field survey, Michael Baker determined that the survey area has additional potential to support golden eagle (Aquila chrysaetos, CDFW Fully Protected [FP] and WL), loggerhead shrike (Lanius ludovicianus, CDFW SSC), coast horned lizard (Phrynosoma blainvillii, CDFW SSC), ferruginous hawk (Buteo regalis, CDFW WL), northern harrier (Circus hudsonius CDFW SSC), and white-tailed kite (Elanus leucurus, CDFW FP).

Potential impacts to horned lark, Cooper's hawk, rufous-crowned sparrow, golden eagle, Bell's sage sparrow, loggerhead shrike, ferruginous hawk, northern harrier, white-tailed kite, coast horned lizard, orange-throated whiptail, coastal whiptail, and red diamond rattlesnake are fully covered under the MSHCP and require no additional permitting as long as the project is consistent with the biological goals and objectives of the MSHCP. Though the coastal California gnatcatcher is also fully covered, the species is present within suitable habitat on the Project site which will be impacted as a result of Project implementation. Therefore, this topic along with the appropriate mitigation measures will be discussed in the forthcoming DEIR.

- c) Potentially Significant Impact: Burrow surveys and subsequent focused surveys for burrowing owl were conducted on four (4) separate days during the 2022 breeding season (Michael Baker 2023). A second seasonal focused burrowing owl survey was conducted during the 2023 breeding season (Michael Baker 2023). The species was not detected and was determined to be absent from the Project site and its immediate vicinity. However, suitable burrows and habitat were identified onsite thus, there is the potential for these burrows to become occupied prior to Project implementation. Therefore, the proposed Project has the potential to result in significant impacts to a special status species. This topic along with the appropriate mitigation measures will be discussed in the forthcoming DEIR.
- d) <u>Less than Significant Impact</u>: A persistently flowing watercourse is not present on the Project site; therefore, the Project will not interfere substantially with the movement of any native

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors or impede the use of native wildlife nursery sites. A less than significant impact would occur.

- e) Less than Significant Impact: Portions of the Project site occur in the Narrow Endemic Plan Species Survey area (NEPSSA) and the Criteria Area Plant Species Survey Area (CAPSSA), as designated by the MSHCP. Michael Baker conducted a habitat assessment for Narrow Endemic Plant Species (NEPS), Criteria Area Plant Species (CAPS) and a focused rare plant survey (Michael Baker 2023). Two natural vegetation communities were mapped within the boundaries of the project site, including California buckwheat scrub and black sage scrub. These communities were located primarily within the southern portion of the Project site, and along the ridge extending through the central portion of the Project site. The remaining two (2) land cover types are classified as disturbed and developed. Based on results of the focused botanical surveys, no special-status plants or riparian habitat were detected in the study area. In addition, approximately 59.38 acres of California buckwheat scrubs, black sage scrub and disturbed and developed lands within Criteria Cell 5074 will be avoided and thus is consistent with the HANS Lite process conducted in 2015. Therefore, a less than significant impact would occur to sensitive natural communities.
- f) <u>Potentially Significant Impact</u>: Historical aerial imagery indicates streambeds are located onsite. During a field visit conducted on January 30, 2024, wildlife agencies and biologists confirmed that streambeds exist onsite and are currently in a disturbed state due to the historical use of the site for agriculture purposes. The proposed Project will result in impacts to the onsite streambeds and thus, a Determination of Biological Equivalent or Superior Preservation Analysis (DBESP) and associated permitting will be required. Thus, a potential impact may occur and this topic along with the appropriate mitigation measures will be discussed in the forthcoming DEIR.
- g) Less than Significant Impact: County Ordinance No. 559, which regulates the removal of trees, states that no person shall remove any living native tree on any parcel or property greater than one-half acre in size, located in an area above 5,000 feet in elevation and within the unincorporated area of the County of Riverside, without first obtaining a permit to do so. The Project site is not located in an area above 5,000 feet in elevation. Thus, the Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. A less than significant impact would occur.

Mitigation: Mitigation Measures will be discussed in the forthcoming DEIR.

Monitoring: Applicable monitoring will be discussed in the forthcoming DEIR.

CULTURAL RESOURCES Would the project:			
 8. Historic Resources a) Alter or destroy a historic site? 		\boxtimes	
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?			

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Historical/Archaeological Resources Report Tentative Tract Number 38472 (CRM Tech, 2023); Archaeological Testing and Treatment Plan for Site 3829-1 TTM 38472 (CRM Tech, 2023); Phase II Archaeological Testing at Site 3829-1, Tentative Tract Map 38472 (CRM Tech 2023 (Revised)); Riverside County PLUS Conditions of Approval August 21, 2023.

Findings of Fact:

- a) Less than Significant Impact: A Historical/Archaeological Resources Report was prepared by CRM Tech, dated August 31, 2022, to identify potential cultural resources in or around the Project site. CRM Tech's research procedures included a historical/archaeological resources records search, historical background research, consulting with Native American representatives, and a systematic field survey. As a result of the research procedures, five (5) previously undocumented cultural resources, including one prehistoric archaeological site, three historic-period sites, and an isolate of historical origin, were identified and recorded within the Project area. Specifically, structural remains were identified with a demolished farmstead that dates originally to the late 19th century, including a stone structure that served as a covered cistern and a concrete slab foundation were found in the Project area. However, none of these resources were found to meet the criteria of a historic site under CEQA Guidelines (CRM Tech. 2023). Therefore, a less than significant impact would occur.
- b) Potentially Significant Impact: As discussed in Section 8(a), the Project site was identified as having five (5) previously undocumented cultural resources (CRM Tech, 2023). The farmstead remains located on the Project site date back to the 19th century. The three property owners that had extensive land holdings in the Menifee Valley area during this historic period include William J. Scott, C.C. Holland, and Frederick Domenigoni. CRM Tech could not positively establish whether these landowners occupied the farmstead located on the Project site. Furthermore, the main components of the farmstead were removed in 1996-2002 and the remaining fragments no longer possess historic integrity to retain a close association with any persons or events in its history, especially since the construction history of the ancillary structures is unclear due to the lack of specific documentation. None of these features is known to embody the work of a prominent architect, designer, or builder, nor do they stand out as an important example of any style, type, period, region, or method of construction. The structural remains, scattered building materials, and refuse items do not demonstrate sufficient potential in quantity or quality to shed new light on rural development in the Menifee Valley area in the historic period, a subject that is well-documented in local historical literature, contemporary publications, and archival records. Based on the preceding, the remnants of the farmstead do not appear to meet any of the criteria for listing in the California Register of historical Resources. However, archaeological resources could potentially be unearthed during the excavation phase of the Project as inadvertent finds. Therefore, the proposed Project may result in a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5. This topic along with the appropriate mitigation measures will be discussed in the forthcoming DEIR.

Mitigation: Mitigation Measures are required and will be discussed in the forthcoming DEIR.

Monitoring: Applicable monitoring will be discussed in the forthcoming DEIR.

9.	Archaeological Resources		\boxtimes		
		Page 30 of 80			

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	\boxtimes			
c) Disturb any human remains, including those interred outside of formal cemeteries?	\boxtimes			

Source(s): Historical/Archaeological Resources Report Tentative Tract Number 38472 (CRM TECH, 2023); Archaeological Testing and Treatment Plan for Site 3829-1 TTM 38472 (CRM Tech, 2023); Phase II Archaeological Testing at Site 3829-1, Tentative Tract Map 38472 (CRM Tech, 2023 (Revised)); Riverside County PLUS Conditions of Approval August 21, 2023.

Findings of Fact:

- a) <u>Potentially Significant Impact:</u> A Historical/Archaeological Resources Report was prepared by CRM Tech, dated August 31, 2022, for the Project site. CRM Tech identified one (1) bedrock milling feature with a single grinding slick as a prehistoric archaeological site on the Project site. Lightly used bedrock milling features like the one found on the site represent the most common type of prehistoric cultural remains to be found in western Riverside County, and they are generally interpreted as resource-processing sites resulting from occasional use by Native Americans on hunting and/or gathering excursions. As such, the Project has the potential to alter or destroy an archaeological site and a potentially significant impact may occur. This topic along with the appropriate mitigation measures will be discussed in the forthcoming DEIR.
- b) Potentially Significant Impact: The prehistoric milling feature located on the Project site was evaluated in a Phase II archaeology testing program prepared by CRM Tech, dated September 19, 2023. Field procedures for the testing program were completed on June 6, 2023, by CRM Tech principal investigator Michael Hogan, field director Daniel Ballester, and project archaeologist Hunter O'Donnell. The testing program was carried out in coordination with the Pechanga Band of Indians and the Soboba Band of Luiseño Indians. Tribal representatives Robert Cordova from the Pechanga Band and William "Billy" Swan from the Soboba Band monitored the excavations. The testing program was designed to determine the horizontal and vertical extent of the milling feature, to ascertain whether the site has an intact subsurface deposit and, if so, to assess the nature and integrity of that deposit. Throughout the course of the test excavations, no prehistoric or historical artifacts were recovered from either the milling feature or the four shove test pits (STPs), and no evidence of any additional milling surfaces were observed on the portions of the boulder exposed through clearing. The only items of cultural origin discovered in the unit were modern refuse, primarily fragmented pieces of plastic. Additionally, a small amount of modern refuse was also observed in three of the four STPs. In conclusion, the test excavation yielded no evidence that a substantial subsurface component exists at the site. Therefore, the site appears to lack sufficient archaeological data potential to be considered individually eligible for listing in the California Register of Historical Resources and as such, does not meet the statutory definition of a "historical resource" as provided by CEQA and associated regulations. However, there is the potential for archaeological resources to be unearthed during the excavation phase of the Project as inadvertent finds. Therefore, the Project has the potential to impact archaeological resources that are eligible for listing and a potentially significant impact may occur. This topic along with the appropriate mitigation measures will be discussed in the forthcoming DEIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) <u>Potentially Significant Impact</u>: No formal cemeteries were identified on the Project site. However, there is a possibility of uncovering human remains during earth-moving activities. As such, a potentially significant may occur and this topic along with the appropriate mitigation measures will be discussed in the forthcoming DEIR.

Mitigation: Mitigation Measures are required and will be discussed in the forthcoming DEIR.

Monitoring: The Monitoring and Reporting Program will be disused in the forthcoming DEIR.

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?		\bowtie	

Source(s): Riverside County General Plan; Riverside County Climate Action Plan ("CAP"); Southwest Area Plan; Frederick's Ridge Energy Analysis (Urban Crossroads 2023).

<u>Findings of Fact</u>: The California Energy Conservation and Development Commission (California Energy Commission) adopted Title 24, Part 6, of the California Code of Regulations Energy Conservation Standards for new residential and nonresidential buildings in June 1977 and standards are updated every three years. Title 24 ensures building designs conserve energy. The requirements allow for the opportunities to incorporate updates of new energy efficiency technologies and methods into new developments.

Energy resources that would be potentially impacted by the Project include electricity, natural gas, and petroleum-based fuel supplies and distribution systems. This analysis includes a discussion of the potential energy impacts of the Project, with an emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy. A general definition of each of these energy resources is provided below:

Electricity is a man-made, consumptive utility resource. The production of electricity requires the consumption or conversion of energy resources, including water, wind, oil, gas, coal, solar, geothermal, and nuclear resources, into energy. The delivery of electricity involves several system components, including substations and transformers that lower transmission line power (voltage) to a level appropriate for on-site distribution and use. The electricity generated is distributed through a network of transmission and distribution lines commonly called a power grid. Conveyance of electricity through transmission lines is typically responsive to market demands.

Natural gas is a combustible mixture of simple hydrocarbon compounds (primarily methane) that is used as a fuel source. Natural gas consumed in California is obtained from naturally occurring reservoirs, mainly located outside the State, and delivered through high-pressure transmission pipelines. The natural gas transportation system is a nationwide network and, therefore, resource availability is typically not an issue. Natural gas satisfies almost one-third of the State's total energy requirements

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and is used in electricity generation, space heating, cooking, water heating, industrial processes, and as a transportation fuel.

Petroleum-based fuels currently account for a majority of California's transportation energy sources and primarily consist of diesel and gasoline types of fuels. However, the state has been working on developing strategies to reduce petroleum use. Over the last decade California has implemented several policies, rules, and regulations to improve vehicle efficiency, increase the development and use of alternative fuels, reduce air pollutants and GHG emissions from the transportation sector, and reduce vehicle miles traveled (VMT). Accordingly, petroleum-based fuel consumption in California has declined.

- a) <u>Less than Significant Impact</u>: The proposed Project would impact energy resources during construction and operation. The construction activities for the Project would include site preparation, grading, building construction, paving, and architectural coating. The Project would consume energy resources during construction in three (3) general forms:
 - 1. Petroleum-based fuels used to power off-road construction vehicles and equipment on the Project site, construction worker travel to and from the Project site, as well as delivery and haul truck trips (e.g., hauling of demolition material to off-site reuse and disposal facilities);
 - 2. Electricity associated with the conveyance of water that would be used during Project construction for dust control (supply and conveyance) and electricity to power any necessary lighting during construction, electronic equipment, or other construction activities necessitating electrical power; and,
 - 3. Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Construction Related Impacts

Construction of the Project would result in fuel consumption from construction tools and equipment, vendor and haul truck trips, and vehicle trips generated from construction workers traveling to and from the site. Construction activities and corresponding fuel energy consumption would be temporary and localized. The use of diesel fuel and heavy-duty equipment would not be a typical condition of the Project. Also, there are no unusual Project characteristics that would cause construction equipment that would be less energy efficient compared with other similar construction sites in other parts of the State.

Electricity and Natural Gas Usage

Southern California Edison (SCE) would provide temporary electric power for as-necessary lighting and electronic equipment. The electricity used for such activities would be temporary and would be substantially less than that required for Project operation and would have a negligible contribution to the Project's overall energy consumption. Table 10-1 summarizes construction electricity usage for the proposed Project and Table 10-2 shows the total power cost of the on-site electricity usage during the construction phase of the Project.

Land Use	Cost per kWh	Project Construction Electricity Usage (kWh)
Single Family Housing	\$0.16	1,260,570

Table 10-1 Project Construction Electricity Usage

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Potentially Significant Impact	 Less than Significant with Mitigation Incorporated 	Less Than Significant Impact	No Impact
Construction Floatricity Hoose	1.06	0.570	

Table 10-2 Project Construction Power Cost

Land Use	Power Cost (per 1,000 sq. ft.)	Size (1,000 sq. ft.)	Construction Duration (months)	Project Construction Power Cost	
Single Family Housing	\$2.50	3,441.246	23	\$197,871.65	
Construction Power Cost \$197,871.65					

Natural gas is not anticipated to be required during construction of the Project. Fuels used for construction would primarily consist of diesel and gasoline, which are discussed below under the "Petroleum Fuel Usage" subsection. Any minor amounts of natural gas that may be consumed as a result of Project construction would be substantially less than that required for Project operation and would have a negligible contribution to the Project's overall energy consumption.

Petroleum Fuel Usage

Off-road heavy-duty construction equipment associated with construction activities would rely on diesel fuel, as well as vendors and haul trucks that would be involved in delivering building materials and removing the demolition debris from the Project site. All construction equipment is subject to the CARB In-Use Off-Road Diesel-Fueled Fleets Regulation. This regulation, which applies to all off-road diesel vehicles 25 horsepower or greater, limits unnecessary idling to 5 minutes, requires all construction fleets to be labeled and reported to CARB, bans Tier 0 equipment, and phases out Tier 1 and Tier 2 equipment (thereby replacing fleets with cleaner equipment), and requires that fleets comply with Best Available Control Technology requirements, which would increase construction equipment fuel efficiency. These limitations on idling vehicles and equipment, and the requirements that equipment must be properly maintained (CCR Title 13, Sections 2449(d)(3) and 2485), would result in fuel savings. Due to the temporary nature of construction, the Project would not result in wasteful, inefficient, and unnecessary consumption of energy. Furthermore, there are no policies at the local level applicable to energy conservation specific to the construction phase. See Table 10-3 for fuel consumption estimates during Project construction based on daily usage of 8-hours per day. Project construction represents a "single-event" of diesel fuel demand and would not require an ongoing or permanent commitment of diesel fuel resources for this purpose.

Table 10-3 Project Construction Equipment Fuel Consumption Estimates

Activity Duration (Days) Equipment	Quantity Quantity (gal. diesel fuel)
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		Pot Sig Ir	tentially mificant mpact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Cite		Rubber tired dozers		3	3 238	
Preparation	17	Crawler tractors		1	1 100	
				4	740	
		Excavators		2	710	
		Graders		1	1,574	
Grading 60	60	Rubber tired dozers		1	3,809	
	Scrapers		2	10,536		
		Crawler tractors		2	1,941	
		Cranes		2	41,053	
Building 44 Construction	446	Forklifts		5	15,815	
		Generator sets		2	3,996	
		Tractors/loaders/backhoe	es	5	29,971	
		welders		2	7,985	
		Pavers		2	971	
Paving	33	Paving equipment		2	914	
		Rollers		2	390	
Architectural Coating	80	Air compressors		1	614	
	Cons	truction Fuel Demand (Gal	lons Die	sel Fuel)	124,618	
6						

Operational Related Impacts

Electricity and Natural Gas Usage

SCE and Southern California Gas Company (SoCalGas) would provide electricity and natural gas for the Project. The on-going operation of the proposed single family residential development would require the use of electricity for multiple purposes including, but not limited to, refrigeration, lighting, appliances, and electronics. Natural gas is often used for Heating Ventilation and Air Conditioning (HVAC) systems, hot water heaters, and would be required for the operation of the Project. Energy would also be consumed during operations related to water usage, solid waste disposal, landscape equipment and vehicle trips.

The operation of the Project would involve the development of 434 single-family residences. According to CEQA Guidelines Appendix F, the goal of conserving energy implies the wise and efficient use of energy, including decreasing overall per capita energy consumption, reducing reliance on natural gas and oil, and increasing reliance on renewable energy sources. The Project would comply with applicable energy efficiency requirements under Title 24 and applicable County residential and energy ordinances. As a result, even with the increase in demand for electricity and natural gas, the operation of the Project would not result in an inefficient, wasteful, or unnecessary energy use compared with other similar residential projects in the region. As such, a less than significant impact would occur.

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b) Less than Significant Impact: The applicable state plans that address renewable energy and energy efficiency are CALGreen, the California Energy Code, and the California Renewable Portfolios Standard (RPS). Under the California RPS, the State of California is transitioning to renewable energy through the California's Renewable Energy Program. Renewable sources of electricity include wind, small hydropower, solar, geothermal, biomass, and biogas. Electricity production from renewable sources is generally considered carbon neutral. Executive Order S-1408, signed in November 2008, expanded the state's RPS to 33 percent renewable power by 2020. This standard was adopted by the legislature in 2011 (SB X1-2). Senate Bill 350 (de Leon) was signed into law September 2015 and establishes tiered increases to the RPS—40 percent by 2024, 45 percent by 2027, and 50 percent by 2030. Senate Bill 350 also set a new goal to double the energy-efficiency savings in electricity and natural gas through energy efficiency and conservation measures.

On September 10, 2018, Governor Brown signed SB 100, which supersedes the SB 350 requirements. Under SB 100, the RPS for public owned facilities and retail sellers consist of 44 percent renewable energy by 2024, 52 percent by 2027, and 60 percent by 2030. Additionally, SB 100 also established a new RPS requirement of 50 percent by 2026. The bill also established a state policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all state agencies by December 31, 2045. Under SB 100 the state cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

The statewide RPS goal is not directly applicable to individual development projects, but to utilities and energy providers such as Southern California Edison (SCE), which is the utility provider that would fulfill all electricity needs for the proposed Project. Compliance of SCE in meeting the RPS goals would ensure the State in meeting its objective in transitioning to renewable energy. Additionally, the proposed Project would comply with the Building Energy Efficiency Standards and CALGreen. Therefore, implementation of the proposed Project would not conflict or obstruct plans for renewable energy and energy efficiency and a less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

\bigtriangleup	

Source(s): Riverside County General Plan Safety Element; Design-Level Geotechnical Exploration Frederick's Ridge Residential Development Project No. 13253.003 (Leighton and Associates, Inc, June 8, 2022); Geotechnical Desktop Review and Rippability Study Frederick's Ridge Residential
Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Development 143 Acres South of Scott Road Project No. 13253.001 (Leighton and Associates, Inc. October 13, 2021).

Findings of Fact:

a) Less than Significant Impact: The Project site is not located within an Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zone. No active or potentially active faults cross the site or project towards the site (Leighton, Project Number 13253.001). The nearest active earthquake fault to the Project site is the Elsinore fault, located approximately 9.5 miles west of the site and is capable of producing earthquakes with a magnitude of 6.7 or greater. As such, the Project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Furthermore, adherence to the California Building Code (CBC) will ensure a less than significant impact. Based on site mapping, literature research and aerial photo review, the potential for surface fault rupture on the site is considered unlikely. As such, a less than significant impact is expected to occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Lio	quefa	action Po	oten	tial Zone				\square	
a)	Be	subject	to	seismic-related	ground	failure,			
including	liqu	efaction?							

Source(s): Riverside County General Plan Safety Element; Design-Level Geotechnical Exploration Frederick's Ridge Residential Development Project No. 13253.003 (Leighton and Associates, Inc, June 8, 2022); Geotechnical Desktop Review and Rippability Study Frederick's Ridge Residential Development 143 Acres South of Scott Road Project No. 13253.001 (Leighton and Associates, Inc. October 13, 2021).

Findings of Fact:

a) Less than Significant Impact: According to the Geotechnical Exploration analysis prepared by Leighton, dated June 8, 2022, the Project site is underlain by bedrock, some of which is highly weathered. The Project site lacks shallow groundwater and alluvial deposits, and thus, the potential for liquefaction and associated ground deformations is nil. Therefore, there is low potential for seismic-related ground failure, including liquefaction and a less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zonea) Be subject to strong seismic ground shaking?		\boxtimes	

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Source(s): Riverside County General Plan Safety Element; Design-Level Geotechnical Exploration Frederick's Ridge Residential Development Project No. 13253.003 (Leighton and Associates, Inc, June 8, 2022); Geotechnical Desktop Review and Rippability Study Frederick's Ridge Residential Development 143 Acres South of Scott Road Project No. 13253.001 (Leighton and Associates, Inc. October 13, 2021).

Findings of Fact:

a) Less than Significant Impact. The Project site is subject to strong seismic ground shaking and potential damage as a result of seismic activity, which is characteristic of Southern California. Accordingly, proposed construction would be designed and constructed in accordance with applicable portions of Section 1808.6 of the 2022 CBC to ensure that potential impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk		\square	
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): Riverside County General Plan Safety Element; Design-Level Geotechnical Exploration Frederick's Ridge Residential Development Project No. 13253.003 (Leighton and Associates, Inc, June 8, 2022); Geotechnical Desktop Review and Rippability Study Frederick's Ridge Residential Development 143 Acres South of Scott Road Project No. 13253.001 (Leighton and Associates, Inc. October 13, 2021).

<u>Findings of Fact</u>: The topography of the northern portion of the Project site is relatively flat, then gradually gains elevation towards the southern portion of the site which is located outside of the Project area and will be dedicated for conservation purposes. Elevations onsite range from 1,425 feet above mean sea level in the north, to 1,810 feet in the southern portion of the site.

a) Less than Significant Impact. No landslides are mapped within the boundaries of the site or within adjacent areas offsite. Furthermore, there was no evidence of landslides or other forms of gross or surficial slope stability noted during Leighton's site reconnaissance or exploration. According to the geotechnical report, the potential for slope failures to impact the Project site are considered low (Leighton Project No. 13253.003). As such, a less than significant impact would occur.

 \boxtimes

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be located on a geologic unit or soil that is				

project, and potentially result in ground subsidence?

Source(s): Riverside County General Plan Safety Element; Design-Level Geotechnical Exploration Frederick's Ridge Residential Development Project No. 13253.003, Leighton and Associates, Inc, June 8, 2022; Geotechnical Desktop Review and Rippability Study Frederick's Ridge Residential Development 143 Acres South of Scott Road Project No. 13253.001, Leighton and Associates, Inc. October 13, 2021.

Findings of Fact:

a) Less than Significant Impact. According to the County of Riverside General Plan, alluvial areas of the site are mapped as susceptible to subsidence. The mapped limits of this zone are shown on Figure 8, Subsidence Map, of the Design-Level Geotechnical Exploration prepared by Leighton dated June 8, 2022 (Leighton, Project No. 13253.003). However, given the site is not situated near any active faults or areas of groundwater or petroleum withdrawal, the effects of any potential subsidence on the proposed Project are considered low. As such, a less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan Safety Element; Design-Level Geotechnical Exploration Frederick's Ridge Residential Development Project No. 13253.003, Leighton and Associates, Inc, June 8, 2022; Geotechnical Desktop Review and Rippability Study Frederick's Ridge Residential Development 143 Acres South of Scott Road Project No. 13253.001, Leighton and Associates, Inc. October 13, 2021.

Findings of Fact:

a) Less than Significant Impact. Diamond Valley Reservoir is the nearest body of water to the Project site and is located approximately 2.5 miles northeast. Given its proximity and upgradient location from the site, the likelihood that a seiche could cause adverse flooding at the site is considered high to extremely high (Leighton Project No. 13253.003). However, the site is not located within the flood plain of the reservoir, therefore a seiche emanating from the reservoir is unlikely (Leighton Project No. 13253.003). The Project site includes slopes in the southern portion of the Property however they are not substantial enough to generate mudflow. Furthermore, there are no volcanoes in the vicinity of the Project site. Therefore, impacts associated with a seiche, mudflow, or volcano are expected to be less than significant.

Mitigation: No mitigation is required.

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

<u>subsurface sewage disposal systems?</u> <u>Source(s)</u>: Riverside County General Plan Safety Element; Design-Level Geotechnical Exploration Frederick's Ridge Residential Development Project No. 13253.003, Leighton and Associates, Inc, June 8, 2022; Geotechnical Desktop Review and Rippability Study Frederick's Ridge Residential Development 143 Acres South of Scott Road Project No. 13253.001, Leighton and Associates, Inc.

negates

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grading that affects or

Findings of Fact:

October 13, 2021.

C)

Result in

- a) Less than Significant Impact. The topography of the Project site is relatively flat within the northern portion of the Parcel and then gradually gains elevation towards the southern portion of the site which will be designated as a conservation area. Elevations onsite range from 1,425 feet above mean sea level in the northern portion, to 1,810 feet in the southern portion of the site. As the proposed Project will be implemented in the northern, relatively flat portion of the site, the elevation of the Project site will not be significantly modified as a result of the Project. Minor surface grading and leveling will be required. No cut or fill slopes greater than 2:1 or higher than 40 feet will be created. Compliance with the Riverside County Building and Safety Ordinance No. 457 will ensure cut or fill slopes are manufactured appropriately. Prior to the issuance of grading permits, the County of Riverside requires Building and Safety review of the grading plans to assure the grading plans will not affect or negate subsurface sewage plans. Compliance with Ordinance No. 457 and the CBC will reduce potential impacts due to changes in topography and cut and fill slopes. As such, impacts would be less than significant.
- b) Potentially Significant Impact. According to Geotechnical Investigation No. 13253.003 prepared by Leighton, dated June 8, 2022, the Project design requires cut slopes along the southern portion of the site up to around 15 feet at ratios of 2:1. Leighton's exploratory trenches in these slope areas indicate bedrock will be exposed at finish grade, consisting of hard steeply foliated and closely fractured metasedimentary or massive granitic rock. The cut slopes are expected to be grossly stable under short- and long-term conditions (including seismic loading). The Project requires the construction of fill slopes up to 40 feet in height towards the northern perimeter of the construction area at a ratio of 2:1. As the proposed Project will require fill slopes greater than 10 feet, impacts due to fill slopes are considered potentially significant. This topic along with the corresponding mitigation measures will be discussed in the forthcoming DEIR.
- c) <u>Less than Significant Impact.</u> There are no subsurface sewage facilities proposed onsite or within the Project vicinity. The Project will connect to existing sewer infrastructure within the Scott Road right-of-way. As such, the impact would be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
		Incorporated		
Mitigation: Mitigation Measures will be discussed in the fortho	coming DEI	R.		
Monitoring: Applicable monitoring will be discussed in the for	thcoming D	EIR.		
18. Soils			\bowtie	
a) Result in substantial soil erosion or the loss of				
topsoil?				
b) Be located on expansive soil, as defined in Section	\boxtimes			
1803.5.3 of the California Building Code (2022), creating				
substantial direct or indirect risks to life or property?				
c) Have soils incapable of adequately supporting use				\boxtimes
of septic tanks or alternative waste water disposal systems				
where sewers are not available for the disposal of waste				
water?				

Source(s): Riverside County General Plan Safety Element; Design-Level Geotechnical Exploration Frederick's Ridge Residential Development Project No. 13253.003, Leighton and Associates, Inc, June 8, 2022; Geotechnical Desktop Review and Rippability Study Frederick's Ridge Residential Development 143 Acres South of Scott Road Project No. 13253.001, Leighton and Associates, Inc. October 13, 2021

Findings of Fact:

- a) Less than Significant Impact. The proposed Project site is currently vacant and undeveloped. The Applicant is proposing to construct 434 single-family residences. During the construction phase of the Project, topsoil may be lost during grading activities. However, this potential loss is not anticipated to be in a manner that would result in significant amounts of soil erosion. Measures to manage erosion will be implemented pursuant to the 2022 CBC to ensure that the faces of cut and fill slopes are prepared and maintained to control erosion throughout construction. Any exposed soil is proposed to be landscaped and the Project would comply with the applicable County regulatory programs related to erosion. Furthermore, the proposed Project will be conditioned upon approval to obtain a National Pollution Discharge System (NPDES) General Construction Permit which would minimize discharge into downstream waters of the U.S. through the implementation of Best Management Practices (BMPs). Thus, a less than significant impact would occur.
- b) Potentially Significant Impact. According to the Geotechnical Report No. 13253.003 prepared by Leighton, dated June 8, 2022, site soils generally possess a low to medium expansion level as clayey residual soils exist within the granitic bedrock that underlies the site. As such, the underlying expansive soils may result in impacts to property and life. Therefore, this topic and the appropriate mitigation measures will be discussed in the forthcoming DEIR.
- c) <u>No Impact.</u> The proposed Project is located within the Eastern Municipal Water District (EMWD) sewer services area. Currently, there are no existing septic tanks or alternative wastewater disposal systems on site. The proposed Project will connect with the existing EMWD sewer services located more than 200 feet away on Scott Road. Therefore, the Project does not necessitate soils capable of adequately supporting septic tanks or alternative water disposal systems. No impact would occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>Mitigation</u> : Mitigation Measures will be discussed in the forthe <u>Monitoring</u> : The Monitoring and Reporting Program will be di	coming DEI scussed in t	R. the forthcomi	ng DEIR.	
 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) : Riverside County General Plan Safety Element Frederick's Ridge Residential Development Project No. 13253 8, 2022; Geotechnical Desktop Review and Rippability Development 143 Acres South of Scott Road Project No. 13 October 13, 2021	; Design-Le 003, Leigh Study Fre 3253.001, L	vel Geotechi ton and Asso ederick's Ric eighton and	nical Explo ciates, Inc, dge Resid Associates	ration June ential s, Inc.
Findings of Fact:				
 erosion. The proposed Project will decrease the amimprovements such as concrete, asphalt, and landscare predominately developed with single-family reside are proposed to adjacent properties that would result Project will be conditioned upon approval to adhere which would further limit the potential for wind eroside would occur. <u>Mitigation</u>: No mitigation is required. 	aping. Area ences and c ult in wind e e to SCAQI ion. Thus, a	s surrounding ommercial us rosion offsite MD Rule 403 a less than s	g the Project ses. No cha e. The prop 3, Fugitive ignificant ir	n site ct site anges bosed Dust, npact
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) : Riverside County General Plan; Riverside County Ridge Greenhouse Gas Analysis County of Riverside, Urban	Climate Ac Crossroads	tion Plan ("C/ Inc. April 28	AP"); Frede , 2023.	erick's
Findings of Fact:				
Background on Climate Change				
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Global climate change refers to changes in average climatic conditions on earth as a whole, including temperature, wind patterns, precipitation and storms. Global warming, a related concept, is the observed increase in average temperature of the earth's surface and atmosphere. The six major greenhouse gases (GHGs) identified by the Kyoto Protocol are carbon dioxide (CO2), methane (CH4), nitrous oxide (N20), sulfur hexafluoride (SF6), hydrofluorocarbons (HFCs), and perfluorocarbons (PFCs). GHGs absorb longwave radiant energy reflected by the earth, which warms the atmosphere. GHGs also radiate long wave radiation both upward to space and back down toward the surface of the earth. The downward part of this longwave radiation absorbed by the atmosphere is known as the "greenhouse effect." The potential effects of global climate change may include rising surface temperatures, loss in snow pack, sea level rise, more extreme heat days per year, and more drought years.

CO2 is an odorless, colorless natural GHG. Natural sources include the following: decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; evaporation from oceans; and volcanic outgassing. Anthropogenic (human caused) sources of CO2 are from burning coal, oil, natural gas, wood, butane, propane, etc. CH4 is a flammable gas and is the main component of natural gas. N20, also known as laughing gas, is a colorless GHG. Some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to the atmospheric load of GHGs. HFCs are synthetic man-made chemicals that are used as a substitute for chlorofluorocarbons (whose production was stopped as required by the Montreal Protocol) for automobile air conditioners and refrigerants. The two main sources of PFCs are primary aluminum production and semiconductor manufacture. SF6 is an inorganic, odorless, colorless, nontoxic, nonflammable gas. SF6 is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

Events and activities, such as the industrial revolution and the increased combustion of fossil fuels (e.g., gasoline, diesel, coal, etc.), have heavily contributed to the increase in atmospheric levels of GHGs. An air quality analysis of GHGs is a much different analysis than the analysis of criteria pollutants for the following reasons. Four criteria pollutants significance thresholds are based on daily emissions because attainment or non-attainment is based on daily exceedances of applicable ambient air quality standards. Further, several ambient air quality standards are based on relatively short-term exposure effects on human health, e.g., one-hour and eight-hour. Since the half-life of CO2 in the atmosphere is approximately 100 years, for example, the effects of GHGs are longer-term, affecting global climate over a relatively long period. As a result, the SCAQMD's current position is to evaluate GHG effects over a longer timeframe than a single day.

Regulatory Setting

The Project is located in unincorporated Riverside County, within the South Coast Air Basin, under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Project would be required to comply with regulations imposed by the State of California and the South Coast Air Quality Management District aimed at the reduction of air pollutant emissions. Those that are directly and indirectly applicable to the Project and that would assist in the reduction of greenhouse gas emissions include:

• Global Warming Solutions Act of 2006 (AB32). AB 32 is applicable to the Project because, as a development Project, the KTM North America HQ Campus will need to meet 2020 GHG reduction goals set forth in AB 32. AB 32 requires the California Air Resources Board (CARB) to develop regulations and market mechanisms to reduce California's greenhouse gas

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emissions to 1990 levels by the year of 2020. Many of the GHG reduction measures outlined in AB 32 (e.g., Low Carbon Fuel Standard, Advanced Clean Car standards, and Cap-and Trade) have been adopted over the last five years and implementation activities are ongoing.

• Pavley Fuel Efficiency Standards (AB1493). AB 1493 (Pavley) establishes fuel efficiency ratings for new vehicles and for model year 2009-2016 passenger cars and light trucks. AB 1493 is applicable to the Project because model year 2009-2016 passenger cars and light duty truck vehicles traveling to and from the Project site are required by the State of California to implement GHG emission reduction standards related to fuel efficiency. The CARB anticipates that implementation of the Pavley regulations will reduce GHG emissions from California passenger vehicles by about 30 percent in 2016 compared to emissions that occurred prior to 2009 when AB 1492 was enacted.

• Title 24 California Code of Regulations (California Building Code). Establishes energy efficiency requirements for new construction. Title 24 energy standards address the energy efficiency of new (and altered) homes and commercial buildings. Because energy efficiency reduces energy costs, increases reliability and availability of electricity, improves building occupant comfort, and reduces impacts to the environment, standards are important and necessary for California's energy future. Therefore, a new development such as the KTM North America HQ Campus is required to comply with Title 24 Code of Regulations and would therefore increase the Project's energy efficiency and reduce its environmental impact.

• Title 17 California Code of Regulations (Low Carbon Fuel Standard or LCFS). Requires carbon content of fuel sold in California to be 10% less by 2020. Because the LCFS applies to any transportation fuel that is sold, supplied, or offered for sale in California, and to any person who, as a regulated party, is responsible for a transportation fuel in a calendar year, all vehicles accessing the site will be required to comply with LCFS. Implementation of such a standard will reduce greenhouse gas emissions by reducing the full fuel-cycle, carbon intensity of the transportation fuel pool used in California.

• California Water Conservation in Landscaping Act of 2006 (AB1881). Requires local agencies to adopt the Department of Water Resources updated Water Efficient Landscape Ordinance or equivalent by January 1, 2010 to ensure efficient landscapes in new development and reduced water waste in existing landscapes. As a new development Project within the State of California, the Project is required to comply with the County of Riverside's adopted water efficient landscape requirements and would therefore be consistent with the requirements of AB1881 in order to help conserve California's water resources and to promote efficient water use.

• Senate Bill 32 (SB 32). Requires the state to reduce statewide greenhouse gas emissions to 40% below 1990 levels by 2030, a reduction target that was first introduced in Executive Order B-30-15. The new legislation builds upon the AB 32 goal of 1990 levels by 2020 and provides an intermediate goal to achieving S-3-05, which sets a statewide greenhouse gas reduction target of 80% below 1990 levels by 2050.

Riverside County Climate Action Plan

On December 8, 2015, Riverside County adopted a Climate Action Plan (CAP) that outlines policies and goals that guide land use decisions in an effort to reduce the County's Greenhouse Gas (GHG) emissions. The CAP coincides with Riverside County's general plan update, which has set a goal to

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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reduce emissions back to 1990 levels by the year 2020 per the state's adopted AB 32 GHG reduction target. An essential part of the CAP is the GHG emissions inventory, which contains GHG emissions of community-wide and municipal sources based on the most recent data available for the year 2008. Sources of emissions include transportation, electricity and natural gas use, landscaping, water and wastewater pumping and treatment, and decomposition of solid waste. Riverside County's 2008 inventory amounted to 7,012,938 Metric Tons of Carbon Dioxide Equivalent (MTCO2e) community wide and 226,753 MT CO2e from municipal operations. The County of Riverside plans to reduce GHG emissions by 5 MTCO2e per capita per year to reach the total modified forecast of 359,358 MT CO2e per year by 2035.

The County of Riverside has adopted a screening threshold of 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO2e) per year on new development Projects to determine level of significance. Projects that exceed this threshold will be required to use Screening Tables or a Project-specific technical analysis to quantify and mitigate Project emissions. This approach is a widely acceptable screening threshold used by the County of Riverside and various other cities in the South Coast Air Basin, as provided by the CARB AB 32 Scoping Plan, where the South Coast Air Quality Management District is the lead agency.

a) <u>Potentially Significant Impact:</u> A Greenhouse Gas Analysis was prepared by Urban Crossroads, dated April 28, 2023, for the proposed Project utilizing the latest version of the CalEEMod Version 2022.1. As shown in Table 20-1, the Project will exceed the 3,000 MTCO2e/yr threshold and will be required to demonstrate a reduction in 25% GHG emissions. Therefore, a potentially significant impact may occur. This topic along with the appropriate mitigation measures will be discussed in the forthcoming DEIR.

		Emiss	sions (lbs/d	ay)	
Source	CO ₂	CH₄	N ₂ O	R	Total CO₂E
Annual construction-related emissions amortized over 30 years	95.60	3.11E-03	7.19E-03	6.52E-02	97.88
Mobile Source	5515.35	0.25	0.27	9.47	5611.88
Area Source	102.12	0.00	0.00	0.00	102.43
Energy Source	1480.14	0.13	0.01	0.00	1486.20
Water Usage	108.76	0.59	0.02	0.00	128.03
Waste	35.94	3.59	0.00	0.00	125.75
Refrigerants	0.00	0.00	0.00	0.91	0.91
Total CO ₂ E (All Sources)			7,553.08		

Table 20-1 Project Greenhouse Gas Emissions

b) <u>Potentially Significant Impact</u>: As shown in Table 20-1, the Project will exceed the 3,000 MTCO2e/yr threshold and will be required to demonstrate a reduction in 25% GHG emissions in compliance with the CAP. Therefore, a potentially significant impact may occur and this topic along with the appropriate mitigation measures will be discussed in the forthcoming DEIR.

<u>Mitigation</u>: Mitigation Measures will be discussed in the forthcoming DEIR.

Monitoring: The Monitoring and Reporting Program will be discussed in the forthcoming DEIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the pro	ject:			
 21. Hazards and Hazardous Materials a) Create a significant hazard to the public or the 			\boxtimes	
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?			\boxtimes	
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?			\boxtimes	
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?			\boxtimes	
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): Project Application Materials; Phase I Environmental Site Assessment Proposed 160-Acre Residential development South of Scott Road, Leighton and Associates, Inc. Project No. 13253.002, December 8, 2021.

<u>Findings of Fact</u>: Leighton performed a Phase I Environmental Site Assessment of the proposed Project site, dated December 8, 2021, in accordance with the scope and limitations of ASTM Practice E 1527-13. The assessment revealed no evidence of recognized environmental conditions (REC) in connection with the Property except for the historical application of sewer sludge on the Project site. The Department of Environmental Health (DEH) defines sludge as "treated solid, semi-solid or liquid residual generated during the treatment of sewage in a wastewater treatment [plant]." Sludge can contain heavy metals, pathogenic organisms, chemical pollutants, and synthetic organic compounds. Based on a review of the DEH "Sludge Application Sites in Riverside County" French Valley map, the subject site was within an area of documented sludge application. The DEH regulates the Land Application of Class A Sewage Sludge for Agricultural Activities under County Ordinance No. 830. The application of Class B Sludge is prohibited (Ordinance No. 812). Therefore, there is the potential for soil contamination due to the historic applications of sludge and as such, is considered a REC.

a–b) Less than Significant Impact. The use and disposal of construction materials and substances such as cleaning products, fertilizers, pesticides, etc. are expected during the construction phase of the proposed Project. However, there is limited potential for the accidental release of construction-related products in sufficient quantity to pose a significant hazard to people and the environment. Once operational, the proposed Project will result in 434 single-family residences. Residential uses are not typical uses associated with the routine transport, use, or disposal of hazardous materials. Thus, a less than significant impact would occur.

c) <u>Less than Significant Impact.</u> The Project does not involve construction or operational characteristics which would interfere or impact emergency response or evacuation of the Project

Potentially	Less than	Less	No	
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site or immediate surrounding area. Egress and ingress to the Project site will be maintained and circulation on-site is provided to comply with County requirements. Therefore, potential impacts to the implementation of or physical interference with an adopted emergency response plan or emergency evacuation plan would be less than significant and no mitigation would be required.

d) <u>Less than Significant Impact.</u> The closest school is Liberty High School located approximately 0.75 miles northwest of the Project site. Therefore, the proposed Project is not within one-quarter mile of an existing or proposed school. As such, impacts are less than significant.

e) <u>Potentially Significant Impact.</u> According to the US EPA Enviromapper, no sources of health hazards are known to exist on or within one mile of the Project site. Furthermore, the Project site is not listed as a hazardous materials site. However, the historical documented application of sludge onsite creates the potential for soil contamination as sludge can contain heavy metals, pathogenic organisms, chemical pollutants, and synthetic organic compounds and as such is considered an REC. Therefore, a potentially significant impact may occur. This topic along with the appropriate mitigation measures will be discussed further in the forthcoming DEIR.

Mitigation: Mitigation Measures will be discussed in the forthcoming DEIR.

Monitoring: Monitoring will be discussed in the forthcoming DEIR.

22. Airports		
a) Result in an inconsistency with an Airport Master		\bowtie
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		\bigtriangleup
people residing or working in the project area?		

Source(s): Riverside County Southwest Area Plan; GIS database;

Findings of Fact:

<u>a–d) No Impact.</u> The 162.9-acre Project site is not located within the vicinity of a public airport or airstrip. The nearest airport is the French Valley Airport located approximately 4.0 miles southwest of the Project site. Furthermore, the Project is not located within an Airport Master Plan or airport land use plan and thus does not require review by the Airport Land Use Commission. Therefore, implementation of the proposed Project would not result in a safety hazard for people working and living within the Project site due to the proximity of an airport. No impact would occur.

	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.				
HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				
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?	\boxtimes			
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?	\square			
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?			\boxtimes	
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				

Source(s): Riverside County General Plan Safety Element Figure 5 "Dam Hazard Inundation"; Southwest Area Plan Figure 10 "Southwest Area Plan Special Flood Hazards Areas Map"; Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database; EMWD 2020 Urban Water Management Plan, July 1, 2021; Preliminary Drainage Report for Frederick's Ridge Tract 38472, Casc Engineering and Consulting, March 22, 2023; County Project Specific Water Quality Management Plan Frederick's Ridge, Casc Engineering and Consulting, April 18, 2023; Design-Level Geotechnical Exploration Frederick's Ridge Residential Development, Leighton and Associates, Inc, March 8, 2023.

<u>Findings of Fact</u>: The Project site is located in the Santa Margarita River watershed. A Preliminary Water Quality Management Plan (P-WQMP) was prepared for the Project by Casc Engineering and Consulting, dated April 18, 2023, and shall be approved by the County prior to recordation of a final map or issuance of a grading permit. The Project will also be conditioned upon approval to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) as part of obtaining a general permit under the NPDES permit.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Less than Significant Impact. BMPs are defined in Title 40 CFR 122.2 as schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the United States. BMPs also include treatment requirements, operating procedures and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage. In the case of municipal storm water permits, BMPs are typically used in place of numeric effluent limits. The Project will be conditioned upon approval to implement Best Management Practices (BMPs) specified in the Project SWPPP and P-WQMP which would ensure the Project would not violate any water quality standards or waste discharge requirements. Thus, a less than significant impact would occur.
- b) Less than Significant Impact. The Project site is served by the Eastern Municipal Water District (EMWD). EMWD utilizes locally produced groundwater from two management plan areas of the San Jacinto Groundwater Basin: the West San Jacinto Groundwater Sustainability Agency Plan Area (West San Jacinto Basin) and the Hemet/San Jacinto Water Management Plan area (Hemet/San Jacinto Basin. The remaining water supply comes from surface water provided by the Metropolitan Water District of Southern California (Metropolitan) which imports its water from the Colorado River Aqueduct (CRA) and the California Aqueduct. According to the EMWD 2020 Urban Water Management Plan (UWMP), EMWD can expect to meet the projected water demands through 2045 for average, single dry, and multiple dry years using imported water from Metropolitan in addition to existing supply resources.

The 162.90-acre Project site is currently vacant and undeveloped. The Project proposes to develop approximately 90.8 acres in the northern portion of the parcel which includes drainage improvements such as catch basins and detention/water quality basins located south of Scott Road and approximately 900 feet of drainage improvements that will include a concrete channel and ribbon gutter along Pines Airport Road right-of-way to the north of Scott Road. Additionally, the Project includes landscaping throughout the Project area that will further allow groundwater recharge. Finally, the Project is consistent with the underlying land use designation and is not anticipated to generate an increased demand that would result in a net deficit in aquifer volume or a lowering of the local groundwater table. Therefore, a less than significant impact would occur.

- c) <u>Potentially Significant Impact.</u> The Project site is currently undeveloped and contains 0-feet of impervious area. The Project proposes 2,572,044 square feet of impervious surfaces for the construction of 434 single-family residences and associated infrastructure. According to the P-WQMP prepared by CASC Engineering, dated March 22, 2023, the Project will mimic flows towards Scott Road as it historically has. Given the increase in impervious surfaces, drainage patterns will be significantly altered onsite. As such, this topic and the appropriate Mitigation Measures will be discussed in the forthcoming DEIR.
- d) <u>Potentially Significant Impact.</u> The development of approximately 90.8 acres in the northern portion of the Project site would increase peak flow rates on downstream properties, which could result in erosion or siltation. Thus, a potentially significant impact may occur. This topic along with the appropriate Mitigation Measures will be discussed in the forthcoming DEIR.
- e) <u>Potentially Significant Impact.</u> The Project would result in a significant amount of new impervious surfaces on site which would create increased surface runoff that could result in

		Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant	No Impact
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flooding on or off-site. Therefore, a potentially significant impact may occur. This topic along with the appropriate Mitigation Measures will be discussed in the forthcoming DEIR.

- f) <u>Potentially Significant Impact</u>. Project implementation would result in an increase of impervious surfaces and flow rates. These increased flow rates could potentially lead to polluted run-off. Therefore, impacts are potentially significant and will be discussed in the forthcoming DEIR.
- g) <u>Potentially Significant Impact.</u> Given the Project site is currently vacant and contains 0-feet of impervious surfaces, the proposed 434-single-family residential development will require significant drainage improvements to direct flow. Therefore, a potentially significant impact may occur. This topic along with the appropriate Mitigation Measures will be discussed in the forthcoming DEIR.
- h) Less than Significant Impact. The site is located 2.6 miles southwest of Diamond Valley Lake dam and is not located within a Diamond Valley Lake dam inundation area. According to the Southwest Area Plan Figure 10 Special Flood Hazard Areas the Project site is not located in a flood zone. Furthermore, the Project site is located more than 30 miles from the coastal threat of tsunami. Flooding due to tsunami, seiche, or inundation is unlikely. No impacts are anticipated.
- i) Less than Significant Impact. Best Management Practices (BMPs) are defined in 40 CFR 122.2 as schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the United States. The implementation of BMPs will ensure that the Project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan or violate any water quality standards or waste discharge requirements. The Project will also be conditioned upon approval to comply with standard water quality conditions of approval. Thus, a less than significant impact would occur.

Mitigation: Mitigation Measures will be discussed in the forthcoming DEIR.

Monitoring: Applicable monitoring will be discussed in the forthcoming DEIR.

LAND USE AND PLANNING Would the project:			
24. Land Use		\square	
a) Physically divide an established community?			
b) Cause a significant environmental impact due to a		\boxtimes	
conflict with any land use plan, policy, or regulation adopted			
for the purpose of avoiding or mitigating an environmental			
effect?			

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

Findings of Fact:

a) <u>Less than Significant Impact.</u> According to the General Plan – Land Use Plan, the proposed Project site is designated as Medium Density Residential. The Medium Density Residential land use designation allows for the development of conventional single family detached houses

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and suburban subdivisions at a density of 2.0 to 5.0 dwelling units per acre. The proposed Project consists of the development of 434 single-family residences on a 162.9-acre parcel resulting in a density of 3.7 dwelling units per acre and as such, is consistent with the Medium Density Residential land use designation. The Project includes 71.73 acres designated for residential lots, 6.02 acres designated for a community park, and 58.37 acres designated for conservation purposes. Additional site improvements include landscaping, sidewalks, parking, drainage improvements and recreational facilities. The proposed Project is compatible with the existing residential uses surrounding the Project site. The proposed Project does not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Thus, impacts are less than significant.

b) Less than Significant Impact. The proposed Project does not include any new physical barriers (bridges, roadways, utilities, channels) that would disrupt or divide the physical arrangement of the existing community. Conceptual plans and architectural renderings will be reviewed by the County in order to achieve compliance with the design guidelines set forth in the County Ordinance No. 348A less than significant impact is expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:			
25. Mineral Resourcesa) 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?		\boxtimes	
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?			\boxtimes
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?			\boxtimes

Source(s): Riverside County General Plan Figure OS-6 "Mineral Resource Zones"; Design-Level Geotechnical Exploration Frederick's Ridge Residential Development, Leighton and Associates Inc. June 8, 2022.

Findings of Fact:

- a) Less than Significant Impact. According to Figure OS-6 of the Riverside County General Plan, the Project site lies in an area designated as "MRZ-3", which is defined as areas where available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. The site has not been designated for mineral resources related uses and no existing or abandoned quarries or mines exist in the Project vicinity. The Project will not result in the permanent loss of significant mineral resources. As such, a less than significant impact would occur.
- b) <u>No Impact.</u> The Project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Furthermore, no mining sites are located within the vicinity of the Project site. Thus, no impact would occur.

c) <u>No Impact.</u> The Project site is not located near proposed, existing, or abandoned quarries or mines; therefore, Project development would not expose people or property to mining hazards. As such, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:			
26. Airport Noise		\boxtimes	
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 located within the vicinity of a private			\square
airstrip, would the project expose people residing or working			\square
in the project area to excessive noise levels?			

Source(s): Southwest Area Plan Figure 5 "Southwest Area Plan French Valley Airport Influence Area,"; Frederick's Ridge Noise Impact Analysis, Urban Crossroads, Inc. September 29, 2023.

<u>Findings of Fact</u>: A Noise Impact Analysis (NIA) was prepared by Urban Crossroads, dated September 29, 2023, for the proposed Project. The NIA assessed area noise levels as a result of Project implementation, as well as noise levels that future residents of the Project will be exposed to. The closest major airport is the French Valley Airport located approximately 3.7 miles southwest of the Project site. Policy N.4.1 of the Riverside County General Plan prohibits facility related noise received by any sensitive use from exceeding;

- a. 45 dBA6 CNEL7 between 10:00 p.m. and 7:00 a.m.
- b. 65 dBA CNEL between 7:00 a.m. and 10:00 p.m.

The noise level contours of French Valley Airport are shown in Figure 5 "Southwest Area Plan French Valley Airport Influence Area". Accordingly, the Project site is located outside the 60 dBA CNEL noise level contour and thus would not be exposed to excessive noise levels from airport operations, and therefore, impacts are considered less than significant.

- A) <u>Less than Significant Impact.</u> The Project site is located approximately 3.7 miles southwest of the French Valley Airport and is outside of the airport's influence area. Therefore, the Project would not expose people residing or working in the area to excessive noise levels and impacts would be less than significant.
- B) <u>No Impact.</u> The Project is not within the vicinity of a private airstrip and would therefore not expose people residing or working in the area to excessive noise levels from such use. As such, no impact would occur.

	Potentially	Less than	Less	No
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Mitigation: No mitigation is required.				
<u> </u>				
Monitorina No monitorina is required				
27 Noise Effects by the Project				
27. Noise Effects by the Project	\boxtimes			
a) Generation of a substantial temporary of				
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?			凶	

Source(s): Riverside County General Plan; Table N-1 "Land Use Compatibility for Community Noise Exposure"; Southwest Area Plan; Frederick's Ridge Noise Impact Analysis, Urban Crossroads, Inc. September 29, 2023.

<u>Findings of Fact</u>: The Project site is located approximately 3.4 miles east of I-215 and approximately 1.0 mile west of SR-79 in the southwestern portion of the County. The Project site is located south of Scott Road, which is classified as an Urban Arterial Highway, with about 900 feet of drainage improvements located north of Scott Road along the Pines Airport Road right-of-way. Surrounding land uses include single family residences, commercial businesses, a church, and vacant land. The Project site is currently vacant and undeveloped. The Project proposes a Tentative Tract Map (TTM No. 38472) to subdivide one (1) existing parcel consisting of 162.90 acres into 434 single-family residential lots (71.73 acres), a 6.02-acre park, and 58.37 acres of conservation area.

According to Table N-1 of the Noise Element of the County's General Plan, the normally acceptable community noise exposure level (CNEL) is 45-60 dBA and the conditionally acceptable CNEL is 55-70 dBA. Policy N 4.1 of the Noise Element of the County's General Plan sets a stationary-source exterior noise limit to not to be exceeded for a cumulative period of more than ten minutes in any hour of 65 dBA Leq for daytime hours of 7:00 a.m. to 10:00 p.m., and 45 dBA Leq during the noise-sensitive nighttime hours of 10:00 p.m. to 7:00 a.m. According to the Construction Noise handbook, prepared by the Federal Highway Administration, at a distance of 50 feet, some heavy construction equipment can produce noise levels above 80 A-weighted decibels (dBA).

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 or noise ordinance, or applicable standards of other agencies?

<u>Potentially Significant</u>: The Project site is bounded by Scott Road to the north and Christine Street to the west, with surrounding land uses including residential and commercial. Traffic from Scott Road are the primary source of noise in the general area of the Project site. The Project is located within the R-4 Planned Residential zone and is identified as having a maximum decibel level of 55 dBA during 7:00am – 10:00pm and 45 dBA 10:00pm-7:00am. The Project site is currently vacant, and the Project proposes to subdivide the Parcel into 434 single-family lots. Medium density residential land uses such as the Project are considered normally acceptable with exterior noise levels below 60 dBA CNEL, and conditionally acceptable with noise levels below 70 dBA

Potentially	Less than	Less	No
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CNEL. The Noise Impact Analysis by Urban Crossroads was prepared using the applicable County standards and thresholds of significance based on guidance provided by Appendix G of the California Environmental Quality Act (CEQA) Guidelines. To establish existing ambient noise level conditions in the areas surrounding the Project site, a field monitoring study was conducted at the noise measurement locations shown in Figure 27-1. Table 27-1: 24-Hour Ambient Noise Level Measurements, identifies the hourly daytime (7:00am to 10:00pm) and nighttime (10:00pm to 7:00am) noise levels at each noise level measurement location. The background ambient noise levels in the Project area are dominated by the transportation-related noise associated with nearby surface streets such as Scott Road. This includes the auto and heavy truck activities on roadway segments near the noise level measurement locations.





Table 27-1: 24-I	Hour Ambient No	oise Level Me	easurements

Location	Location Description		rage Noise BA Leq)
		Daytime	Nightime
L1	Located northwest of the Project site near single-family residence at 31385 Scott Road.	64.9	60.1
L2	Located north of the Project site near single- family residence at 31860 Scott Road.	69.4	66.0

		Potentially Significant Impact	y Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
13	Located northeast of the Project site ne	ar			
20	single-family residence at 32007 Scott I	Road.	67.0	63.6	
L4	south of the Project site near single-fam residence at 33525 Pourroy Road.	nily	48.6	42.2	
L5	Located west of the Project site near sin family residence at 33285 Christine Stre	ngle- eet.	48.5	42.4	

Construction Related Impacts

As shown in Table 27-2 below, modeled unmitigated construction noise levels reached up 61.2 dBA Leq, To evaluate whether the Project will generate potentially significant short-term noise levels at nearest receiver locations, a construction-related daytime noise level threshold of 80 dBA Leq is used as a reasonable threshold to assess the daytime construction noise level impacts. The construction noise analysis shows that the nearest receiver locations will satisfy the reasonable daytime 80 dBA Leq significance threshold during Project construction activities with a maximum noise level of 61.2 dBA Leq, as shown on Table 27-3. Therefore, the noise impacts due to Project construction noise are considered less than significant at all receiver locations.

Bassiver	Construction Noise Levels (dBA Leq)					
Location	Site Preparation	Grading	Building Construction	Paving	Architectural Coating	Highest Levels
R1	55.3	57.3	50.3	48.3	45.3	57.3
R2	56.7	58.7	51.7	49.7	46.7	58.7
R3	59.2	61.2	54.2	52.2	49.2	61.2
R4	49.0	51.0	44.0	42.0	39.0	51.0
R5	55.7	57.7	50.7	48.7	45.7	57.7
R6	53.7		48.7	46.7	43.7	55.7

Table 27-2: Construction Equipment Noise Level Summary

Table 27-3: Construction Noise Level Compliance

Bassiwar	Constru	iction Noise Levels (dBA	Leq)
Location	Highest Construction Noise Levels	Threshold	Threshold Exceeded?
R1	57.3	80	No
R2	58.7	80	No
R3	61.2	80	No
R4	51.0	80	No
R5	57.7	80	No
R6	55.7	80	No

Operation Related Impacts

The proposed Project has not been designed beyond the lot lines. The Project is considered a noise-sensitive receiving land use and is not expected to include any specific type of operational noise levels beyond those typically associated with residential land uses such as people and children, parking lot activity, garage doors, small air conditioners, and trash collection, and is considered a noise-sensitive receiving land use. The Noise Impact Analysis prepared by Urban Crossroads, dated September 19, 2023, analyzed the potential operational noise impacts resulting from the operation of ground mounted air conditioning units associated with the Project. Policy N 4.1 of the County of Riverside General Plan Noise Element sets a stationary-source average Leq exterior noise limit not to be exceeded for a cumulative period of more than ten

Potentially	Less than	Less	No
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minutes in any hour of 65 dBA Leq for daytime hours of 7:00 a.m. to 10:00 p.m., and 45 dBA Leq during the noise-sensitive nighttime hours of 10:00 p.m. to 7:00 a.m. (16) The County of Riverside County Code Section 9.52.040 General sound level standards identify lower, more restrictive exterior noise level standards, which for the purpose of this report, are used to evaluate potential Project-related operational noise level limits instead of the higher the General Plan exterior noise level standards previously identified. The County of Riverside County Code identifies exterior noise level limits of 55 dBA Leq during the daytime hours of 7:00 a.m. to 10:00 p.m., and 45 dBA Leq during the noise-sensitive nighttime hours of 10:00 p.m. to 7:00 a.m. for most noise-sensitive uses.

To assess the noise levels created by the ground mounted air conditioning units, reference noise levels from a Carrier model 25HBC5 were used as representative of the air conditioning units that could be used on the Project and have a range of capacity from 1.5 tons to 5 tons. According to the product data sheet a Carrier model 25HBC5, which produces a maximum sound power level of 76 dBA, as shown in Table 27-4. While operating at full power, air conditioners operate approximately 15-30 minutes out of an hour in multiple cycles during the nighttime as compared to the daytime where the units typically operate 20-40 minutes in multiple cycles, depending on the ambient temperature. For purposes of Urban Crossroads analysis, it was assumed the air conditioners would operate 45 minutes out of an hour during the day and 30 minutes out of an hour at night. The acoustic center of each unit will be located three feet above ground elevation. As the final location of air conditioning units has not been finalized, the units were placed generally located in the side yard of each lot.

	Noise	Min./	Hour	Reference	Sound
Noise Source	Source Height (feet)	Day	Night	Noise Level (dBA Leq) @ 50 feet	Power Level (dBA)
Gound Mounted Air Conditioning Units	5	45	30	44.4	76.0

Table 27-4: Reference Noise Levels

Accounting for typical attenuation rates of 6 dB per doubling of distance, noise levels attributed to unshielded HVAC mechanical systems could exceed the County property line nighttime noise limit for stationary sources (45 dBA Leq) if located within 40 feet of a residential receiver. Therefore, Project implementation would potentially result in a significant impact. This topic along with the appropriate mitigation measures will be discussed in the forthcoming DEIR.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact: Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods employed. At distances ranging from 85 to 1,402 feet from Project construction activities, construction vibration velocity levels are estimated to range from less than 0.01 to 0.01 in/sec PPV. Based on the County's maximum acceptable continuous vibration threshold of 0.04 PPV (in/sec) at off-site receivers, the typical Project construction vibration levels will fall below the building damage thresholds at all the noise receiver locations. Additionally, the vibration levels reported at the receiver locations are unlikely to be sustained during the entire construction period but will occur rather only during the times that heavy construction equipment is operating adjacent to the Project site perimeter. Therefore, the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Project-related vibration impacts are considered less t activities at the Project site.	than significa	nt during typ	oical constru	iction
Mitigation: Mitigation measures will be discussed in the fort	hcoming DEI	R.		
Monitoring: Applicable monitoring will be discussed in the fo	orthcoming D	EIR.		
PALEONTOLOGICAL RESOURCES:				
 Paleontological Resources a) Directly or indirectly destroy a unique paleonto logical resource, site, or unique geologic feature?) <u> </u>			
Source(s): Riverside County General Plan Figure OS-8: Pa	aleontologica	l Sensitivity.		
Findings of Fact:				
According to the Riverside County General Plan, the Proj	ject site is lo	cated within	n an area o	f low
paleontological sensitivity.				
 a) <u>Potentially Significant Impact:</u> No paleontological resproposed Project. According to Figure OS-8, the Potential/Sensitivity area, which suggests there is a log resources during the excavation phase of the Proindirectly destroy a unique paleontological resource mitigation measures will be discussed in the forthcom 	source assess e Project sit ow potential fo ject. Therefo and this topi ning DEIR.	sment was c e is locate or unearthin re, there is c along with	conducted fo d within a g paleontolo the potent n the approp	or the Low ogical ial to oriate
 a) <u>Potentially Significant Impact:</u> No paleontological resproposed Project. According to Figure OS-8, the Potential/Sensitivity area, which suggests there is a laresources during the excavation phase of the Proindirectly destroy a unique paleontological resource mitigation measures will be discussed in the forthcom <u>Mitigation</u>: Mitigation measures will be discussed in the forthcom 	source assess e Project sit ow potential f ject. Therefo and this topi ning DEIR. hcoming DEII	sment was c e is locate or unearthin re, there is c along with R.	conducted fo d within a g paleontolo the potent n the approp	or the Low ogical ial to oriate
 a) <u>Potentially Significant Impact:</u> No paleontological resproposed Project. According to Figure OS-8, the Potential/Sensitivity area, which suggests there is a laresources during the excavation phase of the Proindirectly destroy a unique paleontological resource mitigation measures will be discussed in the forthcom <u>Mitigation</u>: Mitigation measures will be discussed in the forthcoming: Monitoring will be discussed in the forthcoming 	source assess e Project sit ow potential f ject. Therefo and this topi ning DEIR. hcoming DEII DEIR.	sment was c e is locate or unearthin re, there is c along with R.	conducted fo d within a g paleontolo the potent n the approp	or the Low ogical ial to oriate
 a) <u>Potentially Significant Impact:</u> No paleontological resproposed Project. According to Figure OS-8, the Potential/Sensitivity area, which suggests there is a laresources during the excavation phase of the Proindirectly destroy a unique paleontological resource mitigation measures will be discussed in the forthcom Mitigation: Mitigation measures will be discussed in the forthcoming Monitoring: Monitoring will be discussed in the forthcoming 	source assess e Project sit ow potential f ject. Therefo and this topi ning DEIR. hcoming DEII DEIR.	sment was c e is locate or unearthin re, there is c along with R.	conducted fo d within a g paleontolo the potent n the approp	or the Low ogical ial to oriate
 a) <u>Potentially Significant Impact:</u> No paleontological resproposed Project. According to Figure OS-8, the Potential/Sensitivity area, which suggests there is a laresources during the excavation phase of the Proindirectly destroy a unique paleontological resource mitigation measures will be discussed in the forthcom Mitigation: Mitigation measures will be discussed in the forthcoming: Monitoring will be discussed in the forthcoming POPULATION AND HOUSING Would the project: 29. Housing a) Displace substantial numbers of existing people of housing, necessitating the construction of replacement housing elsewhere? 	ource assess Project sit ow potential f ject. Therefo and this topi ning DEIR. hcoming DEII DEIR.	sment was c e is locate or unearthin re, there is c along with R.	conducted for d within a g paleontolo the potent n the approp	or the Low ogical ial to oriate
 a) <u>Potentially Significant Impact:</u> No paleontological resproposed Project. According to Figure OS-8, the Potential/Sensitivity area, which suggests there is a laresources during the excavation phase of the Proindirectly destroy a unique paleontological resource mitigation measures will be discussed in the forthcom Mitigation: Mitigation measures will be discussed in the forthcoming: Monitoring will be discussed in the forthcoming POPULATION AND HOUSING Would the project: 29. Housing a) Displace substantial numbers of existing people of housing, necessitating the construction of replacement housing elsewhere? b) Create a demand for additional housing particularly housing affordable to households earning 80% of less of the County's median income? 	source assess e Project sit ow potential fo iject. Therefo and this topi ning DEIR. hcoming DEII DEIR.	sment was c e is locate or unearthin re, there is c along with R.	conducted for d within a g paleontolo the potent n the approp	or the Low ogical ial to oriate

Element

Potentia Significa Impac	lly Less than ant Significant t with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<u>Findings of Fact</u>: The proposed Project includes subdividing a 162.9-acre parcel into 434 single-family residential lots including a 6.02-acre park and a 58.37-acre conservation area.

- a) <u>No Impact</u>. The Project site is currently vacant and undeveloped and as such, no housing exists onsite. Therefore, the Project would not displace a substantial number of people, necessitating the construction of replacement housing elsewhere. As such, no impact would occur.
- b) <u>No Impact.</u> The proposed Project is a TTM (TTM 38472) that would subdivide a vacant 162.9acre Parcel into 434 single-family residential lots. As the proposed Project would be creating housing on a vacant Property, there would not be any additional demand for housing as a result of Project implementation. As such, no impact would occur.
- c) Less Than Significant Impact. The proposed Project site is designated as Medium Density Residential (MDR) which permits a density of 2-5 dwelling units per acre. The Project site is located south of Scott road which is classified as an Urban Arterial roadway in the Southwest Area Plan. The proposed Project would subdivide a 162.9-acre Parcel into 434 single-family residential lots resulting in a density of 3.7 dwelling units per acre which is consistent with the MDR designation. Infrastructure improvements to Scott Road include widening at its half-section width as an Urban Arterial (152-foot right-of-way) form Christine Street to Beeler Road consistent with the County's standards, and striping transition along the Project frontage to meet existing striping east of the Project site. Therefore, the proposed Project and associated improvements to Scott Road are consistent with the County's General Plan and as such, would not result in unplanned population growth. A less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan Safety Element; Southwest Area Plan; General Plan Environmental Impact Report Volume 1, Section 4.15.1 Public Services Fire Protection.

Findings of Fact:

<u>Potentially Significant Impact</u>: The Project site is located within the service boundaries of the Riverside County Fire Department which operates a total of 85 fire stations. A total of 51 of these stations, as well as three stations operated by the California Department of Forestry, are located in the unincorporated portion of Riverside County. In addition to providing fire protection services to unincorporated areas, the Riverside County Fire Department provides fire protection services to 16 cities on a contractual basis. According to the Public Services section of the General Plan EIR, the County's standard for the establishment of a new fire station is the development of 2,000 dwelling units. Additionally, the County

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requires the payment of mitigation fees to collect revenue for the establishment of new stations and currently requires \$400 per single-family dwelling unit. The EIR identifies an impact to fire protection services would occur if a proposed project would result in an increase in response times in excess of seven minutes or is located more than 3 miles from a County fire station for urban uses, and an excess in response times of 20 minutes or located more than 5 miles from a County fire station for rural developments.

The proposed Project involves the subdivision of a 162.9-acre parcel into 434 single-family residential lots, a 6.02-acre park and 58.37 acres dedicated for conservation purposes. The Project would result in a density of 3.7 du/ac which is consistent with the MDR land use designation density of 2-5 du/ac. The nearest fire station is the Riverside County Menifee Lakes Fire Station-76 located at 29950 Menifee Rd. approximately 4 miles northwest of the Project site. Given the distance to nearest fire station is over 3 miles aways from the Project site, the proposed Project may result in potentially significant impacts to response times and may have to pay mitigation fees to offset potential impacts. This topic and the appropriate mitigation measures will be discussed in the forthcoming DEIR.

Mitigation: Mitigation Measures will be discussed in the forthcoming DEIR.

Monitoring: Applicable monitoring will be discussed in the forthcoming DIER.

31.	Sheriff Services		
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Source(s): Riverside County General Plan Safety Element; Southwest Area Plan; General Plan Environmental Impact Report Volume 1, Section 4.15.2 Public Services Sheriff Protection.

Findings of Fact:

Less than Significant Impact: The Project site is located within the service boundaries of the Riverside County Sheriff's Department. The Riverside County Sheriff's Department has 2,720 employees, including 1,330 sworn personnel to provide community policing services. Nine sheriff sub-stations are located throughout Riverside County to provide area-level community service. The Project site is located within the service boundaries of the Southwest Sheriff Station and is located at 30755 Auld Road, approximately 4 miles southwest of the Project site. The Sheriff's Departments criteria for staffing requirements in unincorporated Riverside County is one sworn officer per 1,000 population. According to the General Plan's EIR Public Services Section, the County Sheriff Department has 1,330 sworn personnel. With a population of 1,771,299 at full General Plan buildout and a generation factor of 1.5 sworn personnel per 1,000 population, there would be a need for 2,657 sworn personnel. As such, the department would need to increase by 1,327 deputies to meet the County's need.

The Project is consistent with the General Plan – Land Use Plan and would result in a population increase at the Project site of approximately 1,395 persons. The proposed Project would be conditioned upon approval to adhere to the below General Plan Land Use Policies in regard to sheriff protection services:

Land Use Policy 5.1 Ensure that development does not exceed the ability to adequately provide supporting infrastructure and sheriff services.

Potentially Significan Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Land Use Policy 5.2 Monitor the capacities of sheriff services, outside agencies, and jurisdictions to ensure that planned growth does not exceed acceptable levels of service.

Land Use Policy 9.1 Riverside County shall require that new development proponents contribute their "fair share" to fund Sheriff services facilities.

4.15.2D The County shall require the development applicant to pay the County Sheriff's established development mitigation fee prior to issuance of a certificate of occupancy on any structure as they are developed. The fees are for the acquisition and construction of public facilities.

Through the implementation of the General Plan Land Use Policies, the proposed Project would continue to be served by the Riverside County Sheriff's Department. As such, Project implementation would not result in adverse impacts to sheriff protection services and a less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32.	Schools	\square		

Source(s): Southwest Area Plan; General Plan Environmental Impact Report Volume 1, Section 4.15.5 Public Services Schools; Riverside County Office of Education: School District Locator Interactive Map;

Findings of Fact:

<u>Potentially Significant Impact</u>: According to the General Plan's EIR Section 4.15.5 Public Services Schools, school districts serving Riverside County that provide K-12 education expect a significant increase in students with the implementation of the County's General Plan. The General Plan does not provide provisions for schools, however, the Leroy F. Greene School Facilities Act of 1990 (SB50) establishes the base amount of allowable developer fees at \$1.93 per square foot for residential construction. These base amounts are commonly called "Level 1 fees" and are subject to inflation adjustment every two years. In certain circumstances, for residential construction, school districts can impose fees that are higher than Level 1 fees.

The proposed Project site is located within the Menifee Union School District and the Perris Union High School District. The Menifee Union School District serves over 11,400 students from preschool to middle school with one (1) preschool, eleven (11) elementary schools and five (5) middle schools. The Perris Union High School serves over 10,319 students with one (1) middle school and five (5) high schools. The proposed Project would subdivide a 162.9-acre parcel into 434 single-family residential lots. As shown in Table 32-1, the proposed Project would introduce 355 students to the Project site. SB50 states that the exclusive method of mitigating the impact of school facilities according to CEQA is to pay the maximum school fees and that such fees are "deemed to provide full and complete school facilities mitigation" related to the adequacy of school facilities when considering the approval or the establishment of conditions for the approval of a development project (Government Code 65996(a) and (b)). As the proposed Project would be introducing new students to the Project site and potentially the surrounding schools, the proposed Project may result in a potentially significant impact to school

Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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facilities. This topic along with the appropriate mitigation measures will be discussed in the forthcoming DEIR.

Table 32-1: Numbe	r of Students at	the Project Site
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School	Dwelling Units	Generation Factor (derived from General Plan EIR)	Number of Students
Elementary	434	0.369	161
Middle	434	0.201	87
High	434	0.246	107
Total			355

Mitigation: Mitigation measures will be discussed in the forthcoming DEIR.

Monitoring: Monitoring will be discussed in the forthcoming DEIR.

33.	Libraries		\boxtimes	

Source(s): Southwest Area Plan; General Plan Environmental Impact Report Volume 1, Section 4.15.6 Public Services Libraries.

Findings of Fact:

Less than Significant Impact: The County of Riverside operates a system of 35 libraries and 2 book mobiles to serve unincorporated populations. The County's ability to support the needs of future growth is dependent upon its ability to secure sites for, construct, and stock new libraries on a timely basis. At present, there is no specific funding mechanism for expansion of library facilities. the American Library Association suggests that an appropriate service criterion for library facilities and reserves should be at a rate of 0.5 square foot of library space and 2.5 volumes per capita. Incorporating this service criteria into build out estimates, the County will need to provide approximately 885,649 square feet of library space and an additional 4.42 million items (volumes) of library materials. As such, the General Plan identifies the below mitigation measure:

4.15.6A Riverside County shall provide a minimum of approximately 0.5 square foot of library space and 2.5 volumes per County resident.

The proposed Project site is currently vacant and Project implementation would increase the onsite population to 1,395 persons. This population increase is consistent with the General Plan, as the proposed Project is consistent with the MDR land use designation. The increase in the County's tax base, which is dependent on population increase, and availability of State funding would provide funding for future library needs within the County. As such, Project implementation would not result in adverse impacts to existing and future library servs. A less than significant 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
34.	Health Services				

Source(s): Southwest Area Plan; General Plan Environmental Impact Report Volume 1, Section 4.15.7 Public Services Medical Facilities.

Findings of Fact:

Less than Significant Impact: The County operates one (1) hospital located at 26520 Cactus Avenue in Moreno Valley, approximately 20 miles northeast of the Project site. In addition to the County Hospital, the County operates nine (9) separate community-based clinics located throughout the County. The remaining medical facilities and services that exist within the County are either for profit and/or non-profit. According to Mitigation Measure 4.15.7A of the General Plan EIR, the County performs periodic medical needs assessments to evaluate the current medical demand and level of medical service provided within each Area Plan. Additionally, Mitigation Measure 4.15.7B states the County shall fund the new construction and/or expansion of medical facilities in accordance with the demand for medical services. As such, the proposed Project will be evaluated by the County and conditioned upon approval to adhere to any requirements as they pertain to health services. As such, a less than significant impact would occur.

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)?		\boxtimes	

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

Findings of Fact:

a) Less than Significant Impact: The proposed Project includes the subdivision of a 162.90-acre parcel into 434 single-family lots and a 6.02-acre park to serve the residents of the Project site (TTM 38472). The proposed park includes basketball courts, a baseball field, tennis courts, picnic areas, parking, lighting, and associated landscaping. The Project will be evaluated and conditioned upon approval by the County, including the Parks and Open Space Department,

Significant Impact	Significant with Mitigation	Than Significant Impact	Impact
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to ensure compliance with County ordinances and development impact fees. As such, the proposed Project would not result in an adverse physical effect on the environment as a result of the of the construction or expansion of recreational facilities. A less than significant impact would occur.

- b) Less than Significant Impact: The closest parks to the Project site are Abelia Sports Park located approximately 1.4 miles southeast, and Washington Park located approximately 1.5 miles southeast of the Project site. The proposed Project includes a 6.02-acre park that would serve the residents of the Project site. Amenities provided by the park include sports fields, picnic areas, parking, sidewalks, and associated landscaping. According to County Ord. No. 460 Section 10.35 (C), three (3) acres of land for each 1,000 residents in the County shall be dedicated to neighborhood and community parks. The proposed Project would result in a population increase at the Project site of approximately 1,395 people. Accordingly, the Project requires approximately 4.2 acres of land for community parks for the 1,395 residents. Therefore, the proposed 6.02-acre park exceeds the 4.02-acre requirement for the proposed Project. As such, the Project provides sufficient recreation facilities and would not result in an increase in the use of surrounding parks that would result in a substantial physical deterioration. A less than significant impact would occur.
- c) <u>Less than Significant Impact</u>: The Project site is located within the Southwest Area Plan, Area 19. According to Ord. 659 Section 8 Fee Components, the proposed Project would be required to pay regional park fees per single-family dwelling unit. The proposed Project will be conditioned upon approval to pay the appropriate parks fees in addition to dedicating the 6.02-acre park as proposed under TTM 38472. As such, a less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails		\boxtimes	
a) Include the construction or expansion of a trail			
system?			

Source(s): Riverside County General Plan, Circulation Element Figure C-7 Trails and Bikeway System, Southwest Area Plan Figure 8 Trails and Bikeway System,

Findings of Fact:

a) Less than Significant Impact: The nearest trails to the Project site are located north of Scott Road. According to Figure 8 of the Southwest Area Plan and Figure 9 of the Harvest Valley/Winchester Area Plan, a Regional Trail designated as Urban/Suburban is located approximately 0.5 miles north of the Project site, and a Combination Trail designated as a Regional Trail/ Class I Bike Parth is located approximately 0.4 miles west of the Project site. The proposed Project does not include the expansion of the existing trail system, nor does it include the construction of any new trail system facilities. As such, a less than significant impact would occur.

Mitigation: No mitigation is required.

	Potentially Significant	Less than Significant	Less Than	No Impact
	Impact	with	Significant	
		Mitigation Incorporated	Impact	
Monitoring: No monitoring is required.				
TRANSPORTATION Would the project:				
37. Transportation	\boxtimes			
a) Conflict with a program, plan, ordinance, or policy				
addressing the circulation system, including transit, roadway,				
bicycle and pedestrian facilities?				

bicycle, and pedestrian facilities?			
b) Conflict or be inconsistent with CEQA Guidelines	\square		
section 15064.3, subdivision (b)?			
c) Substantially increase hazards due to a geometric			
design feature (e.g., sharp curves or dangerous		\square	
intersections) or incompatible uses (e.g. farm equipment)?			
d) Cause an effect upon, or a need for new or altered	\square		
maintenance of roads?			
e) Cause an effect upon circulation during the pro-			
ject's construction?			
f) Result in inadequate emergency access or access		\square	
to nearby uses?		\square	

Source(s): Riverside County General Plan, Project Application Materials, Frederick's Ridge Vehicle Miles Travelled (VMT) Analysis, Urban Crossroads, April 17, 2023; Frederick's Ridge Traffic Analysis, Urban Crossroads, November 9, 2023; Frederick's Ridge Focused Access Assessment, Urban Crossroads, November 3, 2023.

<u>Findings of Fact</u>: The Project requires a TTM (TTM 38472) to subdivide the existing 162.9-acre parcel into 434 single-family residential lots with a land use designation of Medium Density Residential and a zoning designation of R-4 (Planned Residential). The Project site is currently vacant and is bounded by Scott Road to the north, Christine Street to the west and Beeler Road to the east, with approximately 900 feet of drainage improvements located north of Scott Road within the Pines Airport Road right-ofway. Access to the Project will be provided via one (1) proposed driveway on Scott Road, two (2) proposed driveways on Christine Street, and one (1) proposed emergency vehicle access only driveway on Beeler Road. Scott Road is classified as an Urban Arterial roadway, Christine Street is classified as Local Street and Beeler Road is classified as a Local Street. The Project site is surrounded by singlefamily residences, vacant land, a church and commercial uses. the City of Menifee is located approximately 0.5 miles west of the Project site.

Performance Standards

Beginning July 1, 2020, agencies analyzing the transportation impacts of new projects must now look at a metric known as vehicle miles traveled (VMT) instead of Level of Service (LOS). VMT measures how much actual auto travel (additional miles driven) a proposed project would create on California roads. If the project adds excessive car travel onto roads, the project may cause a significant transportation impact. A VMT Assessment for the Project was prepared on April 17, 2023, by Urban Crossroads.

Senate Bill (SB) 743 was signed by Governor Brown in 2013 and required the Governor's Office of Planning and Research (OPR) to amend the CEQA Guidelines to provide an alternative to LOS for evaluating Transportation impacts. SB 743 specified that the new criteria should promote the reduction

 Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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of greenhouse gas emissions, the development of multimodal transportation networks and a diversity of land uses. The bill also specified that delay-based level of service could no longer be considered an indicator of a significant impact on the environment. In response, Section 15064.3 was added to the CEQA Guidelines beginning January 1, 2019. Section 15064.3, Determining the Significance of Transportation Impacts, states that Vehicle Miles Traveled (VMT) is the most appropriate measure of transportation impacts and provides lead agencies with the discretion to choose the most appropriate methodology and thresholds for evaluating VMT. Section 15064.3(c) states that the provisions of the section shall apply statewide beginning on July 1, 2020.

In December 2020, the County adopted their Transportation Analysis Guidelines for Level of Service Vehicle Miles Travelled for purposes of analyzing transportation impacts under CEQA. Consistent with County Guidelines, projects should evaluate available screening criteria based on their location and project type to determine if a presumption of a less than significant transportation impact can be made. The following project screening thresholds were selected for review based on their applicability to the proposed Project:

- Small Projects Screening
- High Quality Transit Areas (HQTA) Screening
- Affordable Housing Screening
- Map-Based Screening

Based on a more detailed review of the VMT screening criteria, it was determined that the Project does not meet any of the available screening criteria. Therefore, a VMT analysis was prepared by Urban Crossroads, dated April 17, 2023, consistent with County Guidelines.

a) <u>Potentially Significant Impact</u>: Traffic generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. Currently, the subject Property is vacant. The proposed Project would subdivide the Property into 434 singlefamily residences. Direct access to the Project site would be provided via one (1) 44-foot-wide driveway off Scott Rd, and two (2) 36-foot-wide driveways off Christine Street. Additionally, Beeler Road would provide emergency vehicle only access via a proposed 26-foot-wide driveway. Access to the Project accommodates passenger and emergency vehicles entering and exiting the site.

Construction Related Impacts

The Project is not expected to have significant impacts to the circulation system around the Project site. Construction of the Project would generate additional temporary traffic on the existing area roadway network. These new vehicle trips would include construction workers traveling to the site as well as delivery trips associated with construction equipment and materials. Delivery of construction materials to the site would likely require oversize vehicles that may travel at slower speeds than existing traffic and, due to their size, may intrude into adjacent travel lanes. Additionally, the total number of vehicle trips associated with all construction-related traffic (including construction workers) would temporarily increase VMT traffic volumes traveling on local roadways and intersections.

Once materials are delivered to the site, all construction activities would occur on-site within the existing boundaries, with the exception of the draining improvements along the Pines Airport Road right-of-way. All staging of construction vehicles will occur on site. As such, Project construction is not anticipated to substantially disrupt area traffic or cause a significant increase

Potentially Significan Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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in daily traffic on area roadways or at local intersections, thereby adversely affecting existing conditions. Per standard construction procedures, the construction contractor would prepare and implement a traffic control plan to ensure that public safety and emergency access are maintained during the construction phase. Implementation of the traffic control plan would ensure that existing conditions are not adversely affected or substantially degraded by Project construction. Therefore, construction effects would have a less than significant impact.

Operation Related Impacts

Senate Bill (SB) 743 Consistency

The VMT Analysis for the Project was prepared by Urban Crossroads using the County's Transportation Analysis Guidelines for Level of Service Vehicle Miles Traveled. The County has adopted VMT thresholds and VMT screening thresholds. The Project was reviewed under the following thresholds: Small Projects Screening, High Quality Transit Areas (HQTA) Screening, Affordable Housing Screening, and Map Based Screening. The following is an analysis of the Project under each of the screening thresholds.

Small Project Screening

The County Guidelines identify that projects that generate fewer than 110 daily vehicle trips are presumed to have a less than significant impact absent substantial evidence to the contrary. Trips generated by the Project's proposed land uses have been estimated based on trip generation rates collected by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, 2021. The proposed Project is anticipated to generate daily vehicle trips exceeding 110 daily vehicle trips threshold. County Guidelines also identify those projects forecast to generate greenhouse gas (GHG) emissions below 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO2e) per year are also assumed to cause a less than significant VMT impact. The County Guidelines provides a list of land use types based on quantity (i.e., dwelling units or square footage) and provides a typical development potential to be below the 3,000 MTCO2e per year. For single family residential, 110 dwelling units and below has been identified to meet the County threshold2. The proposed Project intends to build 440 dwelling units and is therefore above the 3,000 MTCO2e threshold. Therefore, the proposed Project does not meet the Small Project screening criteria.

High Quality Transit Areas (HQTA) Screening

Projects located within a Transit Priority Area (TPA) (i.e., within ½ mile of an existing "major transit stop" or an existing stop along a "high-quality transit corridor") may be presumed to have a less than significant impact absent substantial evidence to the contrary. However, the presumption may not be appropriate if a project:

- Has a Floor Area Ratio (FAR) of less than 0.75;
- Includes more parking for use by residents, customers, or employees of the project than required by the jurisdiction (if the jurisdiction requires the project to supply parking);
- Is inconsistent with the applicable Sustainable Communities Strategy (as determined by the lead agency, with input from the Metropolitan Planning Organization); or
- Replaces affordable residential units with a smaller number of moderate- or highincome residential units.

The Project is not located within ½ mile of an existing major transit stop, or along a high-quality transit corridor. Therefore, the proposed Project does not meet the HQTA screening criteria.

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	Incorporated		

Map Based Screening

The County Guidelines note that "residential and office projects that are located in areas with low VMT, and that incorporate similar features (i.e., density, mix of uses, transit accessibility), will tend to exhibit similarly low VMT". Urban Crossroads obtained a VMT data table from County Staff for all TAZs within Riverside County that identifies VMT per capita and VMT per employee for the purposes of identifying low VMT areas. The data utilizes the sub-regional Riverside Transportation Analysis Model (RIVTAM) to measure baseline VMT performance for individual TAZ's and a comparison was made to the applicable impact threshold (e.g., VMT per capita for residential land uses). Utilizing the Western Riverside Council of Governments (WRCOG) Screening tool, the Project's parcel was identifies the Project's TAZ 4,080 to generate 32.28 VMT per capita. Whereas the County regional threshold is 15.2 VMT per capita. The Project is not located in a low VMT area and as such does not meet the Map-Based screening criteria.

Affordable Housing Screening

As noted in the County Guidelines, lower-income residents make fewer trips on average, resulting in lower VMT overall. As the proposed Project does not include an affordable housing component, this screening criteria is not applicable. Therefore, the proposed Project does not meet the Affordable Housing screening criteria.

The proposed Project did not meet any of the screening criteria and as such, a VMT analysis was performed consistent with the County Guidelines. The VMT analysis results in a VMT per capita was found to exceed the County's impact threshold of 15.2 VMT per capita. Therefore, the Project's impact on VMT is potentially significant and inconsistent with SB 743. As such, this topic will be discussed in the forthcoming DEIR.

- b) <u>Potentially Significant Impact</u>: CEQA Guidelines Section 15064.3 subdivision (b) concerning Vehicle Miles Traveled (VMT) and whether the land use project will generate vehicle miles traveled in excess of an applicable threshold of significance. The proposed Project would result in 27.43 VMT per capita which exceeds the County's threshold of 15.2 VMT per capita. As such, the Project would conflict with CEQA Guidelines 15064.3 subdivision (b) and would result in a potentially significant impact. This topic will be discussed in the forthcoming DEIR.
- c) Less than Significant Impact: The Project is located in south of Scott Road, west of Beeler Road and east of Christine Street. Direct access to the site will be provided by one (1) proposed driveway on Christine Street (Driveway 1), one (1) proposed driveway on Scott Road (Driveway 2) and one (1) proposed emergency vehicle access only driveway on Beeler Road (Driveway 3). The proposed Project includes improvements to Scott Road, Christine Street and Beeler Road and Pines Airport Road. Christine Street is a north-south oriented roadway located on the Project's northern boundary. The proposed Project would construct Christine Street with asphalt concrete (A.C.) pavement at its ultimate half-section width as a Local Street (60-foot-right-of-way) from the Project's southern boundary to Scott Road consistent with the County's standards. Access to Christine street from Scott road would be provided via a proposed westbound left turn lane with a minimum of 100-feet of storage. Access to Scott Road from Christine Street would be provided via westbound and eastbound turn lanes at the intersection. The proposed Project would also construct 12-feet of pavement on the west side of Christine Street to facilitate site access. Access from proposed Driveway 1 to Chirstine Street would include the installation of a stop sign for northbound turns and constructing a westbound shared left-right turn lane onto

Pot Sig Ir	otentially Less than ignificant Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Christine Street. Additional improvements on the east side of Christine Street include a six (6) foot curb and gutter, six (6) feet of landscaping and five (5) feet of sidewalk.

Beeler Road is a north-south oriented roadway located on the Project's eastern boundary. Beeler Road, south of Scott Road, is proposed as an emergency vehicle only access road to the Project site and as such and is proposed to have a gate that includes a Knox Box for access. The proposed Project would construct Beeler Road with A.C. pavement at its ultimate halfsection width as a Local Street (60-foot right-of-way) from the Project's southern boundary to Scott Road consistent with the County's standards. The Project would construct Beeler Road with 12-feet of pavement on the east side to facilitate site access. Additional Beeler Road improvements include installing a stop sign on the northbound approach to Scott Road and constructing a northbound shared left-through-right turn lane onto Scott Road. Access to Beeler Road from Scott Road would be provided via a proposed eastbound left turn lane with a minimum of 100-feet of storage and westbound left turn lane with a minimum of 100-feet of storage. A second eastbound through lane would be constructed at the intersection of Beeler Road and Scott Road. Improvements made to Beeler Road to access Driveway 3 of the Project include constructing a northbound shared left-through lane, a south bound shared through-right turn lane, and an eastbound shared left-right turn lane. Additionally, a stop sign will be installed on the eastbound approach of Driveway 3 to Beeler Road.

Through the proposed improvements to Scott Road, Christine Street and Beeler Road, the streets and intersections surrounding the Project are designed to accommodate the anticipated levels of vehicular and pedestrian activity. The Project circulation pattern is subject to County review and approval and thus, will conform with local, state, and federal regulations regarding circulation and traffic pattern design. The Project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses. A less than significant impact would occur.

- d) <u>Potentially Significant Impact:</u> As discussed in section (c), the Project includes roadway improvements to Scott Road, Christine Street and Beeler Road in order to accommodate site access and to maintain acceptable peak hour operations for the Project. A Traffic Analysis was prepared by Urban Crossroads, dated November 9, 2023, that analyzed five (5) intersections in the surrounding Project area as listed below:
 - 1. Antelope Road and Scott Road
 - 2. Menifee Road and Scott Road
 - 3. Leon Road and Scott Road
 - 4. Winchester Road (SR-79) and Domenigoni Parkway
 - 5. Winchester Road (SR-79) and Scott Road/Washington Street

The five (5) intersections were chosen based on consultation with County staff. At a minimum, the Project is anticipated to contribute 50 or more peak hour trips to the five (5) intersections. Urban Crossroad's analysis found that the five (5) intersections are anticipated to operate at unacceptable LOS during peak hours with existing conditions and the proposed Project conditions (EAPC) in 2025. As such, the proposed Project would cause an effect upon roads in the surrounding area. This topic along with the appropriate mitigation measures will be discussed in the forthcoming DEIR.

e) <u>Less than Significant Impact</u>: As discussed in section (a), the construction contractor would prepare and implement a traffic control plan to ensure that public safety and emergency access

Potentia Significa Impac	ally Less than ant Significant t with Mitigation Incorporated	Less Than Significant Impact	No Impact
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are maintained during the construction phase. Implementation of the traffic control plan would ensure that existing conditions are not adversely affected or substantially degraded by Project construction. Therefore, construction effects would have a less than significant impact.

f) Less than Significant Impact: The proposed Project would be compatible with the design and operation of the street network and would not result in any major modifications to the existing circulation features. Vehicular access to the proposed Project will be provided via one (1) 44-foot-wide driveway off Scott Road, one (1) 36-foot-wide driveway off Christine Street, and one (1) 36-foot-wide emergency vehicle access only driveway off Beeler Road. A security gate with a Knox Box would be installed at the northern end of Beeler Road and signage indicating "not a through street" would be installed at the intersection of Beeler Road and proposed Driveway 3. Access features are subject to and must satisfy County design requirements and would be subject to approval by the County. Additionally, the Riverside County Fire Department will be consulted to ensure the necessary fire prevention and emergency response features are built into the project. Therefore, the Project would not result in inadequate emergency access and impacts would be less than significant.

Mitigation: Mitigation Measures will be discussed in the forthcoming DEIR.

Monitoring: Applicable monitoring will be discussed in the forthcoming DEIR.

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

Source(s): Southwest Area Plan Figure 8 Trails and Bikeway System, Project Application Materials

Findings of Fact:

a) Less than Significant Impact: The proposed Project is located south of Scott Road, east of Christine Street and west of Beeler Road. Scott Road is classified as an Urban Arterial roadway and as such does not include any bike lanes. Furthermore, there are no bike systems or bike lanes within the immediate vicinity of the Project. Therefore, the proposed Project does not include the construction of bike lanes or the expansion of a bike system and a less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
		Incorporated		
TRIBAL CULTURAL RESOURCES Would the project cau significance of a Tribal Cultural Resource, defined in Public R site, feature, place, or cultural landscape that is geographical of the landscape, sacred place, or object with cultural value to that is:	use a subs lesources (lly defined i o a Californ	tantial adver Code section in terms of th ia Native An	se change 21074 as e ne size and nerican Trib	in the either a scope be, and
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): Historical/Archaeological Resources Report Tentative Tract Number 38472, CRM TECH, August 31, 2023; Archaeological Testing and Treatment Plan for Site 3829-1 TTM 38472, CRM TECH, May 3, 2023; Phase II Archaeological Testing at Site 3829-1, Tentative Tract Map 38472, CRM TECH September 19, 2023 (Revised); Riverside County PLUS Conditions of Approval August 21, 2023.

<u>Findings of Fact</u>: As of July 1, 2015, Public Resources Code Sections 21080.1, 21080.3.1, and 21080.3.2 require public agencies to consult with California Native American tribes recognized by the Native American Heritage Commission (NAHC) for the purpose of mitigating impacts to tribal cultural resources. This law does not preclude agencies from initiating consultation with the tribes that are culturally and traditionally affiliated with their jurisdictions. In accordance with Public Resources Code Section 21080.1(d), a lead agency is required to provide formal notification of intended development projects to Native American tribes that have requested to be on the lead agency's list for receiving such notification. The formal notification is required to include a brief description of the proposed Project and its location, lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation for tribal cultural resources. The County will send out notifications to tribes that are traditionally and/or culturally affiliated with the Project area or have specifically requested notice for all projects within the County as part of the AB 52 consultation process. The results of the consultation process will be incorporated into the Tribal Cultural Resources section of the forthcoming DEIR.

a-b) <u>Potentially Significant Impact:</u> The Project site is currently vacant and undeveloped. CRM TECH identified one (1) bedrock milling feature with a single grinding slick as a prehistoric archaeological site on the Project site during their field visits. Lightly used bedrock milling features like the one found on the site represent the most common type of prehistoric cultural remains to be found in western Riverside County, and they are generally interpreted as resource-processing sites resulting from occasional use by Native Americans on hunting and/or gathering excursions. The bedrock milling feature is located in an area on the Project site that is designated for development. Onsite tribal resources will be further evaluated during the AB 52 process. Additionally, there is the potential to unearth tribal cultural resources during the excavation and grading phase of the Project and inadvertent finds. As such, potentially

Potentially Significan Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant impacts may occur and this topic along with the appropriate mitigation measures will be discussed in the forthcoming DEIR.

Mitigation: Mitigation Measures are required and will be discussed in the forthcoming DEIR.

Monitoring: The Monitoring and Reporting Program will be discussed in the forthcoming DEIR.

UTILITIES 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?			\boxtimes			

Source(s): Project Application Materials; Eastern Municipal Water District Frederick's Ridge Will-Serve Letter, August 7, 2023; Eastern Municipal Water District 2020 Urban Water Management Plan, July 1, 2021; County Project Specific Water Quality Management Plan Frederick's Ridge, Casc Engineering and Consulting, April 18, 2023; Frederick's Ridge – Water Hydraulic Analysis (PPI: 2022-379, WO: 16413), Albert A. Webb Associates, March 17, 2023.

<u>Findings of Fact</u>: The Project site is currently vacant and undeveloped. The proposed Project would subdivide the existing 162.90-acre parcel into 434 single-family residential lots. Due to the site being undeveloped, wet and dry utilities would be constructed throughout the site and connect to existing and proposed utility connections on Scott Road.

Domestic Water

The Project site is located in the service boundaries of the Eastern Municipal Water District (EMWD). EMWD utilizes locally produced groundwater from two management plan areas of the San Jacinto Groundwater Basin: the West San Jacinto Groundwater Sustainability Agency Plan Area (West San Jacinto Basin) and the Hemet/San Jacinto Water Management Plan area (Hemet/San Jacinto Basin. The remaining water supply comes from surface water provided by the Metropolitan Water District of Southern California (Metropolitan) which imports its water from the Colorado River Aqueduct (CRA) and the California Aqueduct. According to the EMWD 2020 Urban Water Management Plan (UWMP), EMWD can expect to meet the projected water demands through 2045 for average, single dry, and multiple dry years using imported water from Metropolitan in addition to existing supply resources.

Wastewater Treatment and Storm Drain Systems

EMWD provides wastewater treatment services to the County and has five active regional water reclamation facilities that treat approximately 49 million gallons of wastewater per day. Table 37-1 identifies the EMWD wastewater reclamation facilities and each of their ultimate capacity to treat wastewater in EMWD's service boundaries. All of EMWD's reclamation plants are required to comply with treatment requirements specified in the NPDES permits issued by the Regional Water Quality Control Board (RWQCB).

Table 37-1 EMWD Water Reclamation Facilities

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

Facility	Typical Daily Flows (million gallons per day)	Current Capacity (million gallons per day)	Ultimate Capacity (million gallons per day)
San Jacinto Valley Regional Water Reclamation Facility	7	14	27
Moreno Valley Regional Water Reclamation Facility	11.5	16	18
Perris Valley Regional Water Reclamation Facility	15.5	22	100
Sun City Regional Water Reclamation Facility	2.4	3	15-21
Temecula Valley Regional Water Reclamation Facility	14	23	28

a) <u>Potentially Significant Impact</u>: The Project site is currently vacant and undeveloped. The proposed Project would subdivide the 162.9-acre parcel into 434 single-family residential lots and a 6.02-acre park. EMWD provided a will-serve letter for the proposed Project dated August 7, 2023, concluding that it will provide water and sewer services to the Project however, the nearest EMWD water and sewer system is located more than 200 feet from the Property and water and sewer system improvements would need to be constructed. Therefore, the proposed Project would result in the construction of new water and sewer systems in accordance with EMWD's standards, specifications and master plan.

Water for the Project site will be provided via a proposed twelve-inch diameter pipe along the Project frontage on Scott Road that will connect to an existing waterline west of the intersection at Scott Road and Leon Road. Water demand from the proposed Project would be similar to other single-family residential uses. Additionally, the Project would generate similar types and amounts of municipal wastewater that are currently generated throughout the County by other single-family residential land uses. The Project would implement the Water Quality Management Plan (WQMP) ensuring that the Project would not violate any water quality standards or waste discharge requirements. With the implementation of the Stormwater Quality Control Measures outlined in the WQMP, the Project would not require a unique wastewater treatment process or result in the relocation or construction of new or expanded wastewater treatment facility.

Per EMWD, the Project will require the construction of new and expanded water and sewer facilities. The extent and specifications of the expanded facilities is currently being determined by EMWD and the Applicant and potential impacts to the environment are not yet known at this time. This topic along with applicable mitigation measures will be discussed in the forthcoming DEIR.

b) Less than Significant Impact: EMWD provides potable and domestic water to the Project area. EMWD receives its water supply from the San Jacinto Groundwater Basin. According to the 2020 UWMP for EMWD, the Basin has not experienced water supply constraints or deficiencies. Table 37-2 describes data from the UWMP which shows that EMWD's is able to supply service areas for base years for average, single dry, and multiple dry years are sufficient in meeting historical water demands (UWMP, 2020).

 Table 37-2 Multiple Dry Years Supply and Demand Comparison (acre-feet)
Potentially	Less than	Less	No
Significant	Significant	Than	Impact
Impact	with	Significant	
	Mitigation	Impact	
	Incorporated		

	-	2025	2030	2035	2040	2045
	Supply Totals	151,130	162,820	174,700	184,700	193,300
First Year	Demand Totals	151,130	162,820	174,700	184,700	193,300
	Difference	0	0	0	0	0
Second	Supply Totals	132,700	143,300	153,700	162,500	170,300
Year	Demand Totals	132,700	143,300	153,700	162,500	170,300
	Difference	0	0	0	0	0
	Supply Totals	134,900	145,500	155,500	164,100	171,900
Third Year	Demand Totals	134,900	145,500	155,500	164,100	171,900
	Difference	0	0	0	0	0
Fourth	Supply Totals	137,100	147,600	157,400	165,700	173,500
Year	Demand Totals	137,100	147,600	157,400	165,700	173,500
	Difference	0	0	0	0	0
	Supply Totals	140,200	150,800	160,000	168,000	175,800
Fifth Year	Demand Totals	140,200	150,800	160,000	168,000	175,800
	Difference	0	0	0	0	0

As illustrated in Table 37-2, the County's water demands that lie within the service boundaries of EMWD can be met under multiple dry years. Future water supply will meet projected demand due to diversified supply and conservation measures. EMWD has sufficient water resources available to supply water service to the property. Therefore, impacts associated with water supply availability would be less than significant.

Mitigation: Mitigation Measures will be discussed in the forthcoming DEIR.

Monitoring: Applicable monitoring will be discussed in the forthcoming DEIR.

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?		
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Project Application Materials; Eastern Municipal Water District Frederick's Ridge Will-Serve Letter, August 7, 2023;

Findings of Fact:

- a) <u>Potentially Significant Impact</u>: A Will-Serve letter for the Project was provided by EMWD dated August 7, 2023, stating EMWD would provide sewer services to the Project site. Per EMWD, the Project will require the construction of new and expanded wastewater facilities. The extent and specifications of the expanded facilities are currently being determined by EMWD and the Applicant and potential impacts to the environment are not yet known at this time. This topic along with applicable mitigation measures will be discussed in the forthcoming DEIR.
- b) Less than Significant Impact: The Project received a will-serve letter from EMWD dated August 7, 2023, stating that it will provide sewer services to the Project site. Therefore, the wastewater treatment provider that serves the Project site has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments and a less than significant impact would occur.

<u>Mitigation</u>: Mitigation Measures will be discussed in the forthcoming DEIR.

Monitoring: Applicable monitoring will be discussed in the forthcoming DEIR.

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)?		

<u>Source(s)</u>: Riverside County General Plan; Riverside County General Plan Final Program EIR Volume I, Section 4.15.3 Solid Wase Management; Waste Management Service Provider Will-Serve Letter, August 9, 2023.

Findings of Fact:

a) Less than Significant Impact: Waste Management of the Inland Empire would provide solid waste collection services to the Project. The Project received a will-serve letter from Waste Management dated August 9, 2023. Locally generated solid waste is deposited in five (5) Riverside County Department of Waste Resources (RCDWR) solid waste facilities located in the County: Badlands Landfill, Blythe Landfill, Desert Center Landfill, Lamb Canyon Landfill and Oasis Landfill. The proposed Project would minutely increase the volume of solid waste generated in the County. Solid waste is collected in the County through a franchise agreement based on Franchise Areas within unincorporated Riverside County (Ordinance 657). The Project site is located in Franchise Area 1 and Waste Management of Inland Empire is the County's contracted franchise hauler to support residential uses within Franchise Area 1 to

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

meet the State's recycling requirements. The Applicant is proposing to subdivide a 162.9-acre parcel into 434 single-family residential lots. The Project would adhere to the County's Countywide Integrated Waste Management Plan in compliance with AB 939. The residential uses proposed by the Project, and solid waste generated by those uses, would not otherwise conflict with federal, state, and local statutes and regulations related to solid waste. Based on the preceding, the potential for the Project to 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 is less than significant.

b) Less than Significant Impact: The Project would be implemented and operated in compliance with applicable County General Plan Goals and Policies, and would comport with County Zoning regulations, specifically, the Project would comply with local, state, and federal initiatives and directives acting to reduce and divert solid waste from landfill waste streams. As described in section (a) above, the Project would comply with the California Integrated Waste Management Act of 1989 (AB 939) as implemented by the County. The proposed Project is required to comply with all applicable federal, state, and County statues and regulations related to solid waste as a standard project condition of approval. Therefore, a less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

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

a) Electricity?		\boxtimes	
b) Natural gas?		\boxtimes	
c) Communications systems?		\boxtimes	
d) Street lighting?		\boxtimes	
e) Maintenance of public facilities, including roads?		\boxtimes	
f) Other governmental services?		\boxtimes	

Source(s): Project Application Materials, Utility Service Providers.

<u>Findings of Fact</u>: Implementation of the Project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the Project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.

a) <u>Less than Significant Impact</u>: Southern California Edison (SCE) would provide electricity to the site. The site is currently vacant and undeveloped with electrical power poles along the Project frontage on Scott Road. All existing power poled adjacent to the Project frontage will be underground in accordance with Section 19 of County Ordinance 461. Electrical utilities would

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be constructed throughout the site and would connect to existing electrical utilities on Scott Road. Project power uses are anticipated to include indoor lighting, exterior lighting, appliances and HVAC systems. All electrical uses associated with the Project would connect to the existing electric power system along Scott Road. Furthermore, all utility connections to the proposed Project would be required to comply with applicable federal, state, and local regulations related to electric power supply. Compliance with the requirements of Southern California Edison (SCE) will ensure impacts to electrical utilities do not rise to a level of significance.

- b) Less than Significant Impact: Natural gas will be provided by Southern California Gas (SoCalGas) to the Project site. Natural gas would be used for Heating Ventilation and Air Conditioning (HVAC) systems and hot water heaters. SoCalGas's 2022 California Gas Report (CGR) projects the total system demand to decline at an annual rate of 1.5% between 2022 and 2035. Since demand for natural gas is decreasing on a system wide scale, Project development would not require SoCalGas to obtain new or expanded electricity or natural gas supplies and impacts would be less than significant.
- c) Less than Significant Impact: It is anticipated that AT&T would provide telecommunication services to the Project site and Frontier Communications would provide cable services to the Project site. Telecommunication facilities would be extended to the Project site from the existing telecommunications line in Scott Road and would be constructed in accordance with the requirements of AT&T and Frontier Communications. and would ensure impacts to telecommunication utilities would be less than significant.
- d) Less than Significant Impact: Implementation of the Project would require the construction of street lighting which would be constructed in accordance with County Ordinance No. 915 and Riverside County Transportation Department standards. The Project site will already be disturbed by grading and other construction activities and as such, impacts would be less than significant.
- e) Less than Significant Impact: As identified on TTM 38472, the Project would construct roads throughout the Project site which are labeled as Street "A" through Street "Z". Streets "A" through "L", "N" through "R", and "T" through "X" and Street "Z" would be dedicated for public roadway purposes and as such, would be maintained by the County of Riverside Public Works Department. Roads would be constructed in accordance with County standards. A less than significant impact would occur.
- f) Less than Significant Impact: The Project includes the subdivision of a 162.9-acre parcel into 434 single-family residential lots, a 6.02-acre park, and associated improvements including streets, wet and dry utilities, and landscaping. The proposed Project does not include any other facilities that would require governmental services. A less than significant impact would occur.

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, would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44 Wildfire Impacts	a			
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			\boxtimes	
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?				

<u>Source(s)</u>: Riverside County General Plan Safety Plan; Riverside County Map My County; Southwest Area Plan; Cal Fire, Fire Hazard Fire Severity Zone Viewer;

<u>Findings of Fact</u>: Wildland fire protection in California is the responsibility of either the state, local government, or the federal government. The State of California has the primary financial responsibility for the prevention and suppression of wildland fires within State Responsibility Areas (SRA). The SRA forms one large area over 31 million acres to which the State Department of Forestry and Fire Protection (CAL FIRE) provides a basic level of wildland fire prevention and protection services. Local Responsibility Areas (LRA) include incorporated cities, cultivated agriculture lands, and portions of the desert. LRA fire protection is typically provided by city fire departments, fire protection districts, counties, and by CAL FIRE under contract to local government. CAL FIRE uses an extension of the SRA Fire Hazard Severity Zone model as the basis for evaluating fire hazard in LRA. The LRA hazard rating reflects flame and ember intrusion from adjacent wildlands and from flammable vegetation in the urban area.

According to the County's General Plan, the Project site is located in a Very High fire hazard severity zone in a Local Responsibility Area (LRA). Fire protection and emergency medical services are provided by the Riverside County Fire Department (RCFD). RCFD maintains a comprehensive inspection program that reduces the potential for accidents. Additionally, the California Fire Code contains fire safety-related building standards that are referenced in other parts of Title 24 of the California Code of Regulation. These standards will be considered when constructing the new facility on the Project site.

a) <u>Less than Significant Impact</u>: Wildland fire protection in California is the responsibility of the state, local government, or the federal government. The Project site is not located in an SRA however is classified as a VHFSZ within an LRA, as identified in the General Plan and CAL FIRE FHSZ Map. The emergency response plan in effect in Riverside County is the Riverside County Emergency Operations Plan (EOP) maintained by the County Emergency Management Department and approved by the County Board of Supervisors in 2019. The proposed Project will not block access to the Project site or to surrounding properties and

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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will not impede the evacuation program. Notification of emergency personnel of impending blockages, detour signs, and a construction plan for traffic would ensure that there would be no impact in the case of emergency evacuation. Furthermore, Project development would not interfere with implementation of the EOP, and a less than significant impact would occur.

- b) Less than Significant Impact: The Project area is relatively flat and covers approximately 97.65 acres in the northern portion of the site. This southern portion consists of 58.37 acres and will be dedicated for conservation purposes. Steep slopes are located adjacent to the Project area in the southern portion of the site. The Project site and surrounding area are characterized by features typical of an urban landscape. Wind patterns across the region are characterized by westerly and southwesterly winds during the day and easterly or northeasterly breezes at night. Winds are characteristically light although the speed is somewhat greater during the dry summer months than during the rainy winter season. According to Figure 8: Wildland-Urban Interface of the Safety Element of the General Plan, the Project is located in within Wildland/Urban Interface. The proposed Project would be reviewed by the Office of the County Fire Marshall for consistency with County policies and ordinances and would ensure that the Project would not result in the exposure of Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope and prevailing winds. Impacts would be less than significant.
- c) Less than Significant Impact: The Project site is vacant and undeveloped. The proposed Project would require the construction of roads and the extension of wet and dry utilities from Scott Road onto the Project site. The Project includes a 100-foot fire maintenance zone which will extend from the proposed grading limits to the northern boundary of the proposed open space area. All Project site improvements would be conditioned in accordance with County ordinances and design specifications and comply with federal, state, and local regulations relating to safety, installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Project impacts would be less than significant.
- d) <u>Less than Significant Impact</u>: The proposed Project includes water quality basins and detention basins south of Scott Road. Project implementation will not alter the existing drainage patterns because the proposed drainage pattern for the site has been structured to match existing drainage patterns. Therefore, Project impacts would be less than significant.
- e) <u>Less than Significant Impact</u>: The proposed Project would be reviewed by RCFD for consistency with County safety ordinances and requirements. The Project would be conditioned upon approval to not expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Proj	ect:		
45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish	\boxtimes		
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				
Source(s): Staff Review, Project Application Materials.				
Findings of Fact:				
Potentially Significant Impact: Implementation of the p substantially degrade the quality of the environment, su wildlife species, cause a fish or wildlife populations to drop eliminate a plant or animal community, or reduce the nu endangered plant or animal, or eliminate important exan history or prehistory. As such, these topic and the appropria in the forthcoming DEIR.	proposed p bstantially r below self- umber or re nples of the ate mitigatio	roject has f educe the h sustaining le strict the rar major perio n measures v	the potent nabitat of fi evels, threat nge of a ra ods of Calit will be discu	ial to sh or ten to are or fornia ussed
46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?				
Source(s): Staff Review, Project Application Materials				
Findings of Fact:				
<u>Potentially Significant Impact</u> : The Project does have im cumulatively considerable. This topic along with the a discussed in the forthcoming DEIR.	pacts which ppropriate	n are individu mitigation m	ually limited easures w	d, but ill be
47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?				
Source(s): Staff Review, Project Application Materials				
Findings of Fact:				
<u>Potentially Significant Impact</u> : The proposed Project does cause substantial adverse effects on human beings, eithe appropriate mitigation measures will be discussed in the fo	have enviro r directly or orthcoming I	onmental effe indirectly. TI DEIR.	ects which which which which which which which we have a second strain of the second strain o	would nd the
VI. EARLIER ANALYSES				

Potentiall Significar Impact	y Less than t Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Initial Study Mitigated Negative Declaration for Environmental Assessment No. 41828

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

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

Revised: 9/12/2024 12:59 PM Y:\Planning Master Forms\Templates\CEQA Forms\EA-IS_Template.docx