

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number:

Project Case Type (s) and Number(s): Tentative Tract Map No. 38483

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501

Contact Person: Mona Mossayeb

Telephone Number: 951-955-6187

Applicant's Name: RMD Inland Investors, LLC

Applicant's Address: 1920 Main Street, Suite 500, Irvine, CA 92614

I. PROJECT INFORMATION

Project Description:

Tentative Tract Map 38483 (Project) consists of Assessor's Parcel Number (APN) 466-310-019, -020, and -021, and is approximately 28.22 acres, including future public rights-of-way. The Project proposes the subdivision of the rectangular site into 96 single family residential lots and 8 open space lots (Exhibit 5). The proposed open space lots will occupy 2.2 acres of the subject site, and will provide landscaped area, public utility easements, a 1.02-acre water quality basin, and a 0.88-acre park. Residential lots will range from 7,200 square feet to 13,430 square feet. A perimeter wall and parkway landscaping will surround the Project. The Project will be required to improve Holcomb Road along the Project east boundary, Eucalyptus Road not only along the Project's west boundary, but also north and south of the Project (see Project Improvements, below). The Project includes two access points on Eucalyptus Road, and one on Holcomb Road. The subdivided lots are expected to be sold collectively for future development by a third party.

The Project site is designated for Medium Density Residential (MDR) according to the County's General Plan and zoned as One-Family Dwelling (R-1) according to the County Land Use Ordinance.

Project Location:

The Project site is in the community of Winchester, in the Harvest Valley/Winchester Area Plan portion of Riverside County, California (Exhibit 1 and 2). The Project is located approximately 3.5 miles east of Interstate 215 and 1.75 miles south of Domenigoni Parkway (Exhibit 3). The site is bound by Eucalyptus Road to the west and Holcomb Road to the east. Holland Road is approximately 680 feet north of the subject site, and Craig Avenue is approximately 1,000 feet south of the site (Exhibit 4). Eucalyptus Road, Holcomb Road, Holland Road, and Craig Avenue are all currently unpaved, dirt roads.

Existing Conditions:

The subject property is currently undeveloped, and in use for agriculture. Current vegetation consists of crops when planted. Otherwise the site is barren. Terrain on site is relatively flat, with elevations ranging from 1,451 feet above mean sea level (MSL) along the northern boundary, to an elevation of 1,442 feet above MSL along the southern boundary. No washes or bodies of water occur on or adjacent to the property. The Project will be graded to create residential lots, but elevations will not substantially change from existing conditions. Drainage on the property currently consists of sheet flow – there are no flood control facilities on the site. The Project will include an on-site retention basin to contain Project flows.

Currently, most surrounding lands are occupied by agricultural and/or rural uses. Adjacent properties to the north of the subject site are occupied by a nursery and a single-family dwelling. Properties to the east and south of the subject site are currently undeveloped agricultural lands. The property to the west of the Project site is currently being developed into a planned residential community. This ongoing development is within Tentative Tract Map No. 37439, Canterwood Project. The proposed Canterwood

property will result in the development of 574 single family residential lots, and will provide drainage, utility, and roadway improvements to the Project vicinity.

Background

The County approved Tentative Tract Map (TTM) No. 32027 for the subject site in 2005. That map subdivided the site into 82 lots and a smaller water quality basin. That map was never developed.

Project Improvements

Holland Road is designated as a Major Highway (118 feet) and Craig Avenue is designated as Secondary Highway (100 feet). Eucalyptus Road, which is designated as a Secondary Highway (100 feet), runs along the western boundary of the subject site. Ultimate development of the proposed tract map will include part-width improvements to Eucalyptus Road along the Project frontage. The Project also proposes part-width improvements to Holcomb Road, which will be built out as a 60-foot local street. Improvements to Holcomb Road are proposed to extend from Craig Avenue to the northern property line of the Project (Exhibit 5). Development of the subject site will include as internal roadways Street "A" – Street "H" as 60-to-66-foot local streets.

Utilities

The Project will be provided with domestic water and sewer service from Eastern Municipal Water District. Natural gas and electricity will be provided to the site by Southern California Gas and Southern California Edison, respectively.

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

B. Total Project Area: 28.22 acres

Residential Acres: 18.43	Lots: 96	Units: 96	Projected No. of Residents: 296
Commercial Acres: 0	Lots: n/a	Sq. Ft. of Bldg. Area: n/a	Est. No. of Employees: n/a
Industrial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: n/a	Est. No. of Employees: n/a
Other: 0			

C. Assessor's Parcel No(s): 466-310-019, -020, -021

D. Street References: The subject site is east of Eucalyptus Road and west of Holcomb Road. The site is approximately 680 feet south of Holland Road, and approximately 1,000 feet north of Craig Avenue.

E. Section, Township & Range Description or reference/attach a Legal Description: Northwest $\frac{1}{4}$ of section 9, township 6 south, range 2 west.

F. Brief description of the existing environmental setting of the project site and its surroundings: The Project site is currently undeveloped agricultural land. Most surrounding lands are occupied by agricultural and/or rural uses. Lands to the west of the Project site are currently being developed into a planned residential community.

G. Other Public Agency Involvement and Required Permits:

- Eastern Municipal Water District

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The subject site is designated as Medium Density Residential (MDR), which provides for the development of conventional single family detached homes and suburban subdivisions. Limited agriculture and animal-keeping uses are also allowed in this designation. MDR permits a density range of 2.0 to 5.0 dwelling units per acre, which allows for a typical lot size of 5,500 to 20,000 square feet. The Project site is located within the Harvest Valley/Winchester Area Plan, and within the Highway 79 Policy Area.
- 2. Circulation:** According to the Circulation Element, Holland Road is designated as a Major Highway (118 feet), Eucalyptus Road and Craig Avenue are designated as Secondary Highway (100 feet). Holcomb Avenue and roadways within the Project site are local streets.
- 3. Multipurpose Open Space:** The nearest existing community parks to the Project site are Centennial Park and Mira Park in Menifee, and Conestoga Park and Winchester-Domenigoni Community Park in Winchester. There are future community parks nearby and under construction as part of Tentative Tract Map No. 37439, known as the Canterwood Project. Diamond Valley Lake is a significant open space and recreational resource in the Harvest Valley/Winchester Area Plan area, including the 13,000-acre Dr. Roy E. Shipley Reserve and the 22-mile trail which runs along the perimeter of the reservoir. The proposed Project would provide approximately 2.22 acres of open space on-site.
- 4. Safety:** The Phase 1 ESA prepared for the Project found no listings for superfund or hazardous waste sites within one mile of the subject site, and no leaking storage tank or voluntary cleanup sites listed within half a mile of the subject site.

The Project site is not located in an Alquist-Priolo Earthquake Fault Zone, nor is it within a quarter mile of any mapped fault lines. The subject site is located in an area subject to strong ground shaking and nonstructural damage to property, and is rated as a 4 in the Modified Mercalli (MM) Intensity Scale. This potential shaking and damage level is described as shaking in which objects and pictures on the wall may fall, shrubbery would shake, and the shaking would be felt by all. The proposed residential development will be required to conform to the most recent California Building Code (CBC), which provides collapse-resistant design standards.

The subject site is in an area susceptible to subsidence; therefore, the site is on a geological unit or soil that may become unstable, and potentially result in on-site lateral spreading or collapse. The proposed residential development will be required to conform to the site-specific parameters for soils and geological conditions in the project-specific geotechnical report to ensure geologic hazards are minimized.

It is not expected that the Project would result in landslide or rockfall hazards on- or off-site.

5. **Noise:** Construction of the Project will comply with the County's Noise Regulation Ordinance, included limiting construction activities to between 6:00 a.m. and 6:00 p.m. during the period from June through September, and 7:00 a.m. and 6:00 p.m. during the period from October to May. According to the Noise Assessment prepared for the Project, construction noise levels are expected to be up to 75 dBA L_{eq} at the edge of the subject site. The highest construction levels are not expected to exceed 80 dBA L_{eq} at the nearby receiver locations, and would therefore comply with the 80 dBA L_{eq} threshold provided in the Federal Transit Administration (FTA) Transit noise and Vibration Impact Assessment Manual. Vibration levels associated with Project construction would be less than 0.00 PPV (inches per second), and would not exceed the vibration standards provided in the County's General Plan.
6. **Housing:** The proposed TTM would result in the development of 96 single family residences. The subject site is currently undeveloped, and therefore the Project would not result in the displacement of existing people or housing.
7. **Air Quality:** Criteria pollutant emissions associated with construction and operation of the proposed Project would not exceed the applicable emissions thresholds. The proposed development is consistent with the General Plan and the SCAG RTP/SCS, and would not conflict with the applicable air quality management plan.
8. **Healthy Communities:** The proposed development would provide housing, park space, and sidewalks to the Project area.

a) Environmental Justice Summary: According to Figure LU-4.1 in the General Plan, the subject site is not located within an Environmental Justice Community.

B. General Plan Area Plan(s): Harvest Valley/Winchester 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: Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHC); Highway 79 Policy Area.

G. Adjacent and Surrounding:

- 1. General Plan Area Plan(s):** Adjacent lands on all sides of the subject site are within the Harvest Valley/Winchester Area Plan. The boundary with the Sun City/Menifee Valley Area Plan occurs approximately 2,600 feet to the west of the Project site.
- 2. Foundation Component(s):** Adjacent lands on all sides of the Project site are designated for the Community Development Foundation Component. In the area surrounding the subject site, lands designated for the Open Space Foundation Component occur approximately 1,500 feet to the northwest, and lands in the Rural Community Foundation Component occur approximately 1,450 feet to the east of the subject site.
- 3. Land Use Designation(s):** Adjacent lands on all sides of the Project site are designated for Medium Density Residential (MDR). In the area surrounding the subject site, lands designated for Open Space Recreation occur approximately 1,500 feet to the northwest, and lands designated for Very Low Density Residential occur approximately 1,450 feet to the east of the subject site. Lands approximately 3,000 feet southeast of the subject site are designated for Medium High Density Residential.
- 4. Overlay(s), if any:** There are no overlays on lands adjacent to the subject site, Lands approximately one mile southeast of the Project site are within a Community Center Overlay (CCO).
- 5. Policy Area(s), if any:** Lands adjacent to and surrounding the subject site in all directions are within the Highway 79 Policy Area. The Diamond Valley Lake Policy Area includes lands to the east of Highway 79/Winchester Road, approximately 1.25 miles east of the subject site.

H. Adopted Specific Plan Information

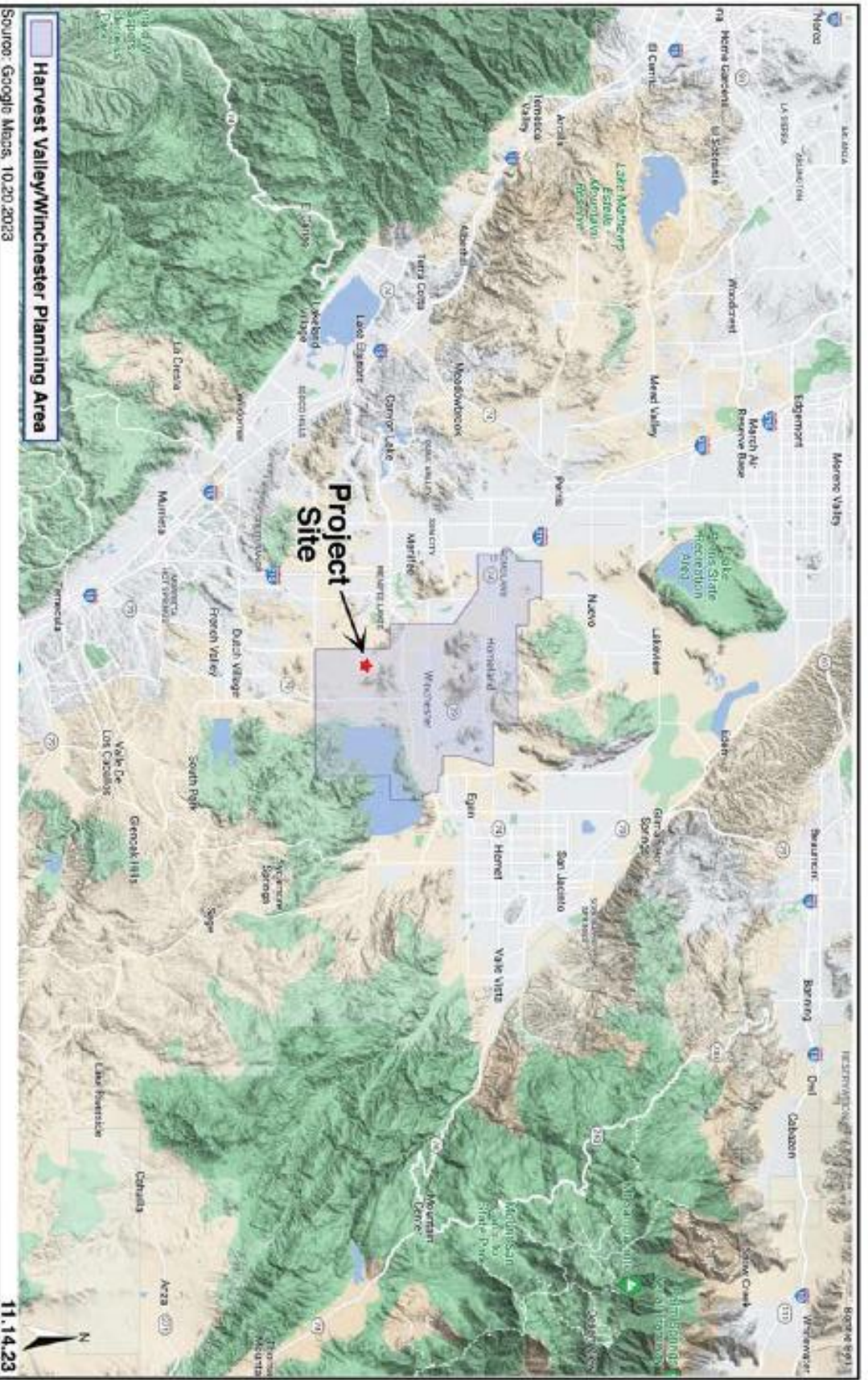
- 1. Name and Number of Specific Plan, if any:** n/a
- 2. Specific Plan Planning Area, and Policies, if any:** n/a

I. Existing Zoning: One-Family Dwelling Zone (R-1)

J. Proposed Zoning, if any: n/a

K. Adjacent and Surrounding Zoning: Lands to the north, east, and south of the subject site are zoned for Rural Residential (R-R). Lands to the west of the Project are zoned for Planned Residential (R-4).







Source: Google Maps, 10/20/2013

11.14.23



Tentative Tract Map 38483
Project Area Map
Winchester, California

Exhibit

3



Source: Google Earth, 10.20.2023

11.14.23



**Tentative Tract Map 38483
Project Location Map
Winchester, California**

Exhibit

4

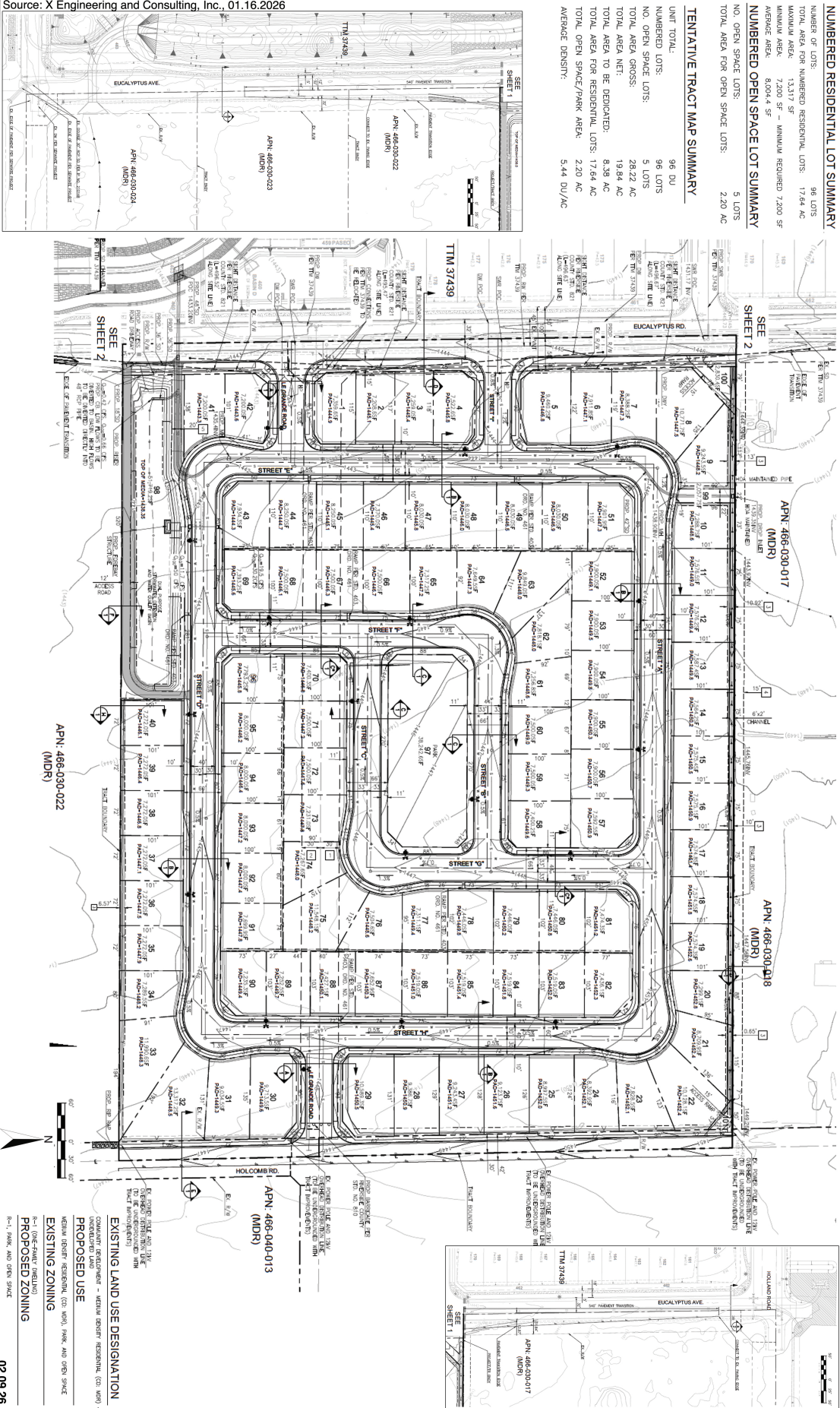
NUMBERED RESIDENTIAL LOT SUMMARY

NUMBER OF LOTS:	96 LOTS
TOTAL AREA FOR NUMBERED RESIDENTIAL LOTS:	17.64 AC
MINIMUM AREA:	1,317 SF
MINIMUM AREA:	7,200 SF - MINIMUM REQUIRED 7,200 SF
AVERAGE AREA:	8,004.4 SF
NUMBERED OPEN SPACE LOT SUMMARY	
NO. OPEN SPACE LOTS:	5 LOTS
TOTAL AREA FOR OPEN SPACE LOTS:	2.20 AC

TENTATIVE TRACT MAP SUMMARY

UNIT TOTAL:	96 DU
NUMBERED LOTS:	96 LOTS
NO. OPEN SPACE LOTS:	5 LOTS
TOTAL AREA GROSS:	28.22 AC
TOTAL AREA NET:	19.84 AC
TOTAL AREA TO BE DEDICATED:	8.38 AC
TOTAL AREA FOR RESIDENTIAL LOTS:	17.64 AC
TOTAL OPEN SPACE/PARK AREA:	2.20 AC
AVERAGE DENSITY:	5.44 DU/AC

Source: X Engineering and Consulting, Inc., 01.16.2026



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.

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

Signature



Mona Mossayeb, Senior Planner

Printed Name

Date: June 26, 2026

For: John Hildebrand
Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source(s): Caltrans, California State Scenic Highway System Map, <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca> (accessed November 2023).

Setting

The Project is located in western Riverside County, an area that is generally bounded by the Santa Ana Mountains and Cleveland National Forest to the west, and the San Jacinto Mountains and San Bernardino National Forest on the east. Topography in the County is diverse, including agricultural valleys, rolling hills, and steep mountains.

The subject site is located within the Harvest Valley/Winchester Area Plan. The Project is situated on the flat valley floor of the Domenigoni Valley, a level area currently predominantly used by agricultural lands, interspersed by hills and rocky outcrops. The subject property is approximately 2.35 miles west of Diamond Valley Lake, the largest fresh valley lake in Southern California, which is bound to the south by the Dawson Mountains. In the Harvest Valley/Winchester area, Route 74 and Route 15 are eligible State Scenic Highways. There are no officially designated State Scenic Highways in the area.

The Project site is undeveloped, and currently occupied by field croplands in active cultivation. While the area is currently predominantly agricultural, much of the Project vicinity is designated for residential use.

Findings of Fact:

a) NO IMPACT. According to the California State Scenic Highway System Map, the Project site is not located in proximity to an eligible or officially designated State Scenic Highway. State Route 74 and State Route (SR) 15 are both eligible for scenic highway listing, but are not officially designated. SR 74 is approximately 5 miles north of the Project site, and SR 15 is approximately 9 miles from the site. Neither of these eligible scenic highways would be impacted by the proposed Project.

Within the Harvest Valley/Winchester area, Menifee Road is a County Eligible Scenic Highway. Menifee Road is approximately 2.75 miles west of the subject site, and would not be impacted by the proposed Project.

None of the roadways in the immediate vicinity of the Project site are eligible or designated as scenic highways by the County or the State. Therefore, because of the distance from the site to the scenic highway corridors, and the terrain in between, the site would not be visible from a scenic highway corridor. No impact would occur.

b,c) LESS THAN SIGNIFICANT IMPACT. The Project site is in active cultivation as croplands. According to the Biological Resources Compliance Analysis prepared for the Project, the site has been in use for agriculture since at least 2002. Development of the Project would replace agricultural landscapes with built structures, thus altering the existing scenic value of the site. While agricultural lands may be considered aesthetically pleasing to some viewers, there are no scenic resources on the subject site, including trees, rock outcroppings that would designate the site as a unique landmark feature. Therefore, the Project would have a less than significant impact to scenic resources.

The Project site is in a non-urbanized area. The site is located near the Domenigoni Valley, an area with relatively flat terrain, surrounded by hilly terrain in all directions. Notable scenic resources in the area include the Double Butte Mountains, located approximately 3.3 miles north of the Project site, and the Dawson Mountains, which line the southern end of Diamond Valley Lake, and which are located approximately 2.6 miles southeast of the site. While agricultural buildings and a residential property occur immediately to the north of the Project site, surrounding land to the east, west, and south of the site is undeveloped and/or in use for agriculture.

The Project proposes the subdivision of the subject site for future medium density residential development. Given the flat terrain on and adjacent to the Project site, as well as the non-urbanized state of the Project vicinity, development could impede some views of the surrounding hills.

In the R-1 zone, residential development is permitted up to three stories, with minimum setbacks of 20 feet in the front and 10 feet on the side and rear. Future development of the site would not be expected to result in significant impacts to scenic vistas to the wider area around the subject site. While development of the Project property could impair views of surrounding hills from vantage points in close proximity to the proposed housing, all roadways immediately adjacent to the Project site are currently unimproved. Given the lack of existing improved roadways or other public spaces in the immediate vicinity of the site, there are no existing public views that would be impacted. Overall, the Project site is not in close proximity to any prominent scenic vistas or any existing public roadways. Future development of the subject site would therefore have less than significant impacts on scenic vistas or views open to the public.

Properties surrounding the Project site on all sides are also designated and zoned for residential uses. While most lands surrounding the Project site are currently in use for agriculture, the future residential development that could result from the proposed subdivision is consistent with the County's long term plans for the area. Future development of the site will be subject to the County's development standards, ensuring the resulting residential development is not aesthetically offensive, nor would it degrade the existing visual character. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

Source(s): Riverside County General Plan (2017) Harvest Valley/Winchester Area Plan – Figure 7: Mt Palomar Night Time Lighting Policy Area; Riverside County Ordinance No. 655 (Regulating Light Pollution).

Setting

The Mount Palomar Observatory in San Diego County requires stringent nighttime lighting standards to ensure that the night sky can be clearly observed. Riverside County Ordinance No. 655 (Regulating Light Pollution) is intended to restrict the use of lighting fixtures that may emit undesirable light rays into the night sky in order to prevent detrimental impacts to astronomical observation and research from the Mt. Palomar Observatory. The ordinance establishes lighting standards for two zones. Standards for Zone A apply to the circular area 15 miles in radius from the Mt. Palomar Observatory, and Area B standards apply areas within the 15- to 45-mile radius.

Findings of Fact:

a) LESS THAN SIGNIFICANT IMPACT. The Project site is located approximately 25.70 miles from the Mt. Palomar Observatory. Future development of the site will be required to comply with all applicable lighting standards for Zone B pursuant to County Ordinance No. 655. Compliance with these standards will ensure that, once built out, residential development on the subject site would have less than significant impacts on night skies and the use of the Mt. Palomar Observatory.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels? ☐ ☐ ☒ ☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County, Map My County v10, https://gis1.countyofriverside.us/Html5Viewer/index.html?viewer=MMC_Public (accessed November 2023); Riverside County Municipal Code.

Setting

The Project site is currently in use as active croplands. There are no permanent structures or other sources of light or glare on the subject property. Existing sources of light and glare in the Project vicinity include the residential property and the agricultural property to the north of the subject site. The surrounding area is generally sparsely developed, and many roads are currently unimproved, resulting in few existing sources of light from buildings or vehicular headlights.

Findings of Fact:

a, b) LESS THAN SIGNIFICANT IMPACTS. The Project proposes the subdivision of the existing agricultural property into 96 residential properties. Future buildout of these sites with single family residences can be expected to marginally increase the levels of light in the area from interior and exterior building lighting, landscape lighting, and headlights from vehicles accessing the site. On-site lighting would be typical in type and intensity for residential land uses, and existing and future residential properties in the area would not be exposed to unacceptable light levels as a result of the Project. Moreover, all future development on the Project site will be subject to Chapter 8.80 (Outdoor Lighting) of the Riverside County Code, as well as Ordinance No.655 (Regulating Light Pollution). Development will also be subject to the California Building Code (Title 24, Part 6 of the California Code of Regulations), which establishes energy conservation requirements for new residential buildings, thereby reducing the energy usage associated with outdoor lighting, and therefore the amount of outdoor lighting itself.

Future buildout of 96 single family residences could also result in new sources of glare from windows. However, the proposed medium density development would only result in a marginal increase in glare in the area, and these levels would not be expected to adversely affect day or nighttime views in the area.

Overall, the lighting and glare levels produced by the Project would not exceed typical levels associated with the residential development designated for the area. Impacts would be less than significant.

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 contract or land within a Riverside County Agricultural Preserve?

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☐	☒
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☒	☐

Source(s): California Department of Conservation, Agricultural Land Evaluation and Site Assessment Model (1997); Riverside County General Plan (December 2015); California Department of Conservation Important Farmland Finder <https://maps.conservation.ca.gov/dlrp/ciff/> (accessed November 2023); USDA Natural Resources Conservation Service, Web Soil Survey <https://websoilsurvey.nrcs.usda.gov/app/> (accessed November 2023); Eastern Municipal Water District, Water Shortage Contingency Plan (June 2021).

Setting

Agriculture is a major component of the economy in Riverside County, and remains a prominent land use in the Harvest Valley/Winchester Planning Area despite increased development. The Project site and lands to the east and south are currently active croplands.

According to the California Department of Conservation Important Farmland Finder, approximately 93% of the subject site (26.24 acres) is classified as Farmland of Statewide Importance, and approximately 7% of the site (1.98 acres) is Prime Farmland.

According to the USDA Natural Resources Conservation Service Web Soil Survey, the site is generally flat and is predominantly underlain by Domino fine sandy loam, eroded (Ds2), Exeter sandy loam, 2 to 8 percent slopes, eroded (EnC2), and Pachappa fine sandy loam, 2 to 8 percent slopes, eroded (PaC2). The majority of the site is underlain by Exeter sandy loam (EnC2).

Findings of Fact:

a) LESS THAN SIGNIFICANT. The Project proposes the subdivision of the 28.22-acre site for future development into up to 96 single family residences. The subject site is currently in use for agricultural purposes, and is designated as Farmland of Statewide Importance and Prime Farmland according to the California Important Farmland Finder. In order to assess the potential significance of impacts associated with the proposed conversion of farmland to non-agricultural uses, the California Department of Conservation (CDC) Agricultural Land Evaluation and Site Assessment Model (LESA Model) was used. The LESA Model uses six different factors (two based on soil resource quality and four based on on-site and adjacent land characteristics) to develop a weighted score that identifies the significance of potential impacts to agricultural resources.

Land Capability Classification and Storie Index: Land Capability Classification (LCC) indicates the suitability of soils for most crops. Using soil survey information from the Department of Agriculture Natural Resources Conservation Service (NRCS), the Project was found to have mostly Class IIIe soils, with a small portion of the site containing Class IIe soils. Class II soils have moderate limitations that reduce the choice of plants or that require special conservation practices, or both. Class III soils have severe limitations that reduce the choice of plants. The subclass "e" indicates that the main hazard is the risk of erosion unless close-growing plant cover is maintained.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Storie Index provides a rating for a given soil's degree of suitability for intensive agriculture, based on the soil's profile characteristics, surface layer texture, slope, and other factors. Soil survey data from the NRCS shows the Project site mostly contains soils rated as Poor (21 to 40), with a small portion rated as Excellent (81 to 100).

Table 1 shows that LCC and Storie Index scores for the Project site, weighted based on the proportion of the subject site made up of each soil unit.

Table 1 Land Capability Classification (LCC) and Storie Index Scores						
Soil Unit	Proportion of Project Area	LCC (irrigated)	LCC Rating (irrigated)	LCC Score	Storie Index	Storie Index Score
Exeter sandy loam (EnC2)	63.1%	IIIe	70	44.18	36	22.72
Domino fine sandy loam (Ds2)	28.1%	IIIe	70	19.67	33	9.27
Pachappa fine sandy loam (PaC2)	8.88%	Ile	90	7.91	91	8.00
TOTAL	100%			71.76 LCC Total Score		39.99 Storie Index Total Score
LCC Rating based on Table 2 of the LESA Instruction Manual (California Department of Conservation, 1997).						

Project Size: In recognition that the size of a farm can influence the viability of commercial agricultural operations, the LESA Model includes evaluation of site size. To account for the quality of the agricultural land, three consolidated LCC categories are used to determine a score based on acreage in each category. As shown in Table 2, the Project received a score of 0 for having less than 10 acres in LCC Class I-II category, and a score of 30 for having 20-39 acres in the LCC Class III category.

Table 2 Project Size Score				
	Acreage per Soil Unit		Total Acres	Project Size Scores
LCC Class I-II	2.48	0	2.48	0
LCC Class III	17.81	7.93	25.74	30
LCC Class IV-VIII	0	0	0	0
Project size score based on Table 3 of the LESA Instruction Manual (California Department of Conservation, 1997).				

Water Resources Availability: The LESA Model evaluates whether irrigated and dryland agriculture is feasible on a given site, and, based on the water resources that supply a site, whether restrictions exist on drought or non-drought years. The model assesses the occurrence of two kinds of restrictions to agricultural production: physical and economic.

As defined in the LESA Instruction Manual, a physical restriction is "an occasional or regular interruption or reduction in a water supply, or a shortened irrigation season, that forces a change in agricultural practices - such as planting a crop that uses less water, or leaving land fallow." The Instruction Manual defines an economic restriction as "a rise in the cost of water to a level that forces a reduction in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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consumption.” This could include surcharge increases from suppliers or additional costs incurred from pumping groundwater.

The Project site is located in the Eastern Municipal Water District (EMWD) service area. The EWMD generates a significant amount of recycled water, which it uses for non-potable purposes such as agriculture. This would be the primary water source for agriculture on the subject site. According to the EWMD's Water Shortage Contingency Plan (2021), under water shortage level 5, the District could implement a water budget for agricultural customers based on historical water use, with allocations reduced according to customer tier. This would be considered a potential physical restriction for drought years.

Given that the Project site is serviced by an existing irrigation system and that it could be subject to physical restrictions under drought conditions, a water availability score of 85 was assigned, as shown in Table 3.

Table 3 Water Resources Availability Factors							
Option	Non-Drought Years			Drought Years			Water Resource Score
	Irrigated Production Feasible?	Physical Restrictions?	Economic Restrictions?	Irrigated Production Feasible?	Physical Restrictions?	Economic Restrictions?	
4	Yes	No	No	Yes	Yes	No	85
Water resources availability score based on Table 5 of the LESA Instruction Manual (California Department of Conservation, 1997).							

Surrounding Agricultural and Protected Resource Land: A “Zone of Influence” (ZOI) was identified for the Project including all parcels that are within or are intersected by a 0.25-mile buffer around the subject site. The proportion of land in the Project’s ZOI that is currently in agriculture was calculated based on the Department of Conservation’s Important Farmland Map Series, and accounted for active tentative tract maps and specific plans that are expected to result in development. Protected resource lands include Williamson Act contract lands, publicly owned park or forest land, and lands with agricultural, wildlife habitat, or other natural resource easements. As shown in Table 4, approximately 42.22% of the Project’s ZOI is in agriculture, and none of the surrounding land is protected resource land.

Table 4 Surrounding Agricultural and Protected Resource Land						
Zone of Influence					Surrounding Agricultural Land Score	Surrounding Protected Resource Land Score
Total Acres	Acres in Agriculture	Acres of Protected Resource Land	Percent in Agriculture	Percent Protected Resource Land		
507.19	214.12	0	42.22	0	10	0
Agricultural Land Score and Surrounding Protected Resource Land Score based on Tables 6 and 7 of the LESA Instruction Manual (California Department of Conservation, 1997).						

LESA Analysis Results: The LESA Model is weighted so that 50 percent of the total score is derived from Land Evaluation Factors, and 50 percent of the score is derived from Site Assessment factors. As shown in Table 5, the total LESA score for the Project site, after weighting, is 46.69.

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Table 5 Final LESA Score			
	Factor Scores	Factor Weight	Weighted Factor Scores
Land Evaluation Factors			
Land Capability Classification	71.76	0.25	17.94
Storie Index	39.99	0.25	10.00
<i>LE Subtotal</i>		0.5	27.94
Site Assessment Factors			
Project Size Score	30	0.15	4.50
Water Resource Availability	85	0.15	12.75
Surrounding Agricultural Land	10	0.15	1.50
Protected Resource Land	0	0.05	0
<i>SA Subtotal</i>		0.5	18.75
Final LESA Score			46.69

According to Table 9 in the LESA Manual, California LESA Model Scoring Thresholds, a score of 40 to 59 points is considered significant only if the Land Evaluation and Site Assessment subscores are each greater than or equal to 20 points. Given that the Project's Site Assessment subscore is 18.75, the project site's development would result in impacts to agricultural lands that are less than significant.

b) LESS THAN SIGNIFICANT IMPACT. The Project site is not subject to a Williamson Act contract and it is not within a Riverside County Agricultural Preserve. The proposed development of 96 residential units is consistent with the site's current R-1 zoning (One Family Dwelling Zone). The Project would therefore not conflict with existing agricultural zoning, or with land subject to a Williamson Act contract or within an Agricultural Preserve. While the proposed residential development would conflict with the site's existing agricultural use, the results of the LESA Model, described above, indicate that related impacts would be less than significant.

c) NO IMPACT. All lands within 300 feet of the Project site are zoned for residential development or are within specific plan areas. Therefore, the proposed development would not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). No impact will occur.

d) LESS THAN SIGNIFICANT. The proposed residential development would convert existing farmland to a non-agricultural use. As discussed in the response to question 4.a), the CDC LESA Model was used to assess the potential significance of impacts associated with the proposed conversion of farmland to non-agricultural uses. Results of that analysis concluded that Project impacts to agricultural lands would be less than significant. [Please see response 4.a), above, for detailed analysis].

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code

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☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	☐	☐	☐	☒

Source(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Riverside County General Plan EIR No. 521.

Setting

There are no land use designations explicitly for timber production zones or other commercial timber activities in Riverside County, and no commercial timber operations that rely on existing forestry resources.

Findings of Fact:

a-c) NO IMPACT. The Project site is zoned for One Family Dwelling (R-1), and is not zoned for forest land, timberland, or Timberland Production. and is not located within or near designated forest land. There are no forestry resources on or near the subject site. The proposed development would not conflict with existing zoning, result in the loss or conversion of forest land, and would not involve other changes to the existing environment that could result in the conversion of forest land to non-forest use. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): SCAQMD 2022 Air Quality Management Plan (December 2022); SCAQMD Air Quality Significance Thresholds (April 2019); SCAQMD Final Localized Significance Thresholds Methodology (July 2008), CalEEMod Version 2022.1.1.20.

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

The western portion of Riverside County is located in the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). As the local air quality management agency, the SCAQMD is required to monitor air pollutant levels to ensure that state and federal air quality standards are met and, if they are not met, to develop strategies to meet the standards. All development within the SCAB is subject to SCAQMD's 2022 Air Quality Management Plan (2022 AQMP).

Criteria air pollutants are contaminants for which state and federal air quality standards have been established. The SCAB is designated as being in nonattainment for both the federal and state standards for ozone (extreme), and PM_{2.5} (serious). For PM₁₀, the SCAB is in attainment for the federal standard, but in nonattainment for the state standard. Ambient air quality in the SCAB does not exceed state and federal standards for carbon monoxide, nitrogen dioxides, sulfur dioxide, or lead.

The California Emissions Estimator Model (CalEEMod) Version 2022.1.1.20 was used to project air quality emissions that will be generated by the Project (Appendix A).

Findings of Fact:

a) LESS THAN SIGNIFICANT IMPACT. The Project site is within the South Coast Air Basin (SCAB), under the jurisdiction of the SCAQMD. Under CEQA, a significant air quality impact could occur if a project is not consistent with the applicable Air Quality Management Plan (AQMP) or if the project would obstruct the implementation of the policies or hinder reaching the goals of that plan. The proposed development is subject to SCAQMD's 2022 AQMP, a comprehensive plan that establishes emission control strategies and guidance for regional reductions of air pollutants. The AQMP was jointly prepared with the California Air Resources Board (ARB) and the Southern California Association of Governments (SCAG), and is based, in part, on the land use plans of the jurisdictions in the region.

The Project site is designed Medium Density Residential and zoned R-1 which permits a density range of 2.0 to 5.0 dwelling units per acre (DUAC). The Project proposes a density of 3.4 DU/AC, which is consistent with the Medium Density Residential designation and R-1 zoning assigned to the subject site in the Riverside County General Plan and Land Use Ordinance. The AQMP accounted for residential land uses on this site, and the proposed residential development is therefore compatible with the 2022 AQMP assumptions.

The SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments, and cooperates actively with all State and federal government agencies. SCAG adopted the 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (2024 RTP/SCS) to comply with the metropolitan planning organization (MPO) requirements under the Sustainable Communities and Climate Protection Act. The Growth Management chapter of the RTP/SCS forms the basis of land use and transportation controls of the AQMP. Projects that are consistent with the projections of population forecasts are considered consistent with the AQMP. The proposed Project would be developed in accordance with all applicable rules and regulations contained in those plans in an effort to meet the applicable air quality standards because the proposed medium density residential land use and associated population growth were included in the SCAG analysis.

As discussed in Section 6 (b), below, the Project would generate criteria pollutant emissions during construction and operation that would contribute to cumulative impacts to air quality. However, given that the proposed medium density residential development is consistent with the land use assumptions

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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used in the regional growth forecast, the Project would no conflict with or obstruct the implementation of the applicable air quality plan, and impacts are less than significant.

b) LESS THAN SIGNIFICANT IMPACT. A project is considered to have significant impacts if there is a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. As previously stated, the SCAB is currently a non-attainment area for PM₁₀, PM_{2.5} and ozone. Therefore, if the Project's construction and/or operational emissions exceed SCAQMD thresholds for PM₁₀, PM_{2.5} or ozone precursors, which include carbon monoxide (CO), nitrous oxides (NO_x), and volatile/reactive organic compounds/gases (VOC or ROG), then impacts would be cumulatively considerable and significant.

The Project's potential criteria pollutant emissions during construction and operations were projected using the California Emissions Estimate Model (CalEEMod) Version 2022.1.1.20. As shown in Tables 6 and 7, the proposed development would emit criteria air pollutants during the short-term construction phase as well as during long-term operations.

Construction Impacts

Construction-related pollutant emissions will be temporary and will end once construction of the Project is complete. For the purpose of analysis, it is assumed that construction of the proposed Project would occur over a two-year period, beginning in January 2025.

Development of the proposed TTM 38483 would result in the future development of up to 98¹ single family residences. Construction would include site preparation, grading, building construction, paving, and architectural coating. The 28.22-acre Project site would require a net of 71,454 cubic yards of material import in order to raise the site above Holcomb Road for drainage purposes. Grading is assumed to occur over a three-month period. In accordance with SCAQMD Rule 403, it is assumed that standard dust control measures will be applied during Project construction. Based on these inputs, Table 6 shows the maximum daily pollutant emissions projected to result from construction of the proposed development.

Table 6 Maximum Daily Construction-Related Emission Summary (pounds per day)						
Construction Emissions	CO	NO_x	ROG	SO_x	PM₁₀	PM_{2.5}
Daily Maximum	41.3	78.6	44.6	0.34	17.1	6.6
SCAQMD Thresholds	550	100	75	150	150	55
Exceeds?	No	No	No	No	No	No

Source: CalEEMod Version 2022.1.1.20

As shown in the above table, emissions generated by construction of the Project would not exceed SCAQMD thresholds for any criteria pollutant. Construction-related impacts are therefore considered less than significant.

Operational Emissions

Operational emissions, which are the long-term emissions over the life of a project, include area source emissions (such as operational of landscape maintenance equipment and use of cleaning products),

¹ The current TTM proposes 96 residential lots. The CalEEMod analysis was conducted using a previous version of the TTM that showed 98 residential lots. Therefore, the CalEEMod emission results are conservative and likely overstate Project emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mobile sources (e.g. vehicle trips), as well as emissions associated with energy and water usage, as well as waste generation (water usage and waste generation do not generate criteria air pollutants but do generate greenhouse gas emissions). Operational emissions were projected assuming buildout of the subject site with up to 98² single-family residences, 521,889 square feet of landscaped area (including shared open space and landscaped space within the residential lots), and 278,348 square feet of asphalt surfaces to be dedicated as public roadways. The Project's mobile emissions were estimated using the Institute of Transportation Engineers (ITE) 11th Edition Trip Generation Manual. Based on the trip generation rate for Single-Family Detached Housing (ITE Land Use Code 210), 98³ units are estimated to result in an average of 925 weekday trips, 935 Saturday trips, and 838 Sunday trips. Based on these inputs, Table 7 shows the maximum daily emissions projected to result from operation of the proposed Project.

Table 7 Maximum Daily Operational Emission Summary (pounds per day)						
Operational Emissions	CO	NO_x	ROG	SO_x	PM₁₀	PM_{2.5}
Daily Maximum	92.3	7.0	39.1	0.23	15.6	9.16
SCAQMD Thresholds	550	55	55	150	150	55
Exceeds?	No	No	No	No	No	No
Source: CalEEMod Version 2022.1.1.20						

As shown in the above table, operational emissions would not exceed the SCAQMD daily maximum thresholds for any criteria pollutants.

Conclusion

Emissions resulting from construction and operation of the proposed Project would not exceed the SCAQMD thresholds for CO, NO_x, ROG, SO_x, PM₁₀, or PM_{2.5}. As previously stated, the SCAB is classified as a nonattainment area for ozone, PM₁₀, and PM_{2.5}. While the proposed development would contribute to an increment increase in regional ozone, PM₁₀, and PM_{2.5} emissions, the Project's contributions would not surpass the applicable daily maximum thresholds, and therefore contributions would be less than significant.

c) LESS THAN SIGNIFICANT IMPACT. Sensitive receptors include residences, schools, playgrounds, childcare centers, retirement homes, hospitals, and other land uses occupied by individuals who are potentially more sensitive to pollutants than occupants of other land uses. The nearest existing sensitive receptor to the Project site is the single-family residence approximately 189 feet north of the subject site.

Localized Significance Thresholds (LSTs) can be used to determine whether a project may generate substantial pollutant concentrations impacting sensitive receptors. The SCAMQD Mass Rate Look-up Table was used for analysis of the Project's construction emissions, based on the Project's location in Source Receptor Area 24 (Perris Valley) and the 50-meter receptor distance. While the total Project site is approximately 28.2 acres, it is assumed that the maximum area of disturbance during construction (for purposes of LST analysis only) would be limited to 2 acres per day. The proposed Project does not include major stationary polluters such as a landfill, chemical plant, or refinery, and therefore LST

² The current TTM proposes 96 residential lots. The CalEEMod analysis was conducted using a previous version of the TTM that showed 98 residential lots. Therefore, the CalEEMod emission results are conservative and likely overstate actual Project emissions.

³ Ibid.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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analysis was not required for the development's operations. Nonetheless, an analysis of operational LSTs was provided using the maximum LST area of 5 acres.

As shown in Table 8, the LST thresholds are not expected to be exceeded for any criteria pollutant during construction or operation of the Project.

Table 8 Localized Significance Thresholds (pounds per day) SRA 24				
	CO	NO_x	PM₁₀	PM_{2.5}
Construction Emissions	30.2	31.6	9.04	5.2
LST Threshold (50 meters, 2 acres)	1,262	200	20	6
Operational Emissions	43.0	6.37	8.76	2.41
LST Threshold (50 meters, 5 acres)	2,178	302	10	3
Exceeds?	No	No	No	No
Source: CalEEMod Version 2022.1.1.20 Note: Construction emissions reflect on-site emissions only. Off-site emissions are not considered localized emissions. Highest daily maximum on-site emissions for all criteria pollutants listed occur during the site preparation phase.				

Health Impacts

As shown in the analysis above, construction and operation of the proposed Project will result in criteria emissions that are below the SCAQMD significance thresholds. Neither construction or operational emissions would violate any air quality standard or contribute substantially to an existing or projected air quality violation.

It is not scientifically possible to calculate the degree to which exposure to various levels of criteria pollutant emissions will impact an individual's health. There are several factors that make predicting a Project-specific numerical impact difficult:

- Not all individuals will be affected equally due to medical history. Some may have medical pre-dispositions, and diet and exercise levels tend to vary across a population.
- Due to the dispersing nature of pollutants, it is difficult to locate and identify which group of individuals will be impacted, either directly or indirectly.
- There are currently no approved methodologies or studies to base assumptions on, such as baseline health levels or emission level-to-health risk ratios.

Due to these limitations, the extent to which the Project poses a health risk is uncertain but unavoidable. However, since it is anticipated that the impacts associated with all criteria pollutants will be less than significant overall, it is also anticipated that the Project would not expose sensitive receptors located within one mile of the subject site to substantial pollutant concentrations. Impacts would be less than significant.

d) LESS THAN SIGNIFICANT IMPACT. A significant impact could occur if objectionable odors are generated that would adversely impact sensitive receptors. Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as in sewage treatment facilities and landfills. Short term odors associated with paving and construction activities could be generated; however, any such odors would be quickly dispersed below detectable levels as distance from the construction site increases and would occur for short time periods during construction only. The Project proposes the development of 96 single family residential properties. Once developed, residential land uses may

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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produce some odors from household activities, such as cooking and landscape maintenance. Objectionable odors are not anticipated to be generated long term, and any odors generated would be temporary and would disperse with distance. Overall, impacts from objectionable odors are expected to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

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

☐ ☒ ☐ ☐

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

☐ ☒ ☐ ☐

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

☐ ☒ ☐ ☐

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☒ ☐ ☐

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

☐ ☐ ☐ ☒

f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ ☐ ☐ ☒

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

☐ ☒ ☐ ☐

Source(s): WRCMSHCP; Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Biological Resources Compliance Analysis for the 28.20-Acre Tentative Tract Map (TTM) 38483 Project Site, Unincorporated Riverside County, California, prepared by Cadre Environmental (July 2023); Riverside County General Plan Harvest Valley/Winchester Area Plan (2017).

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

The Project site is in the Harvest Valley/Winchester area of Riverside County. The area is characterized by features such as Diamond Valley Lake, as well as the Double Butte, Dawson, and Lakeview Mountains. These features encompass a variety of habitats, including riparian corridors, vernal pools, oak woodlands, and chaparral habitats. The following sensitive, threatened, and endangered species are known to occur in the Harvest Valley/Winchester area: spreading navarratia, Munz's onion, ferruginous hawk, burrowing owl, bobcat, Stephen's kangaroo rat, granite spiny lizard, San Diego black-tailed jackrabbit, California gnatcatcher, Los Angeles pocket mouse, Riverside fairy shrimp, and Parry's spineflower.

The Project site is located within the plan area for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). The WRCMSHCP is a comprehensive, multi-jurisdiction habitat conservation plan which provides coverage for 146 listed and special-status plant and animal species through agreements with the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife. The subject site is also located within the plan area for the Stephen's kangaroo rat.

The Project site is in active cultivation, and appears to have been actively used for agricultural for at least a decade. The site is generally flat and underlain by Domino fine sandy loam, eroded (Ds2), Exeter sandy loam, 0 to 2 percent slopes (Ena), Exeter sandy loam, 2 to 8 percent slopes, eroded (EnC2), Pachappa fine sandy loam, 2 to 8 percent slopes, eroded (PaC2), and Ramona sandy loam, 0 to 2 percent slopes, MLRA 19 (RaA). The majority of the site is underlain by Exeter sandy loam (EnC2).

The on-site plant community/habitat classification is predominantly characterized as field croplands (actively cultivated). Limited portions of the Project site along Holcomb Road and Eucalyptus Road are characterized as disturbed habitat, and are generally devoid of vegetation with scattered invasive species. Wildlife species documented on the subject site include red-tailed hawk, mourning dove, American crow, western meadowlark, and house finch.

Findings of Fact:

a,g) LESS THAN SIGNIFICANT WITH MITIGATION: The Project site is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). According to the MSHCP Biological Resources Compliance Analysis prepared for the Project, the subject site is not located within or adjacent to an MSHCP Criteria Area, Cell Group, or Linkage Area, and therefore no MSHCP Habitat Evaluation and Acquisition Negotiation Strategy (HANS) or Joint Project Review (JPR) are required.

The subject site does not occur within a predetermined Survey Area for criteria area plant species, amphibians, or mammals. It does occur within a Survey Area for six MSHCP narrow endemic plant species, however as discussed under threshold b) and c) below, no suitable habitat for these species is present on the subject site, and thus no additional surveys are required. The Project site also occurs within a predetermined Survey Area for burrowing owl. Focused MSHCP burrowing owl surveys will not be required due to the lack of suitable burrows occurring on the site in its current condition, in active cultivation. However, given that burrowing owls could occur on the site if it were to be left fallow, a 30-day MSHCP preconstruction survey will be required immediately prior to the initiation of construction, as elaborated under threshold b) and c) and Mitigation Measure BIO-1. With implementation of this mitigation measure, the Project will comply with the conservation goals provided in MSHCP Section 6.3.2, and would not conflict with the adopted MSHCP or with any local policies or ordinances protecting biological resources. Impacts would be less than significant with mitigation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b,c) LESS THAN SIGNIFICANT WITH MITIGATION. The Biological Resources Compliance Analysis prepared for the Project included a literature review, compilation of existing documentation, and field reconnaissance. Its findings relating to special status species are summarized below.

Sensitive Plant Species

The Project site does not occur within a predetermined Survey Area for MSHCP criteria area plant species, and thus no such surveys are required. The subject site is entirely within a predetermined Survey Area for six MSHCP narrow endemic plant species: California Orcutt grass, many-stemmed dudleya, Munz's onion, San Diego ambrosia, spreading navarretia, and Wright's trichocoronis. However, none of these species were detected during surveys of the Project site and/or are not expected to occur within the site due to lack of suitable habitat, undisturbed soils, and ongoing on-site agricultural activity. Given that none of these species are expected to occur on the subject site, no further surveys or mitigation are required, and impacts to sensitive plant species would be less than significant.

Sensitive Wildlife Species

The Project site does not occur within a predetermined Survey Area for amphibians or mammals.

Riparian birds: There is no riparian scrub, forest, or woodland habitat located within or adjacent to the Project site, and thus no suitable habitat for special status birds such as least Bell's vireo, southwestern willow flycatcher, or western yellow-billed cuckoo.

Burrowing Owl: The Project site is within the predetermined Survey Area for burrowing owl. The subject site is in active cultivation, and no suitable burrows were observed on the subject site. Therefore, focused MSHCP burrowing owl surveys are not required to determine the presence/absence of the species on or adjacent to the site. However, if the Project site were to be left fallow, the property could be used by burrowing owl. Therefore, as provided in Mitigation Measure BIO-1, a 30-day MSHCP preconstruction survey will be required immediately prior to the initiation of construction. Implementation of BIO-1 will ensure that impacts to burrowing owl are less than significant.

Nesting Birds: The Project site includes documented vegetation communities such as field croplands habitat which provide low quality but potential nesting habitat for both common and MSHCP covered bird species. Nesting birds are covered by the Migratory Bird Treaty Act (MBTA). If Project construction will occur outside the nesting season (September 16 to January 31), pre-removal nesting bird surveys will not be required. If construction is proposed to occur during the February 1 to September 15 nesting season, a qualified biologist must conduct a preconstruction nesting bird survey no more than three days prior to the initiation of grading, as stated in Mitigation Measure BIO-2. Implementation of BIO-2 will assure that impacts to nesting birds are less than significant.

Stephens' Kangaroo Rat: The Project site is within the fee area for the Stephens' Kangaroo Rat (SKR) as outlined in the Riverside County SKR Habitat Conservation Plan. Payment of the fees required by County Ordinance 663.10 for the SKR Habitat Conservation Plan Fee Assessment Area will ensure that impacts to the Stephens' Kangaroo Rat are less than significant.

Summary

Implementation of BIO-1 and BIO-2, as well as the required payment of the MSHCP Plan Fee and SKR Habitat Conservation Fee, will ensure that the Project would not have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species in local or regional plans,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service, or 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). Impacts will be less than significant with the incorporated mitigation measures.

d) LESS THAN SIGNIFICANT WITH MITIGATION. According to the Biological Resources Compliance Analysis prepared for the Project, the subject site does not represent a regional wildlife movement corridor, nor is it located within an MSHCP designated core, extension of existing core, non-contiguous habitat block, constrained linked, or linkage area. Therefore, it is not anticipated that the Project would interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors. Implementation of Mitigation Measure BIO-2 will ensure that the Project would not impede the use of native wildlife nursery sites. Impacts will be less than significant with the incorporated mitigation.

e) NO IMPACT. Riparian scrub, forest, woodland or riverine habitat have not been observed or documented within or adjacent to the subject site. Therefore, the Project would have no impact 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.

f) NO IMPACT. The site survey conducted for the Biological Resources Compliance Analysis prepared for the Project found no evidence of vernal pools, seasonal depressions, seasonally inundated road ruts, or other wetland features on the subject property. Signs of vernal pools, such as clay substrates or hydric soils, were also not documented on the Project site, and historic aerials also indicated no sign of on-site standing or ponded water. The Project would thus have no impact on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

Mitigation:

BIO-1: Burrowing Owl Survey: A 30-day pre-construction survey for burrowing owls shall be conducted prior to initial ground-disturbing activities (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owl or sign of burrowing owl are identified on the site to the initiation of ground-disturbing activities, the Project proponent shall immediately inform the County of Riverside EPD and Wildlife Agencies. Based on consultation with these agencies, a Burrowing Owl Protection and Relocation Plan may be required.

If no burrowing owl are detected and ground-disturbing activities occur but the site is left undisturbed for more than 30 days, a pre-construction survey shall again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrow owl is found, the Project proponent shall implement the same measures described above.

BIO-2: MBTA Nesting Bird Survey: If Project construction will occur during the February 1st to September 15th nesting season, then a qualified biologist must conduct a preconstruction nesting bird survey no more than three (3) days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent to the Project Site.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The survey shall focus on identifying any bird nests that would be directly or indirectly affected by construction activities. If active nests are documented, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest must be postponed until the young birds have fledged. The perimeter of the nest setback zone must be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area.

Monitoring:

BIO-A: Burrowing Owl: A qualified biologist must prepare a 30-day burrowing owl preconstruction survey report. This report must be submitted to the County of Riverside Environmental Programs Division (EPD) for review and approval prior to the initiation of grading.

Responsible Parties: Project biologist, Project proponent, County of Riverside EPD

BIO-B: Nesting Birds: A qualified biologist must prepare a survey report verifying that no active nests are present, or that the young have fledged. This report must be submitted to the County of Riverside EPD for review and approval prior to initiation of grading in the nest-setback zone.

The qualified biologist shall serve as a construction monitor during periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. A final monitoring report of the findings, prepared by a qualified biologist, shall be submitted to the County of Riverside EPD documenting compliance with the MBTA and CDFG Codes. Any nest permanently vacated for the season would not warrant protection pursuant to the MBTA or CDFG Codes.

Responsible Parties: Project biologist, Project proponent, County of Riverside EPD

CULTURAL RESOURCES Would the project:

8. Historic Resources

a) Alter or destroy a historic site?

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b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?

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Source(s): Historical/Archaeological Resources Report for Tentative Tract Map No. 38483, prepared by CRM TECH (November 2023).

Setting

The earliest Spanish colonial activity in California was initially focused on coastal regions, leaving little impact on inland areas such as present-day Riverside County. Southwestern Riverside County was part of the land holdings of Mission San Luis Rey, which was established near present-day Oceanside in 1798. When the mission system was secularized starting in 1834, all mission lands were surrendered to Mexican authorities and subsequently divided and granted to prominent citizens. However, the Winchester area was not included in these land grants and remained public land when the area was annexed by the United States in 1848.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The town of Winchester was founded in 1886 but had nearly become a ghost town by the early 1900s after a devastating drought. Winchester gradually recovered and grew over the course of the 20th century, serving the needs of farmers and ranchers in the area. In recent decades, southwestern Riverside County, long dominated by agriculture, has seen a significant boom in suburban development.

Findings of Fact:

a,b) LESS THAN SIGNIFICANT IMPACT. A Historical/Archaeological Resources Report was prepared for the Project by CRM TECH in November 2023, with fieldwork completed in September 2023. The survey included a records search, Native American input, historical background research, and a field survey.

Records Search: The historical/archaeological records search for the Project was conducted at the Eastern Information Center (EIC) of the California Historical Resources Information System. The records search included examination of maps and records for previously identified cultural resources within a one-mile radius of the Project site. The EIC records indicate that the Project area has not been previously surveyed for cultural resources, and identify no cultural resources within or adjacent to the subject area. Within a one-mile radius of the Project, 24 previous studies have been conducted and 56 archaeological sites and 4 isolates have been found, including historic period elements. However, none of these resources are in the immediate vicinity of the Project, and therefore no impacts would occur as a result.

Historical Background Research: Historical background research included consultation of published literature, historical maps, and aerial/satellite photographs. These resources indicate that the subject site has remained unsettled and has been used only as farmland during the historic period. Eucalyptus Road and Holcomb Road, which run along the western and eastern boundaries of the site, first appear in the 1970s-1990s. The historical background research indicated no evidence of historical resources on the Project site.

Field Survey: The field survey of the Project area was conducted in September 2023 by a CRM TECH archaeologist accompanied by Native American monitors from the Pechanga Band of Indians and the Soboba Band of Luiseño Indians. The field survey produced no evidence of cultural resources, including buildings, structures, objects, sites, features or artifact deposits of historical origin on the Project site.

Conclusion: The historical/archaeological resources survey prepared for the Project found no evidence of potential historical resources on the subject site. Impacts will be less than significant, and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☒	☐

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

Source(s): Historical/Archaeological Resources Report for Tentative Tract Map No. 38483, prepared by CRM TECH (November 2023).

Setting

The earliest known prehistoric sites in Riverside County date to at least 10,000 years ago, and are found near the northern portion of the Lakeview Mountains, as well near the shoreline of Lake Elsinore. The Winchester area is in the loosely defined boundary between the traditional territories of the Luiseño and the Cahuilla, both Takic-speaking grounds from the Uto-Aztecan language family. When Spanish colonization of Alta California began in 1769, it is estimated that the Luiseño had either a population of 10,000 residents across approximately 50 village, or a total population of 4,000 to 5,000. Populations for the Cahuilla at that time range from 3,600 to 10,000.

The presence of Europeans in southern California began with Spain's establishment of Mission San Diego de Alcalá in 1769. The presence of Europeans led to significant changes in Native American material culture and settlement strategies, as well as the introduction of devastating diseases such as smallpox. After the American annexation of Alta California, most of the Luiseño and Cahuilla were removed to various reservations established in or near their traditional territories.

Findings of Fact:

a,b) LESS THAN SIGNIFICANT IMPACT. A Historical/Archaeological Resources Report was prepared for the Project by CRM TECH in November 2023, with fieldwork completed in September 2023. The survey included a records search, Native American input, historical background research, and a field survey, as described above.

Native American Input: CRM TECH sent a request to the State of California Native American Heritage Commission (NAHC) for a records search in the Sacred Lands File in July 2023. In response, the NAHC reported that the Sacred Lands File yielded no results for Native American cultural resources in the vicinity of the Project.

In addition to inviting representatives of the nearby Soboba and Pechanga Bands of Luiseño Indians to participate in the field survey, CRM TECH contacted 14 tribal representatives in the region. The Los Coyotes Band and the Morongo Band deferred to tribes in closer proximity to the Project. The Augustine band requested notification if any resources are discovered during development of the Project, and the Rincon Band requested to review the Historical/Archaeological Resources Report but referred further consultation to the Pechanga Band. The Agua Caliente Band and the Pechanga band requested copies of all cultural resource documentation.

Field Survey: The field survey of the Project area was conducted in September 2023 by a CRM TECH archaeologist accompanied by Native American monitors from the Pechanga Band of Indians and the Soboba Band of Luiseño Indians. The field survey produced negative results for any potential cultural resources, including buildings, structures, objects, sites features or artifact deposits, on the Project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conclusion: The historical/archaeological resources survey prepared for the Project found no evidence of potential archaeological resources on the subject site. The Project does not result in a substantial adverse change in the significance of an archaeological resource.

c) LESS THAN SIGNIFICANT IMPACT. The historical/archaeological resources survey prepared for the Project found no evidence of human remains, including those interred outside of formal cemeteries. The County, as a standard condition of approval, requires that all projects comply with California Health and Safety Code Section 7050.5, which requires that all construction activity stop, and that the County Coroner inspect any remains uncovered by grading and excavation activities. This requirement of law assures that impacts associated with human remains remain less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

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b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

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Source(s): Riverside County General Plan (2017); Riverside County Climate Action Plan (March 2019); Riverside County Transportation Analysis Guidelines for Level of Service and Vehicle Miles Traveled (December 2020); California Emissions Estimator Model Version 2022.1.1.20.

Setting

The primary sources of household energy in Riverside County are electricity and natural gas. Fossils fuels are the primary energy source for most vehicular transportation. Table 9 shows community-wide electricity and natural gas usage for Riverside County in 2017. The below table also shows community-wide vehicle miles traveled (VMT) as a measure of transportation fuel consumption in the County.

Table 9 Community-Wide Energy Use in Unincorporated Riverside County (2017)	
Energy Category	Community-Wide Use in 2017
Electricity	
Southern California Edison (SCE)	2,080,338,050 kWh
Imperial Irrigation District (IID)	829,657,212 kWh
Anza Electric Cooperative, Inc.	59,236,020 kWh
Natural Gas	
Southern California Gas (SoCalGas)	89,469,089 therms
Transportation	
Annual VMT	4,284,955,458 miles
Source: County of Riverside Climate Action Plan Update (November 2019), Table 3-1.	

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Title 24, Part 6 of the California Code of Regulations (CCR), also known as the Energy Code, was established to reduce energy consumption through the incorporation of new energy efficiency technologies and methods into new developments. Title 24, Part 11 of the CCR, known as the CALGreen or the Green Building Standards Code, also provide environmental standards for new buildings in California.

Findings of Fact

a,b) LESS THAN SIGNIFICANT IMPACT. Energy resources would be used on a short-term basis during construction of the Project, and during long-term operations for household energy needs and transportation.

Construction Energy Demand: Energy will be consumed during construction for activities associated with site preparation, grading, building construction, paving, and architectural coating. The primary energy source during construction would be petroleum fuels (i.e. gasoline and diesel), which would be used for the operation of heavy equipment, manufacturing and transport of materials, and transport of construction workers. Electricity would be used to a lesser extent, in order to power electric equipment, worksite lighting, and temporary worksite offices.

Table 10 provides construction equipment fuel estimates based on the construction activity timeline, construction equipment schedules, equipment power ratings, and load factors programmed in CalEEMod. The aggregate fuel consumption rate for all equipment is estimated at 18.5 horsepower hour per gallon (hp-hr-gal.), per the California Air Resources Board's (CARB's) Carl Moyer Program Guidelines (2018), Table D-21 Fuel Consumption Rate Factors.⁴ For analysis purposes, CalEEMod assumes all construction equipment is diesel powered. As shown in the table below, Project construction activities would consume an estimated 79,023 gallons of diesel fuel.

Table 10 Construction Equipment Fuel Consumption Estimates								
Phase	Duration (Days)	Equipment	HP Rating	Qty	Usage Hours	Load Factor	HP- hrs/day	Fuel Consumption
Site Preparation	20	Rubber Tired Dozers	367	3	8	0.40	3,523	3,809
		Tractors/Loaders/Backhoes	84	4	8	0.37	995	1,075
Grading	65	Graders	148	1	8	0.41	485	1,706
		Excavators	36	2	8	0.38	219	769
		Tractors/Loaders/Backhoes	84	2	8	0.37	497	1,747
		Scrapers	423	2	8	0.48	3,249	11,414
		Rubber Tired Dozers	367	1	8	0.40	1,174	4,126
		Forklifts	82	3	8	0.20	394	9,361
Building Construction	440	Generator Sets	14	1	8	0.74	83	1,971
		Cranes	367	1	7	0.29	745	17,719
		Welders	46	1	8	0.45	166	3,939
		Tractors/Loaders/Backhoes	84	3	7	0.37	653	15,523
		Pavers	81	2	8	0.42	544	2,354
Paving	80	Paving Equipment	89	2	8	0.36	513	2,217
		Rollers	36	2	8	0.38	219	947
Architectural Coating	60	Air Compressors	37	1	6	0.48	107	346
Construction Equipment Fuel Demand (Gallons Diesel Fuel)								79,023
Fuel consumption = [((Usage Hours x Qty.) x Load Factor) x HP Rating]/18.5 x Number of Days								

⁴ The Carl Moyer Program Guidelines Volume I: Program Overview, Program Administration and Project Criteria, approved by the California Environmental Protection Agency Air Resource Board on April 27, 2017.

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Table 11 shows the estimated annual fuel consumption resulting from Project construction worker trips. The construction phase duration, trip type, daily worker trips, and trip lengths were derived from the Project's CalEEMod detailed report. The average vehicle fuel economy estimates were derived from the U.S. Department of Energy Alternative Fuels Data Center.⁵ For purposes of this analysis, it is assumed that the majority of worker trips are by cars (24.4 miles per gallon (mpg), gasoline), hauling trips are by Class 8 trucks (6.4 mpg, diesel), and vendor trips are by delivery trucks (7.7 mpg, diesel). As shown in the table below, it is assumed that 144,961 gallons of fuel will be consumed related to construction work vehicle trips.

Table 11 Construction Worker Fuel Consumption Estimates							
Phase	Duration (Days)	Trip Type	Worker Trips/Day	Trip Length (Miles)	VMT	Avg. Fuel Economy (mpg)	Fuel Consumption (gallons)
Site Preparation	20	Worker	17.5	18.5	6,475	24.4	265
Grading	65	Worker	20	18.5	24,050	24.4	986
		Hauling	612	20.0	795,600	6.4	124,313
Building Construction	440	Worker	35.3	18.5	287,342	24.4	11,776
		Vendor	10.5	10.2	47,124	7.7	6,120
Paving	80	Worker	15	18.5	22,200	24.4	910
Architectural Coating	60	Worker	7.06	18.5	7,837	24.4	321
Construction Worker Vehicle Fuel Demand (Gallons of Fuel)							144,961

Is summary, the total fuel consumption related to Project construction would be 223,984 gallons. It should be noted that the use of construction equipment and construction worker trips would represent a "single-event" fuel demand and would not require an on-going demand for fuel resources. In addition, the equipment used for Project construction would conform to CARB regulations and California emissions standards intended to clean up construction equipment fleets by retiring older models for newer, cleaner models. Compliance with anti-idling and emissions regulations would result in a more efficient use of construction-related energy and the minimization or elimination of wasteful or unnecessary consumption of energy. Overall, gasoline and diesel fuels consumed for transportation during construction of the Project would be temporary and would not be wasteful or inefficient. Therefore, impacts would be less than significant.

Operational Energy Demand: The Project's air quality and greenhouse gas emissions were projected using the California Emissions Estimator Model (CalEEMod) Version 2022.1.1.20. The results of this modeling included the Project's estimated annual energy consumption during operations. The Project would consume energy for uses such as indoor and outdoor lighting, HVAC systems, water heating and cooling, and for household activities such as cooking.

The 96 single family dwellings are projected to use 915,246 kWh of electricity per year and 3,485,303 kBTU (34,861.35 therms) of natural gas per year. The Project is within the service area for Southern California Edison (SCE) and Southern California Gas (SoCalGas). Based on the community-wide usage from each provider, as provided in Table 9 above, the Project's energy usage would represent 0.04% of SCE electricity provided to unincorporated Riverside County, and 0.04% of natural gas provided to the unincorporated County by SoCalGas.

⁵ Average Fuel Economy by Major Vehicle Category, last updated January 2024. U.S. Department of Energy. Accessed June 11, 2024. <https://afdc.energy.gov/data/10310>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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All residences resulting from the proposed subdivision will be required to be constructed in accordance with applicable requirements in the most recent edition of Title 24 of the California Code of Regulations, including the Building Code and Energy Code, at the time of construction. Compliance with all requirements from the Title 24 codes, which as of 2022, require the installation of solar panels on all new residential buildings and performance standards for water heating and air conditioning, which will ensure that the most efficient building technologies are being used, and that energy use is not wasteful, inefficient, or unnecessary. Furthermore, the Renewable Portfolio Standard, as updated by Senate Bill 100, requires energy providers to derive 60% of their electricity from renewable energy sources by 2030 and 100% by 2045. As a result, electricity needs not met by the required on-site renewable energy generation and provided by SCE will increasingly be come from renewable sources.

Overall, the Project’s operational energy use is projected to constitute a small fraction of community-wide energy use. Both the proposed development and the electricity provider will be required to comply with state regulations, ensuring that the Project does not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Compliance with state regulations will ensure that the proposed development will not be wasteful, inefficient, or unnecessary it its energy consumption, and that associated impacts will be less than significant.

Transportation Energy Demand: The Project’s daily trip generation rate was calculated using the Institute of Transportation Engineers (ITE) Trip General Manual 11th Edition. Based on the average trip generation rate of 9.43 for ITE Land Use Code 210 (Single-Family Detached Housing), CalEEMod estimated that the Project would generate 4,284,492 VMT per year. Energy that would be consumed by Project-generated traffic is a function of total VMT and estimated vehicle fuel economies of vehicles accessing the Project site. Assuming an average fuel economy of 24.4 mpg for passenger cars⁶, the Project will demand 175,594 gallons of fuel annually. According to the CARB EMFAC2021 Model, the total annual VMT for Riverside County is 56,785,072 miles for all vehicle classes. For analysis purposes, assuming the same average fuel economy of 24.4 mpg would result in a county total annual fuel consumption of 2,327,257 gallons. The Project total annual consumption of 175,594 gallons represents 7.5% of the County’s total fuel consumption.

Project annual fuel consumption estimates likely represent maximums that would occur because the average fuel economies of vehicles accessing the Project site can be expected to improve as newer, more efficient vehicle models enter the circulation system Project trip generation and VMT are consistent with other residential uses of similar scale and configuration, as reflected respectively in the ITE Trip Generation Manual 11th Edition and CalEEMod. Therefore, Project operations would not result in excessive and wasteful vehicle trips and VMT, nor excess and wasteful vehicle energy consumption compared to other residential developments of similar size.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

⁶ Average Fuel Economy by Major Vehicle Category, last updated January 2024. U.S. Department of Energy. Accessed June 11, 2024. <https://afdc.energy.gov/data/10310>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

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a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source(s): Natural Hazard Disclosure Statement and Report prepared for APN 466-310-019 by Property I.D. (2021); Riverside County General Plan Safety Element (2017); Riverside County General Plan, Harvest Valley/Winchester Area Plan (2021);

Setting

Fault rupture occurs when movement in a deep fault in the earth breaks through to the surface. The Alquist-Priolo Earthquake Fault Act of 1972 was adopted by the State of California to ensure that structures for human occupancy are not built on active faults. According to the Riverside County General Plan, there are no seismic faults located within the Harvest Valley/Winchester planning area.

Findings of Fact:

a) NO IMPACT. According to maps and information from the U.S. Geological Survey, the California Geological Survey, and Riverside County, as provided in the Natural Hazard Disclosure Statement (NHDS) Report, the Project site is not located in an Alquist-Priolo Earthquake Fault Zone, nor is it within a quarter mile of any mapped fault lines. The Project site is therefore no expected to be subject to rupture of a known earthquake fault, and no impacts are expected to occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source(s): Riverside County General Plan Safety Element (2017); Riverside County General Plan, Harvest Valley/Winchester Area Plan (2021); Geotechnical Evaluation prepared for the Proposed Residential Development by LGC Geotechnical, Inc. (July 2022).

Setting

Liquefaction is the sudden loss of soil strength resulting from seismic ground shaking. Soils are subject to a liquefaction hazard when three conditions occur: the soils are loose and therefore susceptible, the groundwater is at a depth of less than 50 feet, and strong seismic shaking occurs.

Findings of Fact:

a) LESS THAN SIGNIFICANT IMPACT. Based on the lack of shallow groundwater on-site and the proposed conditions after grading, the Geotechnical Evaluation anticipates a very low potential for liquefaction and liquefaction-induced settlement. According to the Riverside County General Plan, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project site is in an area with low susceptibility to liquefaction. The proposed development is therefore not expected to be subject to a moderate or high risk of liquefaction, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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Source(s): Natural Hazard Disclosure Statement and Report prepared for APN 466-310-019 by Property I.D. (2021); Riverside County General Plan Safety Element (2017); Riverside County General Plan, Harvest Valley/Winchester Area Plan (2021).

Setting

While there are no seismic faults located within the Harvest Valley/Winchester planning area, faults outside the area, including the San Jacinto and San Andreas faults, could pose a significant threat to the area. These threats include seismic ground shaking.

Findings of Fact:

a) LESS THAN SIGNIFICANT IMPACT. According to information from the California Integrated Seismic Network (CISN) as provided in the NHDS Report prepared for the Project, the subject site is located in an area subject to strong ground shaking and nonstructural damage to property. The Project site is rated as a 4 in the Modified Mercalli (MM) Intensity Scale. This potential shaking and damage level is described as shaking in which objects and pictures on the wall may fall, shrubbery would shake, and the shaking would be felt by all.

The proposed residential development will be required to conform to the most recent California Building Code (CBC), which provides collapse-resistant design standards. These standards are intended to minimize potential damage to buildings, reducing potential impacts to life and property in the event of severe ground shaking. Given that the Project must comply with the requirements of the CBC, and that the subject site is located in an area associated with nonstructural levels of ground shaking, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

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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): Natural Hazard Disclosure Statement and Report prepared for APN 466-310-019 by Property I.D. (2021); Riverside County General Plan Safety Element (2017); Riverside County General Plan, Harvest Valley/Winchester Area Plan (2021).

Setting

Landslides and other ground failures can occur as a result of seismic shaking due to the addition strain induced in soil and rock. Landslides and rock falls can occur in sloped areas, particularly those with steep slopes, as well as loose and fragmented soil. In addition to earthquakes, landslides can also be instigated by heavy rainfall.

Findings of Fact:

a) NO IMPACT. The Project site is comprised of generally flat terrain. While hilly terrain occurs in the Project vicinity, particularly to the north and northeast of the site, the nearest slopes are more than 1,800 feet away. According to maps provided in the Safety Element of the Riverside County General Plan, the Project site is not in an area of mapped landslides, nor is it in an area mapped for landslide susceptibility. The subject site is therefore not located on a geological unit or soil that is expected to be unstable, and it is not expected that the Project would result in landslide, lateral spreading, collapse, or rockfall hazards on- or off-site. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

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Source(s): Riverside County General Plan Safety Element (2017); Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map,"

Setting

Subsidence is the sinking or downward settling of soil with little or no horizontal motion. It is usually caused by the removal of subsurface materials, such as groundwater withdrawals. Subsidence typically occurs as a gradual process, except when incited by an earthquake.

Findings of Fact:

a) LESS THAN SIGNIFICANT WITH MITIGATION. According to the Riverside County General Plan, the Project site is in an area that is susceptible to subsidence. Subsidence can gradually cause damage to property over time. The eventual homes on the property will be designed based on site- and structure-specific recommendations made by the geotechnical engineer once plans are prepared, and before their submittal to the County for building permits. Policies S 2.8(a) and S 2.15 in the Safety Element of the General Plan request the preparation of preliminary geotechnical studies for development projects within zones that may be susceptible to subsidence, prior to the issuance of development permits. The Project Geotechnical Analysis analyzed no on-site current impact, and addressed construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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requirements and proper compaction of fill. Mitigation measure GEO-1 will ensure that the Project complies with these policies, and that impacts related to subsidence would be less than significant.

Mitigation:

GEO-1: Prior to the issuance of grading permits, a geotechnical investigation shall be conducted in order to determine if the residential units are prone to subsidence. If the conditions for subsidence are present, then the geotechnical engineer prepare recommendations for grading, including over-excavation or compaction standards if necessary, prior to the completion of final grading to ensure the stability of the site.

Monitoring:

GEO-A: The geotechnical investigation report shall be provided to the County prior to issuance of grading permits.

Responsible Parties: Project applicant, Project engineer, County Planning Department

16. Other Geologic Hazards

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

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☐

Source(s): Riverside County General Plan No. 521; Preliminary Hydrology Report for TTM 38483 prepared by X Engineering & Consulting Inc.

Setting

Seiche is a wave that forms in an enclosed or partially enclosed body of water, such as lakes or reservoirs. Ground shaking associated with earthquakes can create seiche resulting in water over-topping the sides of the water body, and in severe cases, can result in damage to a reservoir's dam. The Project site is approximately 2.35 miles west of Diamond Valley Lake, an 800,000-acre-foot (260 billion gallon) reservoir.

According to the Riverside County General Plan EIR No.521, areas in the County at risk for mudflow hazards are generally on or below or steep or unstable slope, within a steep-sided canyon, within areas with flashflood potential, or loose unconsolidated soils, or in an area denuded of vegetation due to recent wildfire.

Findings of Fact:

a) LESS THAN SIGNIFICANT IMPACT. There are no volcanos in the Project area. The Project site is in not on or below a steep slope, and any impacts related to mudflow would be less than significant.

According to the County's General Plan EIR No. 521, Diamond Valley Lake has been engineered to reduced seiche risk, and the lake is buffered by public lands along the shores, in order to protect inhabited structures from localized flooding. Additionally, the subject site will be raised above Holcomb Road for drainage purposes. Raising the proposed residential properties above-grade would reduce any impacts resulting from potential dam failure at Diamond Valley Lake, ensuring that impacts would be less than significant.

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

Monitoring: No monitoring is required.

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

Source(s): Preliminary Hydrology Report for TTM 38483 prepared by X Engineering & Consulting, Inc.; Project Application Materials.

Setting

The subject property is currently relatively flat, with a gradual downward slope to the southwest. On-site elevations range from 1,451 feet above mean sea level (MSL) along the northern boundary to 1,442 feet above MSL along the southern boundary.

Findings of Fact:

a) LESS THAN SIGNIFICANT IMPACT. The Project site is currently generally flat terrain. The proposed grading will raise the entire site to ensure that drainage is conveyed into the existing Holland Channel on the adjacent property to the west. Project grading and hydrology plans will be reviewed by the County prior to the issuance of grading permits, ensuring that any impacts associated with the proposed change in on-site topography would be less than significant.

b) NO IMPACT. As stated in the engineering notes for Tentative Tract Map 38483, all proposed slopes will be a maximum of 2:1. The Project will therefore not result in cut or fill slopes greater than 2:1 or higher than 10 feet, and no impact will occur.

c) NO IMPACT. There are no existing subsurface sewage disposal systems within the Project site. The proposed on-site grading would not affect or negate the existing sewer in Eucalyptus Road. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2022), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐

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

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys; Geotechnical Evaluation prepared for the Proposed Residential Development by LGC Geotechnical, Inc. (July 2022).

Setting

According to the Preliminary Hydrology Report prepared for the Project, and based on hydrologic soils group data provided by the Riverside County Flood Control and Water Conservation District, the Project area consists predominantly of hydrologic soils group C. According to the United States Natural Resources Conservation Service (USDA-NRCS) Web Soil Survey, the majority of the site is underlain by Exeter sandy loam (EnC2).

Soils with a high clay content can shrink and swell with the loss and absorption of water. The Riverside County Building Code includes standards and requirements to reduce the impacts of expansive soils on structures.

Findings of Fact:

a) LESS THAN SIGNIFICANT IMPACT. Once the Project is built out, buildings, paved areas, and stabilized landscaped areas will minimize the potential for erosion. However, ground disturbing activities associated with Project construction could temporarily result in erosion. A Water Quality Management Plan (WQMP) was prepared for the Project, including best management practices (BMPs) such as drainage erosion controls and wind erosion controls. Additionally, development of the proposed residential lots would be subject to South Coast Air Quality Management District (SCAQMD) Rule 403, which requires construction measure to control dust. Implementation of the required plans, rules, and BMPs will ensure that construction of the Project has less than significant impacts on soil erosion.

b) LESS THAN SIGNIFICANT IMPACT. According to information from the USDA-NRCS, as provided in the NHDS Report prepared for the Project, the subject site is located in an area of soils with low shrink-swell potential. Likewise, on-site soils are anticipated to have a "Very Low" expansion potential according to the Geotechnical Evaluation prepared for the subject site. Compliance with the requirements of the Riverside County Building Code will ensure that impacts associated with expansive soils are less than significant.

c) NO IMPACT. The Project does not propose the use of septic tanks or alternative wastewater disposal systems. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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19. Wind Erosion and Blowsand from project either on or off site.

☐	☐	☒	☐
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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 Figure S-8 "Wind Erosion Susceptibility Map."

Setting

Wind erosion can damage land, vegetation, and property by removing soil from one place and depositing elsewhere. Wind erosion can also result in air pollution due to suspension of dust particles. According to the Wind Erodibility Rating map provided in Riverside County General Plan EIR No. 521, the Project area is in a "Moderate" wind erosion hazard zone.

Findings of Fact:

a) LESS THAN SIGNIFICANT IMPACT. During Project construction, ground disturbing activities could temporarily exacerbate susceptibility to wind erosion. However, compliance with South Coast Air Quality Management District (SCAQMD) Rule 403 will require implementation of dust control measures during construction. These measures, which could include site watering and chemical stabilization, would protect the site from significant impacts from on-site wind erosion during construction.

Development of the site will ultimately result in more paved, built-up, and landscaped area on the subject site, which will prevent increased on-site wind erosion. Given that the Project site is not within a "High" or "Very High" wind erosion hazard zone, the proposed residential development is not expected to be subject by significant off-site wind erosion. Impacts would therefore be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions

☐	☐	☒	☐
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

☐	☐	☒	☐
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source(s): Riverside County Climate Action Plan (November 2019); SCAQMD Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans (December 2008); CalEEMod Version 2022.1.1.20.

Setting

Certain gases in the earth's atmosphere, classified as greenhouse gases (GHGs), play a critical role in determining the earth's surface temperature. GHGs are emitted during natural and anthropogenic (human-caused) processes. Anthropogenic emissions of these GHGs in excess of natural ambient concentrations are responsible for intensifying the greenhouse effect and have led to a trend of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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unnatural warming of the earth's climate, known as global climate change or global warming. As stated in §38505(g) of the Health and Safety Code, the California Air Resources Board (CARB) is required to monitor and regulate seven greenhouse gases: carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), nitrogen trifluoride (NF₃), perfluorocarbons (PFCs), and hydrofluorocarbons (HFCs).

State laws, such as Assembly Bill 32 (AB 32) and Senate Bill 32 (SB 32), require cities to reduce greenhouse gas emissions to 1990 levels by the year 2020. SB 32 is the extension of AB 32 and requires the state to reduce greenhouse gas emissions to 40% below 1990 levels by 2030. The CARB 2022 Scoping Plan provides an update to the 2017 Scoping Plan. Pursuant to SB 32, the plan sets forth the state's plan to stay on track towards reducing GHG emission by at least 40% below 1990 levels by 2030. The 2022 Plan Update expands on earlier targets, establishing a new goal of reducing GHG emissions to 85% below 1990 levels by 2045. Additionally, the 2022 Plan Update establishes a path for the state to achieve carbon neutrality by 2045 through technologically feasible, cost-effective means.⁷

The 2019 County of Riverside Climate Action Plan (CAP) Update establishes the County's efforts to reduce GHG emissions in line with the targets set by AB 32 and SB 32. Consistent with CARB's climate change scoping plan, the CAP aims for a 49% reduction below baseline (2008) levels by 2030 and an 80% reduction below 2008 levels by 2050. To meet these targets, the County would need to reduce 2030 emissions by 525,511 MT CO₂e from an adjusted business-as-usual forecast, and by 2,982,947 MT CO₂e by 2050.

The CAP Update establishes a review process for new development projects. Under this process, it must first be determined whether a project is subject to CEQA and will exceed the 3,000 MT CO₂e emission level. The 3,000 MT CO₂e threshold is based on the GHG threshold adopted by SCAQMD. If a project's annual emissions are anticipated to exceed 3,000 MT CO₂e, then the Project must either use the County's Screening Tables or must quantify and disclose the GHG emissions anticipated to result from the proposed development.

Findings of Fact:

a,b) LESS THAN SIGNIFICANT IMPACT. As described in Section 6, Air Quality, the California Emissions Estimator Model (CalEEMod) Version 2022.1.1.20 was used to project the Project's air quality emissions, including greenhouse gas emissions (Appendix A). The proposed development will generate greenhouse gas (GHG) emissions during both construction and operations. The Project buildout assumptions inputted to CalEEMod are detailed in Section 6, Air Quality.

Construction Emissions

GHGs will be emitted on a short-term basis during construction by activities such as the operation of construction equipment, construction employee commutes, and material hauling. As shown in Table 9, the Project is projected to generate 2,262.3 metric tons of carbon dioxide equivalent (MT CO₂e) over the two-year construction period. To determine if the Project's construction emissions will result in a cumulatively considerable impact, buildout GHG emissions were amortized over a 30-year period and added to annual operational emissions to be compared to the applicable GHG thresholds.

⁷ California Air Resources Board, 2022 Scoping Plan for Achieving Carbon Neutrality (November 2022).

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

During operations, most development projects generate emissions in five source categories which may contribute either directly or indirectly to operational GHG emissions, including energy usage, water usage, solid waste disposal, area emissions (pavement and architectural coating off-gassing), mobile sources (vehicle trips), and stationary sources. Using the same Project buildout assumptions described in Section 6, Air Quality, the amortized construction GHG emissions and annual operational GHG emissions projected to result from the proposed development are summarized in Table 12.

Table 12 Projected GHG Emissions Summary	
Phase	CO₂e (MT/YR)
Construction	
2025	1,812
2026	444
2027	6.3
Construction subtotal	2,262.3
Operations	
Area	32.9
Energy	407.0
Mobile	1,524.0
Waste	26.4
Water	25.0
Refrigerants	0.46
Construction: 30-year amortized	75.4
Total Operational	2,090.4
Riverside County CAP Threshold for Small Projects	3,000.00
Exceeds?	No
Source: CalEEMod Version 2022.1.1.20	

The County of Riverside 2019 Climate Action Plan (CAP) Update provides the County's strategy for reducing GHG emissions pursuant to State GHG reduction policies, including AB 32 and SB 32, as well as the CARB Scoping Plan. The 2019 CAP Update provides measures to meet the State targets of 49% below 2008 baseline levels by 2030 and 80% below baseline levels by 2050. To meet the emissions reductions targets provided by the State at the time that the CAP Update was written, the County would need to reduce emissions in 2030 by 545,511 MT CO₂e from the adjusted business-as-usual (ABAU) forecast and by 2,982,947 MT CO₂e from the ABAU forecast by 2050.

According to the Riverside County CAP Update development review process, projects generating less than 3,000 MT CO₂e per year are considered small projects and can be presumed to have less than significant impacts related to GHG emissions. As shown in Table 10, the proposed Project's projected emissions of 2,090.4 MT CO₂e per year would not exceed the CAP's 3,000 MT CO₂e per year value used in defining small projects. Therefore, combined with the following efficiency measures, which any residential project on the site would be required to implement, the Project's GHG emissions would be considered less than significant:

- Energy efficiency matching or exceeding the Title 24 requirements in effect as of January 2017, and

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Water conservation measures that match the California Green Building Standards Code in effect as of January 2017.

The proposed development will comply with the energy efficiency and water conservation requirements provided in the 2022 edition of the Title 24 requirements, and therefore would meet or exceed the requirements in the code that were in effect as of January 2017. According to the development review process provided in the CAP Update, the Project's GHG emissions would be less than significant, and use of the Screening Tables or alternative emission analysis will not be required. Furthermore, based on the Project's compliance with the development review process, it can be concluded that the proposed development would not conflict with or obstruct the County's CAP.

The CAP Update also provides required measures for new developments. Some of these measures are a result of the partial settlement agreement resulting from the challenge to the 2015 CAP, which required the County to implement additional requirements in the CAP Update. For example, pursuant to measure R2-CE1, any tentative tract map, plot plan, or conditional use permit proposing 75 new residential units or commercial buildings totaling 100,000 square feet must install on-site renewable energy systems.⁸ The CAP Update also requires that new developments comply with regulations in Title 24, Part 11, establishing the number of EV-capable parking spaces and/or EV charging stations required for residential and non-residential developments. The proposed Project must comply with these and other applicable requirements provided in the CAP Update.

Furthermore, as discussed in Section 6 (a), projects that are consistent with the projections of population forecasts used in the SCAG 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (2024 RTP/SCS) are considered consistent with the AQMP. The proposed Project would be developed in accordance with all applicable rules and regulations contained in those plans in an effort to meet the applicable air quality standards because the proposed medium density residential land use and associated population growth were included in the SCAG analysis. Therefore, the Project would not conflict with or obstruct the implementation of the AQMP.

Overall, the projected GHG emissions for construction and operation of the proposed development meet the County's threshold for small projects having less than significant impacts. The targets set in the CAP Update are based on compliance with the state targets set forth in the 2022 Scoping Plan, and the development review process is based on the measures and targets provided in the CAP Update. The Project would comply with the small projects threshold provided in the County's CAP, and therefore would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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⁸ County of Riverside Climate Action Plan Update, November 2019.

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

Source(s): Phase 1 Environmental Site Assessment prepared by Hillmann Consulting (August 2023); Riverside County General Plan Safety Element (2021).

Setting

Hazardous materials are materials that may pose a risk to public safety and environmental health, including as a result of fires, explosion, toxic clouds, or directly contamination of water, people, and property. The majority of hazardous materials in Riverside County are transported by trucks in major freeways, and thus these routes as well as railroads tracks are areas of concern for potential release of hazardous materials.

A Phase 1 Environmental Site Assessment (ESA) was prepared for the Project by Hillmann Consulting in August 2023. According to research of historical aerial photographs of the Project property, the site has been occupied by agricultural dating back at least to 1938. Historical aerial photographs show no records of structures ever occurring on the subject site.

Findings of Fact:

a) LESS THAN SIGNIFICANT IMPACT. The proposed Project would result in the development of 96 single family residences. Construction of these residences would involve the use of heavy equipment, which could require the use of small quantities of oils, fuels, and other flammable substances for refueling and other minor on-site maintenance, resulting in the potential for spillage. Pursuant to Title 22, Division 4.5 of the California Code of Regulations, contractors are subject to state laws pertaining to the handling, storage, and use of hazardous materials during construction. Compliance with safe handling and storage protocols, as provided on the label of hazardous/flammable products, and compliance with other applicable State laws, will ensure that potential hazards associated with these substances would be minimized during construction.

During the long-term operation of the proposed residential properties, standard household products, including those which are potentially hazardous, would likely be used and stored on-site. Potentially hazardous household products include cleaning products and solvents, fertilizers, pesticides, and pool chemicals. These would not be used or stored in sufficient quantities to pose a significant hazard to the public or the environment.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Overall, the transport, use or disposal of hazardous materials during Project construction and operation must occur in accordance with applicable federal, State, and County laws, including those provided by the California Occupational Healthy and Safety Administration (CalOSHA) and the Department of Toxic Substances Control (DTSC). Compliance with these regulations will ensure that impacts would be less than significant.

b) LESS THAN SIGNIFICANT WITH MITIGATION. Given the subject site's long-term use for agricultural purposes, the Phase 1 ESA prepared for the Project identified a concern of shallow soil impacts resulting from cumulative applications of pesticides at the site. As a result, the historic agricultural use is considered to be a recognized environmental condition (REC). The presence of pesticides in the soil could pose a significant impact to future residents and construction workers, if not mitigated. In accordance with mitigation measure HAZ-1, a Limited Phase II Subsurface Investigation is required to test on-site soils for elevated levels of pesticides, at which point further actions can be implemented as needed, should pesticides be identified in the soil above allowable thresholds and standards. Implementation of this mitigation measure will ensure that any impacts associated with the identified REC will be less than significant.

The Phase 1 ESA did not identify any other environmental conditions that could create a hazard to the public or the environment on or adjacent to the subject site. Impacts are therefore anticipated to be less than significant with mitigation.

c) NO IMPACT. The Riverside County Emergency Management Department (EMD) adopted an Emergency Operations (EOP) for the Riverside County Operational Area in August 2019. This plan outlines the County's response strategy for natural disasters and human caused incidents, including the coordination of mutual aid, identification of the emergency response, and description of the roles and responsibilities of various agencies. The County EMD also adopted its Multi-Jurisdictional Local Hazard Mitigation Plan (MJLHMP) in April 2023. The MJLHMP identifies the primary hazards in the County, evaluates the potential for future occurrences of these hazards, and sets forth strategies to mitigate associated risks. The proposed Project would be subject to these plans, as well as the policies provided in the Safety Element of the Riverside County General Plan.

According to the County's Safety Element, the primary evacuation routes in the Harvest Valley/Winchester area are State Route 74, State Route 79, and Domenigoni Parkway. The proposed Project would not interfere with evacuation on any of these routes. The Project proposes future buildout of public streets within the proposed development, as well as future part-width improvements to Eucalyptus Road and Holcomb Road, consistent with the roadway designations provided in the Circulation Element of the General Plan. These improvements will ensure that sufficient emergency access is provided to the site. Overall, the Project would not impair or interfere with an adopted emergency response plan or emergency evacuation plan, and no impacts are anticipated.

d) NO IMPACT. The nearest schools to the subject site are Liberty High School, which is approximately 1.15 miles southwest of the site, and Southshore Elementary School, which is approximately 2 miles west of the site. No proposed schools are known to occur in the Project vicinity at this time. The Project is therefore not within one-quarter mile of an existing or proposed school, and thus would not emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of a school. There would be no impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) NO IMPACT. The Phase 1 ESA prepared for the Project found no listings for superfund and hazardous waste sites within one mile of the subject site, and no leaking storage tank or voluntary cleanup sites listed within half a mile of the subject site. A records search conducted as part of the Phase 1 ESA also found no records pertaining to the subject property in the following databases: U.S. Environmental Protection Agency (EPA) Envirofacts, EPA My Property, California Department of Toxic Substances Control Envirostor, and State Water Resources Control Board GeoTracker. A freedom of information request to the Riverside Agricultural Commissions also received a response stating that no records of potential environmental concerns were found. Overall, none of the consulted sources indicated that the Project is located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The Project is therefore not expected to create a significant hazard to the public or the environment, and no impact is expected to occur.

Mitigation:

HAZ-1: Prior to the issuance of grading permits, a Limited Phase II Subsurface Investigation shall be conducted to test on-site soils for elevated levels of pesticides. If soils are found to be contaminated with pesticides, then further actions to eliminate the hazard shall be implemented.

Monitoring:

HAZ-A: The Limited Phase II Subsurface Investigation report shall be provided to the County prior to the issuance of grading permits.

Responsible Parties: Project applicant, Project environmental consultant, County Planning Department

22. Airports	☐	☐	☐	☒
a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

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

Setting

Three airports exist within a four-mile radius of the Project site. The March Air Reserve Base influence area is 1.6± miles northwest of the Project site, the Hemet-Ryan Airport influence area is 3.6± miles northeast of the Project site, and the French Valley Airport influence area is 3.3± miles south of the Project site. The former Pines Private Airfield is approximately 1.2 miles south of the Project site, however this airstrip is permanently closed.

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

a-d) NO IMPACT. The Project site is not located within the influence area for any of the airports in the vicinity. Therefore, the Project is not subject to any Airport Master Plans, it would not require review by the Airport Land Use Commission, and it would not result in a safety hazard for people residing or working in the area. The only private airstrip in the vicinity of the Project, the Pines Private Airfield, is permanently closed. It would thus not result in a safety hazard for people residing or working in the Project area. Overall, there will be no impacts related to airports.

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?	☐	☐	☒	☐
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	☐	☐	☒	☐
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
g) Impede or redirect flood flows?	☐	☐	☒	☐
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	☐	☐	☒	☐
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Source(s): Project Specific Water Quality Management Plan for TTM 38483 prepared by X Engineering & Consulting, Inc.; Preliminary Hydrology Report for TTM 38483 prepared by X Engineering & Consulting Inc.; Eastern Municipal Water District, 2020 Urban Water Management Plan (July 2021); Santa Ana RWQCB Water Quality Control Plan (Basin Plan) for the Santa Ana River Basin (Updated June 2019); Riverside County General Plan EIR No. 521 (February 2015).

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

The Project is within the Santa Ana Watershed, within the Salt Creek Sub-Watershed. Salt Creek and Canyon Lake are receiving waters for the Project area. Water quality in this area is managed by Regional Water Quality Control Board Region 8 (Santa Ana).

The Project site is in the service area for the Eastern Municipal Water District (EMWD). According to its 2020 Urban Water Management Plan (UWMP), approximately half of the water used in the EMWD service area is imported by the Metropolitan Water District of Southern California (Metropolitan). EMWD also produces groundwater the West San Jacinto Basin and the Hemet/San Jacinto Basin, both within the San Jacinto Groundwater Basin. In 2020, the EMWD's total water use was 115,916 acre-feet per year (AFY). The District projects total water use of 145,930 in 2025, and 187,100 AFY in 2045. The District's 2020 UWMP determined that EMWD has the ability to meet current and projected water demands through 2045 during normal, historic single-dry and historic multiple-dry periods using imported water from Metropolitan and existing local supplies.

Findings of Fact:

a) LESS THAN SIGNIFICANT IMPACT. The Project site is within the Santa Ana River Basin and is tributary to the Salt Creek and Canyon Lake receiving waters. The Project is within the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB), which has adopted a Basin Plan to protection water quality in the upper and lower Santa Ana River watersheds, the San Jacinto River watershed, and several other small drainage areas. The Project will be required to comply with the RWQCB standards for the protection of water quality.

A Water Quality Management Plan (WQMP) was prepared for the Project to ensure compliance with the RWQCB requirements. The Project will be subject to the 2010 Santa Ana MS4 Permit, which requires the use of Low Impact Development (LID) Retention best management practices (BMPs). Consistent with these requirements, a water quality basin will be provided in the southwestern corner of the proposed development, with a proposed volume of 39,390 cubic feet. The proposed basin will have sufficient capacity to address the design capture volume. The developer of the homes to be built as a result of the proposed Project will also implement source control BMPs to protect water quality during Project operations.

The County will review Project plans to ensure compliance with the National Pollutant Discharge Elimination System (NPDES). Prior to construction, the proposed development will be required to prepare a Stormwater Pollution Prevention Program (SWPPP) as applicable. Implementation of the Project-specific WQMP and preparation of a SWPPP will ensure that the proposed development will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Impacts will be less than significant.

b) LESS THAN SIGNIFICANT IMPACT. The Project is in the service area for the Eastern Municipal Water District (EMWD). EMWD supplies water with imports from Metropolitan and groundwater from the San Jacinto Groundwater Basin. The EMWD has conducted planning efforts to ensure the sustainable management of its water supply, including for normal year, single-dry year, and multiple dry year conditions, as provided in its 2020 Urban Water Management Plan.

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Annual water demand was estimated for Project operations based on buildout of 96 single family residences and 2.2 acres of open space and park area, and using water demand factors provided in the EMWD design guidelines. Table 13 shows the Project's estimated water demand.

Table 13 Project Water Demand				
Land Use	Quantity	Water Demand Factor¹	Gallons Per Day (gpd)	Acre-Feet per Year (AFY)
Single-Family Residential	96 dwelling units (DU)	440 gpd/DU	42,240	47.31
Open Space Recreational	2.2 acres (ac)	2,200 gpd/ac	4,840	5.42
TOTAL			47,080	52.73
¹ Source: Eastern Municipal Water District, Development Services Department & Facility Design Guidelines (October 2023), Unit Potable Water Demand Factors to Compute Average Daily Demand.				

As shown in the above table, the development expected to result from the Project would generate demand for an estimated 44,000 gallons of water per day, or 52.73 acre-feet per year. EMWD's total water use in 2020 was 115,916 AFY, and the District's total use is projected to be 145,930 AFY in 2025. The Project's annual water demand would represent 0.16% of the District's planned water use increase of 30,014 AFY by 2025.

According to the District's 2020 UWMP, the EMWD's 2020 target for daily per-capita water use was 176 gallons per capita per day (GPCD). Based on an average household size of 3.08 persons, as provided by the Department of Finance E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2024, the proposed 96 single family residences would result in a population of approximately 296 residents. Based on 296 residents at buildout, the Project's estimated water use of 47,080 gpd represents 159.05 GPCD.

Overall, the Project's water demand would be within the District's target daily per capita water demand, and the District's 2020 UWMP determined that EMWD has the ability to meet current and projected water demands through 2045 during normal, historic single-dry and historic multiple-dry periods. Therefore, it can be concluded that the proposed development would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that sustainable groundwater management would be impeded. Impacts would be less than significant.

c-g) LESS THAN SIGNIFICANT IMPACT. The Project area currently drains from the northeast to the southwest. It is assumed that the proposed Project will be developed after the completion of regional drainage facilities required for the watershed and for TTM 37439. TTM 37439 is adjacent to the Project site on the western site, and will be required to develop the Holland Channel and the 78-inch Eucalyptus Road storm drain.

The proposed Project will generally preserve the existing drainage patterns. On-site flows will be conveyed by the proposed street and storm drain system designated to convey on-site flows from the 100-year storm through the proposed development, to the water quality basin at the southwestern corner of the site. Flows will then be directed to the Holland Channel located west of the subject site.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In the proposed condition, the Project site will be raised above Holcomb Road. Similar to the existing condition, off-site flows from the northeast would flow southwesterly. Flows would either continue southerly along Holcomb Road, crossing the road south of the Project site via a proposed drainage apron, and ultimately draining to the Holland Channel, or would flow westerly along the northern boundary of the Project site towards Eucalyptus Road, where it would be conveyed to the 78-inch Eucalyptus Road storm drain. The storm drain in Eucalyptus Road will convey storm flows to the Holland Channel, which has been designed to convey the ultimate condition flows for the region.

Given that the proposed drainage facilities will direct flows to a channel designed for the ultimate condition flows for the region, the proposed Project would not result in substantial erosion or siltation or flooding from storm flows. It would not exceed the capacity of the planned stormwater drainage system, and it would not impede or redirect flood flows. Overall, the Project would have less than significant impacts related to drainage.

h) LESS THAN SIGNIFICANT IMPACT. The Project site is located approximately 34 miles inland from the Pacific Ocean, and is therefore not at risk of tsunamis. According to FEMA Flood Insurance Rate Map (FIRM) Map 06065C2730G, the Project site is located in an area of undetermined flood hazard (Zone D). While the site is downstream of Diamond Valley Lake, the reservoir has been engineered to reduced seiche risk, and is buffered by public lands along the shores in order to protect inhabited structures from localized flooding. While the Project is not at high risk of tsunami, flooding, or seiche, implementation of the best management practices (BMPs) provided in the Project-specific WQMP will ensure that significant pollutant release would not occur in the case of Project inundation. Impacts would therefore be less than significant.

i) NO IMPACT. As discussed in Section 23 (a), a WQMP was prepared for the Project to ensure compliance with the RWQCB. Project plans will be subject to review by the County prior to the issuance of permits to ensure that the proposed development would not conflict with or obstruct implementation of the applicable water quality control plan. As described in Section 23 (b), the Project's water demand would represent a small portion of the EMWD's planned water supply increases, which the District determined could be met through 2045 during normal, historic single-dry and historic multiple-dry periods. Therefore, the proposed development would not conflict with or obstruct implementation of a sustainable groundwater management plan. There would be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan, Harvest Valley/Winchester Area Plan (2021); Riverside County Zoning Code.

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

The County's land use plan for the Harvest Valley/Winchester Area involves a substantial transition from predominantly rural uses to a mix of urban/suburban/rural land uses focused around an urban core. According to the Area Plan, recreational opportunities associated with the Diamond Valley Lake are the impetus for this shift.

The Project site is located in the southern portion of the Harvest Valley/Winchester planning area, approximately 2 miles south of Winchester. The Project property is currently undeveloped and in use as croplands. The area surrounding the subject site remains mostly rural in character. Lands immediately to the north of the Project site are currently occupied by two single family residential buildings as well as farmland/open space. Lands to the east, south, and west of the subject side are all undeveloped and currently or previously used as croplands.

According to the County's General Plan, the subject site and surrounding lands are designated for Medium Density Residential (MDR). MDR provides for the development of conventional single family detached homes and suburban subdivisions. Limited agriculture and animal-keeping uses are also allowed in this designation. This land use designation permits a density range of 2.0 to 5.0 dwelling units per acre, which allows for a typical lot size of 5,500 to 20,000 square feet.

In accordance with the County's Zoning Code, the subject site is in the One Family Dwelling Zone (R-1). Lands to the north, east, and south of the subject site are zoned for Rural Residential (R-R), and lands to the west are zoned for Planned Residential (R-4).

Findings of Fact:

a) NO IMPACT. The Project site is undeveloped and used as croplands, consistent with the existing uses of the surrounding sites to the east, south, and west. While two residential buildings occur on the site to the north of the subject property, these residences would not be divided or otherwise impacted by the proposed development. Therefore, the Project would not physically divide an established community, and no impacts would occur.

b) LESS THAN SIGNIFICANT IMPACT. The Project site is currently designated as Medium Density Residential (MDR) and zoned for One Family Dwelling (R-1). The proposed development will be consistent with the existing land use designation and zoning.

The Medium Density Residential (MDR) Land Use Designation permits single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre, and lot sizes ranging from 5,500 to 20,000 square feet. The Project, TTM 38483, proposes the subdivision of the existing parcels into 96 residential lots. These lots will range from 7,200 square feet to 12,156.8 square feet, consistent with the minimum lot area of 5,500 established in the Zoning Code. The Project proposes up to 96 single family residences on the 28.2-acre site, resulting in a density of approximately 3.4 dwelling units per acre, consistent with the MDR density range. Once developed, the residences will be required to comply with the maximum building height, minimum setbacks, and other development standards provided in §17.244.020 of the County's Code of Ordinances.

The proposed Project would therefore be consistent with the applicable land use plans, policies, and regulations, and impacts would be less than significant.

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

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:				
25. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	☐	☐	☒	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	☐	☐	☐	☒

Source(s): Riverside County General Plan Figure OS-6 “Mineral Resources Area”; County of Riverside Environmental Impact Report No. 521 (February 2015); Natural Hazard Disclosure Statement and Report prepared for APN 466-310-019 by Property I.D. (2021).

Setting

The Project site is located in Mineral Resource Zone-3 (MRZ-3), which designates areas where the available geologic information either indicates that mineral deposits exist or are likely to exist, however the significance of the deposit is undetermined.

Based on maps and data from the United States Geological Survey and the Division of Mines and Reclamation at the Department of Conservation, as provided in the Natural Hazard Disclosure Statement Report prepared for the Project, the subject site is not within 1 mile of active or abandoned mining operations, and is not within a quarter mile of a mine site.

Findings of Fact:

a) LESS THAN SIGNIFICANT IMPACT. The Project site is located in MRZ-3, where the significance of mineral deposits is undetermined. Since the presence and extent of important mineral resources has not been established for this area, the proposed development would not result in impacts to any “known mineral resource.” Furthermore, given the relatively small scale of the subject site (28.22 acres), the Project’s impact to potential mineral resources, if any, would be unlikely to result in the loss of availability of a resource. Impacts would therefore be less than significant.

b) NO IMPACT. The Riverside County General Plan does not contain any “locally important mineral resource recovery sites.” Therefore, the proposed Project would not impact any such resource recovery sites. There would be no impact.

c) NO IMPACT. According to the Mineral Resource Zone classification for the Project area, there are no known mineral resources. The subject site is not currently being used to the extraction of mineral resources, nor does it contain any abandoned quarries or mines. The Project proposes the subdivision of the site into 96 residential lots, and thus does not propose any future quarries or mines. Therefore, the Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. There would be no impact.

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

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

Setting

Three airports existing within a four-mile radius of the Project site. The March Air Reserve Base influence area is 1.6± miles northwest of the Project site, the Hemet-Ryan Airport influence area is 3.6± miles northeast of the Project site, and the French Valley Airport influence area is 3.3± miles south of the Project site. The former Pines Private Airfield is approximately 1.2 miles south of the Project site, however this airstrip is permanently closed.

Findings of Fact:

a) NO IMPACT. Three public airports, all of which have an adopted airport land use plan, exist in the Project area. The subject site is located outside of the influence area for all three airports. Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels. There would be no impact.

b) NO IMPACT. The Project side is not located within the vicinity of an operational private airstrip. Development of the site would therefore not expose people residing or working in the Project area to excessive noise levels, and no impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

☐ ☒ ☐ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐

Source(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), TTM 38483 Noise Assessment prepared by Urban Crossroads (July 24, 2024).

Setting

Noise is generally defined as unwanted sound. Sources of noise may be mobile, such as on-road vehicles, aircrafts, and trains, or can be stationary, such as industrial and agricultural land uses. In residential neighborhoods, common stationary sources of noise include air conditioners, lawn and garden equipment, and generators.

Some land uses require low ambient noise levels. The County considers schools, hospitals, rest homes, long term care facilities, mental care facilities, residential uses, libraries, passive recreation uses, and places of worship as noise-sensitive. These land uses are discouraged in areas in excess of 65 CNEL.

Riverside County has established hours of operation for construction activity in order to control associated noise impacts. §9.52.020 of the County's Noise Regulation ordinance requires that any private construction activity within one-quarter mile of an inhabited dwelling is exempt from noise level limits between 6:00 a.m. and 6:00 p.m. during the period from June through September, and 7:00 a.m. and 6:00 p.m. during the period from October to May.

Construction activity can result in the generation of ground-borne vibration. The degree of ground-borne vibration generated by construction depends on the distance to affected structure, soil type, as well as equipment and methods used. Vibration is particularly associated with pile driving and rock blasting, and to a lesser extent, large bulldozers and loaded trucks.

A Noise Assessment was prepared for the Project by Urban Crossroads. The following Findings of Fact are based on the findings of this assessment.

Findings of Fact:

a) LESS THAN SIGNIFICANT WITH MITIGATION. The Project proposes the subdivision of the 28.22-acre site into 96 residential lots for future development. It is expected that eventual construction of the residential development, as well as the long-term operation of the residences and associated traffic, will generate noise.

Construction Noise: Noise generated by the Project construction equipment will include a combination of trucks, power tools, concrete mixers, and portable generators that, when combined, can reach high levels. To assess the potential for short-term construction noise impacts, the following sensitive receiver locations were identified as representative locations for analysis:

Location R1 represents the existing noise-sensitive residence at 31115 Holcomb Road, approximately 188 feet north of the Project site. Receiver R1 is placed at the facade facing the Project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location R2 represents the existing noise-sensitive residence at 30876 Epiplaneia Way, approximately 1,852 feet northeast of the Project site. Receiver R2 is placed at the façade facing the Project site.

Location R3 represents the existing noise-sensitive residence at 31925 Eucalyptus Road, approximately 3,122 feet south of the Project site. Receiver R3 is placed at the façade facing the Project site.

Location R4 represents the existing noise-sensitive residence at 31615 Leon Road, approximately 3,074 feet southwest of the Project site. Receiver R4 is placed at the façade facing the Project site.

Location R5 represents the existing noise-sensitive residence at 30917 Holland Road, approximately 3,107 feet east of the Project site. Receiver R5 is placed at the façade facing the Project site.

A noise level standard for construction operations is not provided in the County's General Plan or County Ordinances. Instead, a numerical construction noise level threshold of 80 dBA L_{eq} during daytime hours, based on guidance from the Federal Transit Administration (FTA) Transit noise and Vibration Impact Assessment Manual, is used to assess potential impacts to noise sensitive residential land uses. To assess the worst-case construction noise levels, the Project construction noise analysis relied on the highest noise level impacts when the equipment with the highest reference noise level is operating at the closest point from the edge of primary construction activity (Project site boundary) to each of the five sensitive receiver locations listed above. According to the Noise Assessment prepared for the Project, construction noise levels are expected to be up to 75 dBA L_{eq} at the edge of the subject site, and the highest construction levels are not expected to exceed 80 dBA L_{eq} at the nearby receiver locations. Given that Project construction activities are not expected to exceed the 80 dBA L_{eq} threshold, and provided construction complies with the County's permitted hours of operation, then impacts related to construction noise will be less than significant.

On-site Exterior Noise: The primary source of noise impacts on the Project site will be traffic noise from Holland Road, Holcomb Road, Craig Avenue, and Eucalyptus Road. The Project will also experience some background traffic noise from the Project's internal local streets, however, due to low traffic volume/speed, traffic noise from these roads will not make a significant contribution to the noise environment. The site is located immediately east of Eucalyptus Road and west of Holcomb Road. Holland Road is approximately 647 feet north of the subject site, and Craig Avenue is approximately 1,004 feet south of the site. All four surrounding roadways are currently unimproved, dirt roads.

According to the Noise Assessment prepared for the Project, and as shown in Table 14, the unmitigated future on-site traffic noise levels in the outdoor living areas (backyards) within the Project site would exceed the County's exterior noise threshold of 65 dBA CNEL at three locations. To satisfy the exterior noise compatibility criteria, Mitigation Measures N-1 requires that the sides of the Project adjacent to or facing Holland Road and Holcomb Road will be provided with a 6-foot-high wall, and the lots adjacent to Eucalyptus Road and will be provided with a 7-foot-high wall. In the event that the parcel fronting Holland Road is developed prior to the development of the Project, the recommended barrier wall would not be recommended since the development fronting Holland Road would include structures, which would reduce noise levels on the Project from Holland Road to less than 65 dBA CNEL. With the recommended exterior noise abatement (MM N-1), the proposed Project will experience mitigated noise levels of less than 65 dBA CNEL on all lots, which is consistent with County of Riverside exterior noise standards.

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Table 14
On-Site Exterior Noise Levels

Lot	Roadway	Type	Unmitigated dBA CNEL	Mitigated dBA CNEL	Barrier Height (ft)
Building 15	Holland Rd.	Two-Story	65.3	59.7	6
Building 47	Holcomb Rd.	Two-Story	67.5	63.4	6
Building 62	Craig Ave.	Two-Story	52.0	52.0	0
Building 2	Eucalyptus Rd.	Two-Story	70.9	64.0	7

Source: Table 7-1 in Project Noise Study, prepared by Urban Crossroads July 2024.

Off-site traffic noise: The proposed subdivision would not generate any immediate increase in traffic noise. With future buildout of 96 residential units, the site would be anticipated to generate a maximum of 88 p.m. and 66 a.m. peak hour trips. This increase in daily traffic volumes is not expected to generate a perceptible noise level increase (i.e., less than 3 dBA CNEL) at sensitive land uses adjacent to study area roadways. Due to the low traffic volumes generated by the Project, the off-site traffic noise levels generated by the Project are considered less than significant.

On-Site Interior Noise: According to the Project Noise Study, the Project will experience future noise levels ranging from 52.0 to 64.0 dBA CNEL at the first-floor building façade, and 52.0 to 70.1 dBA CNEL at the second-floor building façades. The interior noise level analysis shows that the County of Riverside 45 dBA CNEL interior noise standard can be satisfied for the first-floor with windows closed condition and a means of mechanical ventilation (i.e., air conditioning) and standard construction, i.e., windows with a minimum STC rating of 27. For the second-floor, the interior noise level analysis shows that for buildings facing Eucalyptus Road (Building 2, Table 15), windows closed condition and a means of mechanical ventilation with upgraded windows, STC ratings of 28, will satisfy the County of Riverside 45 dBA CNEL interior noise standard. For the buildings facing Holland Road, Holcomb Road, and Craig Avenue the 45 dBA interior noise standard can be satisfied with a window closed condition and standard construction. The interior noise analysis shows that with the recommended interior noise abatement measures (Mitigation Measure N-2), the Project will satisfy the County of Riverside 45 dBA CNEL interior noise level standards for residential development.

Table 15
Interior Noise Abatement Measures

Lot	Noise Level at Façade	Required Interior NR ¹	Calculated Interior NR	Upgraded Windows	STC Rating	Interior Noise Level	Threshold
Building 2	70.1	25.1	25	Yes	28	44.1	45

Source: Table 7-1 in Project Noise Study, prepared by Urban Crossroads July 2024.

NR = Noise Reduction

Operational noise: The proposed Project could result in the future development of 96 single family dwellings. The development is not expected to result in operational noise levels beyond the types of noise sources typical of similar residential land uses in the area. Such noise sources include people and children, vehicle parking activity and garage doors, air conditions, and trash collection. The primary on-site Project-related noise sources would be air conditioning units.

The Noise Study calculated the unmitigated operational source noise levels that are expected to be generated at the Project site and the Project-related noise level increases that would be experienced at each of the sensitive receiver locations. The hourly noise levels at the off-site receiver locations are expected to range from 16.3 to 33.3 dBA Leq, and the nighttime hourly noise levels at the off-site receiver locations are expected to range from 13.6 to 30.5 dBA Leq. The noise levels at off-site receiver

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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locations do not exceed the County of Riverside 45 dBA CNEL for nighttime or 55 dBA CNEL for daytime noise level standards for residential development. Therefore, off-site operational impacts are considered less than significant.

To describe the Project operational noise level increases, the Noise Study combined the Project operational noise levels with the existing ambient noise levels measurements for the nearest receiver locations potentially impacted by Project operational noise sources. The difference between the combined Project and ambient noise levels describes the Project noise level increases to the existing ambient noise environment. According to the Noise Study, the Project will generate an unmitigated daytime and nighttime operational noise level increases ranging from less than 0.0 to 0.7 dBA Leq at the nearest receiver locations.

Based on the Federal Interagency Committee on Noise (FICON) criteria, a noise level increase of 5 dBA is readily perceptible, 3 dBA is barely perceptible, and below 1.5 dBA is generally not noticeable and not considered a significant noise level increase. Based on this criteria, the Project-related operational noise level increase of less than 0.7 dBA Leq will not exceed the operational noise level increase criteria at the nearest sensitive receiver locations and the impact will be less than significant.

b) LESS THAN SIGNIFICANT IMPACTS. The County has not established vibration standards, but the General Plan Noise Element does state typical human reactions associated with vibration levels. According to the County's General Plan, typical vibration levels between 10 and 30 Hertz with peak particle velocity (PPV) of 0.0787 inches per second are considered readily perceptible, and vibration above 0.1968 inches per second are considered a nuisance to people in buildings.

The nearest off-site receivers are located at distances ranging from 188 to 3,122 feet from the Project site. At these distances, the Noise Assessment prepared for the Project estimated construction vibration velocity levels to be less than 0.01 in/sec PPV and will not exceed the County of Riverside threshold of 0.04 PPV (in/sec) at off-site receivers.

Once operational, the proposed residential development would not be expected to generate any substantial or enduring sources of ground-borne vibration. Overall, the Project would not generate excessive levels of groundborne vibration, and impacts would be less than significant.

Mitigation:

N-1 Noise Barrier Walls

The sides of the Project adjacent to or facing Holland Road and Holcomb Road will be provided with a 6-foot-high wall, and the lots adjacent to Eucalyptus Road and will be provided with a 7-foot-high wall. In the event that the parcel fronting Holland Road is developed prior to the development of the Project, the recommended barrier wall would not be required since the development fronting Holland Road would include structures, which would reduce noise levels on the Project from Holland Road to less than 65 dBA CNEL.

N-2 Interior Noise Abatement Measures

For buildings facing Eucalyptus Road, second-floor windows shall have a minimum STC rating of 28.

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

N-A Prior to the issuance of building permits, Project-plans shall be reviewed County staff for compliance with the recommendations set forth in the Project Noise Study.

Responsible Parties: Project proponent, County Planning Department, County Building and Safety Department.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

☐
☒
☐
☐

Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity" (December 2015); County of Riverside Environmental Impact Report No. 521, Section 4.9 Cultural and Paleontological Resources (February 2015); Riverside County Planning Department, Planning Case Progress Report for TTM38482 (September 2022).

Setting

Paleontological resources are fossilized biotic remains. The fossil record in Riverside County includes marine mollusks dating back to 150 million years ago in the Jurassic Period. Fossils are nonrenewable resources, and are important for dating sedimentary rocks in order to study the movement of underlying faults. In western Riverside County, fossils have been identified in sediments on the surface of crystalline bedrock of deposited in or between major fault zones.

Figure OS-8 in the County's General Plan maps the sensitivity of lands for their potential to contain paleontological resources. The Project site is located in an area classified as High Sensitivity (High B), which indicates areas where fossils are likely to be encountered at or below 4 feet of depth and may be impacted during construction activities.

Findings of Fact:

a) LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED. The Project site is mapped in the County's General Plan as having a high potential for paleontological resources. Grading and earthmoving activities associated with Project construction could potentially impact these resources. In order to mitigate potential impacts, Mitigation Measure PALEO-1 requires that Project grading/earthmoving activities are monitoring by a qualified paleontologist and documented accordingly. Proper implementation of the provided mitigation and monitoring will ensure that impacts are less than significant.

Mitigation:

PALEO-1: Prior to the issuance of grading permits, the Project proponent shall retain a qualified paleontologist (Project Paleontologist) approved by the County to create and implement a Project-specific plan for monitoring site grading/earthmoving activities.

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

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

PALEO-A: The Project Paleontologist shall prepare a PRIMP, which shall be submitted to the County Geologist for approval prior to the issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- a) A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
- b) PRIMP must be accompanied by the final grading plan for the subject project.
- c) Description of the proposed site and planned grading operations.
- d) Description of the level of monitoring required for all initial earth moving activities in the project area.
- e) Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- f) Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- g) Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- h) Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- i) Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- j) Procedures and protocol for collecting and processing of samples and specimens.
- k) Fossil identification and curation procedures to be employed.
- l) Identification of the permanent repository to receive any recovered fossil material. Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- m) All pertinent exhibits, maps, and references.
- n) Procedures for reporting of findings.
- o) Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed and will provide confirmation to the County that such funding has been paid to the institution.
- p) All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (e.g., PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e., copy of executed contract, retainer agreement, etc.) a project paleontologist for the in grading implementation of the PRIMP.

Responsible Parties: Project proponent, Project Paleontologist, County Geologist

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project:				
29. Housing				
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒

Source(s): California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2024 <https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/> (accessed April 2024); Riverside County General Plan Housing Element; Southern California Association of Governments, Connect SoCal Demographics and Growth Forecast Technical Report (April 2024).

The Project is located in unincorporated western Riverside County, within the Harvest Valley/Winchester Area Plan area.

The Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) includes a Demographics and Growth Forecast Technical Report. The growth forecast provided in this report expects that the households in unincorporated Riverside County will grow from 119,000 households in 2019 to 161,400 households by 2050. According to the Department of Finance E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2024, the average household size in unincorporated Riverside County is 3.08 persons in 2024.

The subject site is not located in an incorporated city or a census designated place (CDP). The subject area is surrounded by Winchester (CDP) to the north, Menifee (city) to the west, and French Valley (CDP) to the south. According to the 2020 Census, Winchester had a population of 3,068, Menifee had a population of 102,527, and French Valley had a population of 35,280.

The Project site is currently undeveloped as actively in use as cropland. According to the County's General Plan, the subject site is designated for Medium Density Residential (MRD) and in the One-Family Dwelling Zone (R-1).

Findings of Fact:

a) NO IMPACT. There are currently no houses or people residing on the subject site. Future development of 96 residential units would not result in the displacement of any existing people or housing, and it would not necessitate the construction of replacement housing elsewhere. There would be no impact.

b) NO IMPACT. The Project proposes the subdivision of an undeveloped site into 96 residential lots for future development. It would result in additional housing, and would not generate demand for additional housing, including housing affordable to households earning 80% or less of the County's median income. There would be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) NO IMPACT. The proposed subdivision of 96 residential lots could result in population growth. Based on the average household size of 3.08 persons in unincorporated Riverside County, according to the Department of Finance, 96 dwelling units could result in approximately new 296 residents. While the Project is expected to result in population growth in the Harvest Valley/Winchester area of the County, this growth would not be unplanned. The subject site is designated for Medium Density Residential (MDR), which permits densities ranging from 2 to 5 dwelling units per acre (du/ac). The Project proposes the subdivision of 28.22 acres into 96 residential lots, resulting in a density of approximately 3.4 du/ac. Therefore, the resulting growth will be consistent with the County's long-term plan for the area. The Project will thus not induce substantial unplanned population growth, and no impacts will occur as a result.

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

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Source(s): Riverside County General Plan Safety Element; Riverside County General Plan EIR No.521 (February 2015).

Setting

Fire protection in Riverside County is provided through a contract with the California Department of Forestry and Fire Protection, also known as CalFire. Within the CalFire Riverside Operational Unit, the Riverside County Fire Department (RCFD) operates 51 fire stations in unincorporated portions of the County. CalFire also directly operates three stations in the unincorporated county. The nearest stations to the Project site are Station 76 (Menifee Lakes Station), approximately 2.80 miles northwest of the site, and Station 34, located in Winchester approximately 2.50 miles northeast of the site.

According to Riverside County General Plan EIR No.521, an acceptable fire protection response time is generally define as within five minutes for urban areas, ten minutes for suburban and rural community areas, and twenty minutes for rural outlying areas.

Findings of Fact:

a) LESS THAN SIGNIFICANT IMPACT. Development resulting from the proposed Project could result in 96 new single family residences. These new buildings would marginally increase demand for fire protection services.

The County measures fire protection level of service based on response times, with a target of ten minutes for suburban and rural community areas and twenty minutes for rural outlying areas. Driving time estimates calculated using Google Maps indicate that the Project site is approximately ten minutes from Station 76 and twelve minutes from Station 34. While these driving time estimates may not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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correspond exactly to Fire Department response times, the estimates suggest that the Project is generally within the acceptable response time for rural areas. The Project would therefore not be expected to necessitate the construction of new or physically altered fire stations.

According to Ordinance No. 659, in the Harvest Valley/Winchester Planning Area, the County charges a development impact fee (DIF) of \$694 per single family residential unit for fire protection. The required payment of this DIF would help to offset any increased demand for fire protection resources resulting from the proposed Project. Impacts would therefore be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

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Source(s): Riverside County General Plan EIR No.521 (February 2015); California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2024 <https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/> (accessed April 2024).

Setting

Law enforcement in Riverside County is provided by the Riverside County Sheriff's Department. The Sheriff's Department operates nine station, and is staffed by approximately 2,300 sworn personnel. The nearest Sheriff's Department station to the Project site is the Southwest station, located approximately 6 miles south of the site at 30755-A Auld Road in Murrieta. The Menifee City Police Department Station is located approximately 5.5 miles northwest of the subject site, at 29714 Haun Road in Menifee.

While the Riverside County Sheriff's Department aims to provide staffing to unincorporated areas of the County at a ratio of one sworn officer per 1,000 residents, the County uses a standard of 1.5 sworn officers per 1,000 residents for new development mitigation purposes.

Findings of Fact:

a) LESS THAN SIGNIFICANT IMPACT. The proposed subdivision would result in the development of up to 98 single family residences. The additional residential buildings and population resulting from the proposed development would marginally increase demand for law enforcement services.

According to the Department of Finance E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2024, the average household size in unincorporated Riverside County is 3.08 persons. Based on this household size, the proposed development of up to 96 single family residences could result in an additional 296 residents in the County. Using the County's law enforcement service standard of 1.5 sworn officers per 1,000 residents, the projected 296 residents resulting from the Project would require the Sheriff's Department to hire 0.5 additional officers. Given that the Project would not require the Sheriff's Department to significantly increase their personnel, it would not necessitate the provision of new or physically altered Sheriff's Department facilities.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to Ordinance No. 659, in the Harvest Valley/Winchester Planning Area, the County charges a development impact fee (DIF) of \$1,269 per single family residential unit for criminal justice public facilities. Any resulting construction of new or expanded criminal justice public facilities would be subject to environmental review, ensuring that significant environmental impacts do not occur as a result. Impacts would therefore be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

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Source(s): Draft Environmental Impact Report for the City of Menifee General Plan (September 2013); Menifee Union School District, Developer School Fees <https://www.menifeeusd.org/District/Department/6-Facilities-Department/1525-DeveloperFees.html> (accessed November 2023); Perris Union High School District, Developer School Fees <https://www.puhsd.org/Content2/developer-school-and-fees> (accessed November 2023); Riverside County Map My County (accessed November 2023).

Setting

The Harvest Valley/Winchester Planning Area is served by two school districts: the Menifee Union and Perris Union High School District, and the Hemet Unified School District. The Project site is within the service area for the Menifee Union and Perris Union High School District.

The Menifee Union School District operates one preschool, 11 elementary schools, and five middle schools. The Perris Union High School District operates five high schools. The nearest schools to the Project site are Southshore Elementary School, which is approximately 2.2 miles west of the site, the Harvest Hill STEAM Academy middle school, which is approximately 3.2 miles south of the site, Liberty High School, which is approximately 1.2 miles southwest of the site.

Findings of Fact

a) LESS THAN SIGNIFICANT IMPACT. Elementary and middle school is provided to the Project area by the Menifee Union School District, and high school is provided by the Perris Union High School District. Table 16 shows the projected number of new students to be generated as a result of buildout of the proposed Project.

Table 16 Student Generation Factors for Single Family Detached Units			
School Level	Student Generation Factor ¹	Proposed Residential Units	Students Generated
Elementary School	0.3119	96 Single Family Detached Units	30
Middle School	0.1525		15
High School	0.1317		13
Total			58
¹ Student generation rates for elementary and middle school based on rates used by the Menifee Union School District. Student generation rates for high school based on rates used by the Perris Union High School District. Source: Draft Environmental Impact Report for the City of Menifee General Plan (September 2013).			

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As shown in the above table, based on student generation rates from the Menifee Union and Perris Union High School District, buildout of up to 96 single family detached units would result in an estimated 58 new students.

The generation of 58 new students is not expected to necessitate the construction of new or physically altered school facilities. If new or expanded facilities were to be required, they would be subject to environmental review, ensuring that significant environmental impacts would not occur as a result.

The Project would be required to pay developer fees which would help to off-set any increased demand for school resources resulting from the additional students. The Menifee Union School District charges a developer fee of \$3.45 per square foot of residential development. The Perris Union High School District charges a developer fee of \$1.34 per square foot for residential developments within the Menifee Union School District. Payment of these fees will ensure that impacts related to schools would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

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Source(s): Riverside County General Plan EIR No.521 (February 2015).

Setting

Libraries in the Project area are provided by the Riverside County Library System. The County Library System operates 39 libraries and two book mobiles (one serving the Coachella Valley and one serving western Riverside County). The nearest libraries to the Project site are the Menifee Library located at 28798 La Piedra Road, approximately 2.85 miles northwest of the subject site, and the French Valley Library located at 31526 Skyview Road, approximately 4 miles south of the site.

Findings of Fact:

a) LESS THAN SIGNIFICANT IMPACT. The Project site has access to two libraries within five miles. While the proposed development of 96 single family residences could result in a marginal increase in demand for library facilities, demand for library services has evolved with the extensive online access to library, research, and media resources.

According to Riverside County Ordinance No.659, the County charges a Development Impact Fee (DIF) in the Harvest Valley/Winchester Area Plan of \$115 per single family residential dwelling unit for library construction, and \$57 per single family dwelling unit for library books and media. The fees collected from the development of the proposed Project would help to offset any increased demand on the existing facilities resulting from population growth associated with the proposed residential development. With payment of mandated impact fees, impacts related to the provision of libraries services would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

☐ ☐ ☒ ☐

Source(s): Riverside County General Plan EIR No.521 (February 2015); California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2024 <https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/> (accessed April 2024).

Setting

Health services are provided in Riverside County through a combination of public and private providers. The County operates the Riverside County Regional Medical Center (MCRMC) in Moreno Valley, a number of MCRMC-operated clinics, as well as ten separate clinics operated by the County Department of Public Health.

The nearest medical facilities to the Project site are the HOPE Medical Center at 29799 Haun Road in Menifee, approximately 4 miles northwest of the subject site, and the Loma Linda University Medical Center at 28062 Baxter Road in Murrieta, approximately 5 miles southwest of the subject site.

Findings of Fact:

a) LESS THAN SIGNIFICANT. Buildout of the proposed 96 single family dwellings would result for an incremental increase in demand for health services in Riverside County. The County's General Plan EIR No.521 uses a generation factor of 1.9 hospital beds per 1,000 residents. Based on an average household size of 3.08 residents in the unincorporated portion of the County, the proposed 96 residences would result in a population of approximately 296. Using the County's generation factor, the population resulting from the Project would generate demand for an additional 0.56 hospital beds. The proposed Project would therefore generate negligible increased demand for medical services, and the construction of new or physically altered facilities would be not required as a result.

Overall, the Project is in proximity to existing medical facilities, and would generate sufficient demand for additional health services to necessitate the construction of new or expanded medical facilities. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation

a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

☐ ☐ ☐ ☒

b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☐	☒

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

Setting

Diamond Valley Lake is a significant open space and recreational resource in the Project area. The 13,000-acre Dr. Roy E. Shipley Reserve stretches between Diamond Valley Lake and Lake Skinner, approximately 2 miles southeast of the Project site. A 22-mile trail also runs along the perimeter of Diamond Valley Lake.

The nearest community parks to the Project site are Centennial Park and Mira Park in Menifee, and Conestoga Park and Winchester-Domenigoni Community Park in Winchester. Mira Park and Winchester-Domenigoni Community Park are managed by the Valley-Wide Recreation and Park District.

Findings of Fact:

a) NO IMPACT. The Project proposes 96 single family residential properties, and approximately 2.22 acres of open space. The proposed development will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. There will be no impact.

b) LESS THAN SIGNIFICANT IMPACT. The proposed tentative tract map includes 2.22 acres of open space. Of this open space, 1.34 acres will be dedicated to a drainage basin, while the remaining 0.88 acres will be used for park space in the center of the proposed development. It is proposed that this park space would be managed by the Valley-Wide Recreation and Parks District, or by a homeowner's association. Given that the Project will provide on-site park space, the proposed 96 residential units are not expected to result in increased use of existing neighborhood or regional parks, such that substantial deterioration would occur or be accelerated. Impacts would therefore be less than significant.

c) NO IMPACT. The Project site is approximately 1,500 feet west of the Valley-Wide Recreation and Park District service area boundary. The subject site not located within a Community Service Area or a recreation and park district with a Community Parks and Recreation Plan. The Project will comply with Riverside County Ordinance No. 460, which requires the dedication of parkland and/or payment of fees in-lieu. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails	☐	☐	☐	☒
a) Include the construction or expansion of a trail system?				

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

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

The County's Trails and Bikeways System includes an extensive network of existing and proposed trails and bikeways, accommodating pedestrians, hikers, bicyclists, equestrian users, and others. The proposed trail system is intended to function as part of the transportation system, while also providing recreation and leisure opportunities.

Findings of Fact:

a) NO IMPACT. The Riverside County General Plan designates a trail (Regional Trail: Urban/Suburban) on Eucalyptus Road, which runs along the western boundary of the Project site. Given that Eucalyptus Road is currently unimproved, the designated trail has not been constructed yet. The Project proposes an 18-foot wide parkway on the Project side of Eucalyptus Road, which would expand the regional trail system consistent with the General Plan. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan; Tentative Tract Map 38483 VMT Screening Evaluation prepared by Urban Crossroads (December 2023); Riverside County Transportation Analysis Guidelines for Level of Service, Vehicle Miles Traveled (December 2020); County of Riverside Transportation Department, Pavement Management Report 2021/22.

Setting

According to the General Plan Circulation Element, Holland Road is designated as a Major Highway (118 feet), Eucalyptus Road and Craig Avenue are designated as Secondary Highway (100 feet). Holcomb Avenue and roadways within the Project site are local streets. Table 17 shows the buildout standards for major highways and secondary highways.

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Table 17
Street Classification as identified in the Riverside County Transportation Department Standards and Specifications

Classification	Definition	Min. ROW Width Required	Number of Lanes Required (Approximate)
Major Highway	Highway intended to serve property zoned for major industrial and commercial uses, or to serve through traffic. Intersections with other streets or highways may be limited to approximately 660-foot intervals.	118 feet	4 lanes, additional rights of way may be required at intersections
Secondary Highway	Highway intended to serve through traffic along longer routes between major traffic generating areas or to serve property zoned for multiple residential, secondary industrial or commercial uses. Intersections with other streets and highways may be limited to 330-foot intervals.	100 feet	4 lanes, generally no turn lanes, and additional right-of-way may be required at intersections.

Source: County of Riverside General Plan Circulation Element (July 2020), Table C-1.

The minimum target level of service (LOS) in the Harvest Valley/Winchester Planning Area is LOS D. According to the Riverside County General Plan EIR No. 521, the maximum two-way average daily traffic (ADT) volume for LOS D on a Major Highway is 30,700, and the ADT for LOS D on a Secondary Highway is 23,300.

According to the Harvest Valley/Winchester Area Plan, the Project site is within the Highway 79 Policy Area. This Policy Area addresses transportation infrastructure capacity in the vicinity of the Highway 79 corridor. It requires that all new development project demonstrate adequate transportation infrastructure capacity to accommodate the added traffic.

Findings of Fact:

a) NO IMPACT.

Roadways: According to Appendix B of the Riverside County Transportation Analysis Guidelines for Level of Service, Vehicle Miles Traveled (December 2020), Single Family Residential Tracts of less than 100 lots are exempt from LOS analysis. The Project proposes a tract map for 96 single family residential lots, and therefore meets the criteria for exemption.

Eucalyptus Road, which is designated as a Secondary Highway (100 feet), runs along the western boundary of the subject site. Ultimate development of the proposed tract map will include part-width improvements to Eucalyptus Road along the Project frontage. The Project also proposes part-width improvements to Holcomb Road, which will be built out as a 60-foot local street. Improvements to Holcomb Road are proposed to extend from Holland Road to Craig Avenue. Development of the subject site will include construction of Le Grande Road (east and west), as well as internal roadways Street "A" – Street "H" as 60-to-66-foot local streets.

The proposed development is consistent in use and intensity with the Medium Density Residential designation and R-1 zoning. The proposed development will also provide roadway improvements consistent with the General Plan Circulation Element. Given that the proposed roadway infrastructure

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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improvements and the proposed land use are both consistent with the General Plan, it can be presumed that adequate transportation infrastructure capacity will be available for the added traffic, and therefore that the Project will be consistent with the requirements of the Highway 79 Policy Area.

Overall, ultimate development of the proposed Tentative Tract Map 38483 will result in buildout of on-site and adjacent roadways consistent with the designations provided in the Circulation Element of the General Plan. Therefore, the Project will not conflict with a program, plan, ordinance, or policy addressing the circulation system, including roadways. There will be no impact.

Transit: The Riverside Transit Authority (RTA) operates bus service in western Riverside County. The nearest routes to the Project site are Route 79, which includes service along Winchester Road, and Route 74, which includes service along Domenigoni Parkway. There are currently no transit stops in proximity to the subject site. However, multiple tract maps and specific plans propose future residential development in the Project area. The RTA updates its Short Range Transit Plan annually, including surveys and meetings to identify community need. It is therefore expected that as the Project area is developed, transit service would be extended into the area based on need. Therefore, the proposed development will not conflict with a program, plan, ordinance, or policy addressing the circulation system, including public transportation. There will be no impact.

Bicycle and Pedestrian: The Riverside County General Plan designates a trail (Regional Trail: Urban/Suburban) on Eucalyptus Road, which runs along the western boundary of the Project site. Given that Eucalyptus Road is currently unimproved, the designated trail has not been constructed yet. The Project proposes an 18-foot wide parkway including a 5-foot wide sidewalk on the Project side of Eucalyptus Road, which would expand the regional trail system consistent with the General Plan. The Project will also provide sidewalks along internal streets, and along the Project frontage on Holcomb Road.

Overall, the proposed development will not conflict with a program, plan, ordinance, or policy addressing the circulation system, including bicycle and pedestrian facilities. There will be no impact.

b) LESS THAN SIGNIFICANT IMPACT. Pursuant to Senate Bill 743 (SB 743), §15064.3(b) of the CEQA Guidelines states that vehicle miles traveled (VMT), the amount and distance of automobile travel attributable to a project, is the most appropriate measure of transportation impacts. A VMT Screening Evaluation was prepared for the Project by Urban Crossroads (September 2023). The Riverside County Transportation Analysis Guidelines for Level of Service, Vehicle Miles Traveled (December 2020) were used to prepare the VMT screening evaluation.

The County Guidelines provide seven screening thresholds, including screening for Small Projects. According to the Small Projects screening, housing development of less than or equal to 110 single family dwelling units are considered small projects and are presumed to have a less than significant impact. The proposed Project could result in 96 single family dwelling units, and therefore satisfies the Small Projects screening criteria. Further VMT analysis is thus not necessary, and impacts related to VMT are presumed to be less than significant.

c) NO IMPACT. The Project does not include geometric design features such as sharp curves or dangerous intersections. The proposed development would include one driveway providing access to Eucalyptus Road in the west and one driveway providing access to Holcomb Road in the east. These driveways would be designed to meet the County’s safety standards and codes, and would not increase hazards on the adjacent roadways to the east and west of the Project site. Project site plans will be

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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reviewed by the County prior to the issuance of grading permits, ensuring that the proposed on-site roads will not create any hazards due to geometric features. The proposed development would result in single family residential lots, which would not introduce incompatible uses and would not increase hazards. Overall, the Project will not increase hazards, and no impacts are expected to occur.

d) LESS THAN SIGNIFICANT IMPACT. The Project proposes the construction of new roads on-site, including La Grande Road (East and West), and local streets “A” – “H”. These roads are proposed for ownership and street maintenance by the Riverside County Transportation Department. The proposed roadways would total approximately 5,030 linear feet (0.95 miles) requiring construction and maintenance. According to the Riverside County Transportation Department 2021/22 Pavement Management Report, the County currently maintains 2,258 centerline miles of road. The roads proposed by the Project would represent approximately 0.04% of the total miles currently maintained by the County. Given that the proposed increase in roads requiring maintenance in a small fraction, it is anticipated that impacts would be less than significant.

e,f) LESS THAN SIGNIFICANT IMPACT. The Project site is bound by Eucalyptus Road to the west and Holcomb Road to the east. These roads are both currently unpaved, and are therefore expected to be subject to low volumes of traffic. Project construction would therefore not cause significant impacts to circulation.

Once the Project is constructed, the site will be accessible from driveways onto Eucalyptus Road and Holcomb Road. These two entry and exit points will ensure that sufficient emergency access is provided to the subject site. The proposed development would have no impacts on access to nearby uses. Overall, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

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a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact:

a) LESS THAN SIGNIFICANT IMPACT. As described under Section 37(a), the Riverside County Circulation Element proposes a regional trail on Eucalyptus Road. Consistent with the Circulation Element, the Project proposes an 18-foot parkway along the Project segment of the roadway. No bike lanes are designated for the Project area. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

39. Tribal Cultural Resources

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

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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.)

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Source(s): Historical/Archaeological Resources Report for Tentative Tract Map No. 38483, prepared by CRM TECH (November 2023).

Setting

The Winchester area is in the loosely defined boundary between the traditional territories of the Luiseño and the Cahuilla, both Takic-speaking grounds from the Uto-Aztecan language family. When Spanish colonization of Alta California began in 1769, it is estimated that the Luiseño had either a population of 10,000 residents across approximately 50 village, or a total population of 4,000 to 5,000. Populations for the Cahuilla at that time range from 3,600 to 10,000.

The presence of Europeans in southern California began with Spain's establishment of Mission San Diego de Alcalá in 1769. The presence of Europeans led to significant changes in Native American material culture and settlement strategies, as well as the introduction of devastating diseases such as smallpox. After the American annexation of Alta California, most of the Luiseño and Cahuilla were removed to various reservations established in or near their traditional territories.

Findings of Fact:

a,b) LESS THAN SIGNIFICANT IMPACT. A Historical/Archaeological Resources Report was prepared for the Project by CRM TECH in November 2023, with fieldwork completed in September 2023. The survey included a records search, Native American input, historical background research, and a field survey. As described in Section 9, Archaeological Resources, the records search found no potential resources within the immediate vicinity of the Project site.

CRM TECH sent a request to the State of California Native American Heritage Commission (NAHC) for a records search in the Sacred Lands File in July, 2023. In response, the NAHC reported that the Sacred Lands File yielded no results for Native American cultural resources in the vicinity of the Project.

The nearby Soboba and Pechanga Bands of Luiseño Indians were invited by CRM TECH to participate in the field survey of the Project area. The survey, which was conducted in September 2023 by a CRM TECH archaeologist accompanied by Native American monitors from the Pechanga Band of Indians and the Soboba Band of Luiseño Indians, produced negative results for any potential cultural resources.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Native American Consultation: Changes in the California Environmental Quality Act, effective July 2015, require that the County address a new category of cultural resources – tribal cultural resources – not previously included within the law’s purview. Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on August 12, 2022.

No response was received from any of the tribes which include: the Pechanga Band of Luiseno Indians, Soboba Band of Mission Indians, Rincon Band of Luiseno Indians, the Santa Rosa Band of Cahuilla Indians, Ramona Band of Cahuilla Mission Indians, Pala Band of Mission Indians, Agua Caliente Band of Cahuilla Indians, Cahuilla Band of Indians or the Colorado River Indian Tribe.

No Tribal Cultural Resources were identified, there are none present and therefore there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?	☐	☐	☒	☐

Source(s): Eastern Municipal Water District, 2020 Urban Water Management Plan (July 2021); Eastern Municipal Water District, Development Services Department & Facility Design Guidelines (revised October 2023); Eastern Municipal Water District Sewer System Management Plan (2019); Eastern Municipal Water District, Wastewater Service <https://www.emwd.org/wastewater-service> (accessed November 2023).

Setting

Water and sewer service will be provided to the Project site by the Eastern Municipal Water District (EMWD). According to its 2020 Urban Water Management Plan (UWMP), approximately half of the water used in the EMWD service area is imported by the Metropolitan Water District of Southern California (Metropolitan). EMWD also produces groundwater the West San Jacinto Basin and the Hemet/San Jacinto Basin, both within the San Jacinto Groundwater Basin. In 2020, the EMWD’s total water use was 115,916 acre-feet per year (AFY). The District projects total water use of 145,930 in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2025, and 187,100 AFY in 2045. The District's 2020 UWMP determined that EMWD has the ability to meet current and projected water demands through 2045 during normal, historic single-dry and historic multiple-dry periods using imported water from Metropolitan and existing local supplies.

EMWD also provides sewer collection and wastewater treatment services in the Project area. Sewage collected in the Project area is conveyed to the Sun City Regional Water Reclamation Facility (RWRF), which has a capacity of 3 million gallons per day (mgd), and typically diverts 2.5 mgd. All wastewater collected at the Sun City RWRF is redirected to the Perris Valley Regional Water Reclamation Facility, which has a current capacity of 22 mgd, and an ultimate capacity of 100 mgd. The Perris Valley RWRF has typical daily flows of 15.5 mgd.

Findings of Fact:

a) LESS THAN SIGNIFICANT IMPACT.

Domestic Water: A domestic water line is proposed for the Eucalyptus Road right of way as part of the adjacent TTM 37439 development proposed for the west side of the road. The Project proposes to connect with the future water line via a connection in the northwestern corner of the subject site. A 30 by 114 foot public utility easement will be provided for this connection, after which all on-site water lines will be within the rights of way for the future local streets. The construction of these water lines would occur within the Project site, and thus would have no environmental impacts beyond those analyzed in this document.

Wastewater: An existing sewer line occurs within the Eucalyptus Road right of way. The Project will connect to this existing sewer line at the proposed Le Grande Road entrance to the subject site. Wastewater will be provided to the future residences on-site by proposed sewer lines within the proposed local streets within the site.

The Riverside County General Plan EIR No.521 uses a wastewater generation factor of 230 gallons per day (gpd) per residential dwelling unit to project wastewater generation from future development. Using this generation factor, the proposed 96 single family dwelling units would generate approximately 22,080 gpd of wastewater.

Wastewater from the Project site would be conveyed to the Sun City RWRF, from which it would ultimately be diverted to the Perris Valley RWRF. The Sun City RWRF typically diverts 2.5 mgd of wastewater, and has a capacity of 3 mgd. Wastewater generated by the Project would represent approximately 4.5% of the surplus capacity at the Sun City Facility. The Perris Valley RWRF has typical daily flows of 15.5 mgd, and current capacity of 22 mgd. The 22,080 gpd of wastewater generated by the Project would represent 0.35% of the 6.5 mgd of available capacity at the Perris Valley RWRF.

Overall, the Project will connect to an existing sewer line in the adjacent Eucalyptus Road right of way and will contribute only a small fraction of the available wastewater capacity at the relevant RWRFs. Therefore, it will not require of result in the relocation or construction of new or expanded sewage or wastewater treatment facilities, and thus will not result in any significant environmental impacts.

Stormwater: The Project area currently drains from the northeast to the southwest. It is assumed that the proposed Project will be developed after the completion of regional drainage facilities required for the watershed and for TTM 37439. TTM 37439 is adjacent to the Project site on the western site, and will be required to develop the Holland Channel and the 78-inch Eucalyptus Road storm drain. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project proposes a water quality basin in the southwestern corner of the subject site, as well as a drainage apron on Holcomb Road. These facilities, as well as the Eucalyptus Road storm drain, will direct flows to the Holland Channel.

The proposed water quality basin is within the subject site, and therefore will have no environmental impacts beyond those already addressed in this document. The proposed drainage concrete drainage apron for Holcomb Road would be constructed within the existing disturbed area of the right of way, and would serve to maintain the existing drainage pattern. Overall, the construction of new storm water drainage systems for the proposed Project would result in less than significant environmental impacts.

b) LESS THAN SIGNIFICANT IMPACT. The Project is in the service area for the Eastern Municipal Water District (EMWD). EMWD supplies water with imports from Metropolitan and groundwater from the San Jacinto Groundwater Basin. The EMWD has conducted planning efforts to ensure the sustainable management of its water supply, including for normal year, single-dry year, and multiple dry year conditions, as provided in its 2020 Urban Water Management Plan.

Annual water demand was estimated for Project operations based on buildout of 96 single family residences and 2.2 acres of open space and park area, and using water demand factors provided in the EMWD design guidelines. Table 18 shows the Project's estimated water demand.

Table 18 Project Water Demand				
Land Use	Quantity	Water Demand Factor ¹	Gallons Per Day (gpd)	Acre-Feet per Year (AFY)
Single-Family Residential	96 dwelling units (DU)	440 gpd/DU	42,240	47.31
Open Space Recreational	2.2 acres (ac)	2,200 gpd/ac	4,840	5.42
TOTAL			47,080	52.73
¹ Source: Eastern Municipal Water District, Development Services Department & Facility Design Guidelines (October 2023), Unit Potable Water Demand Factors to Compute Average Daily Demand.				

As shown in the above table, the development expected to result from the Project would generate demand for an estimated 47,080 gallons of water per day, or 52.73 acre-feet per year.

EMWD's total water use in 2020 was 115,916 AFY, and the District's total use is projected to be 145,930 AFY in 2025. The Project's annual water demand would represent 0.17% of the District's planned water use increase of 30,014 AFY by 2025.

According to the District's 2020 UWMP, the EMWD's 2020 target for daily per-capita water use was 176 gallons per capita per day (GPCD). Based on an average household size of 3.08 persons, as provided by the Department of Finance E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2024, the proposed 96 single family residences would result in a population of approximately 296 residents. Based on 296 residents at buildout, the Project's estimated water use of 47,080 gpd represents 159.05 GPCD.

Given that the Project's water demand would be within the District's target daily per capita water demand and would represent a small fraction of the District's planned supply increases, it can be concluded that

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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EMWD would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

Source(s): Eastern Municipal Water District Sewer System Management Plan (2019); Eastern Municipal Water District, Wastewater Service <https://www.emwd.org/wastewater-service> (accessed November 2023).

Findings of Fact:

a) LESS THAN SIGNIFICANT IMPACT. As described in Section 40 (a), the Project will connect to an existing sewer line in the adjacent Eucalyptus Road right of way. Therefore, the Project would not 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.

Wastewater from the Project site would be conveyed to the Sun City RWRF, from which it would ultimately be diverted to the Perris Valley RWRF. The Sun City RWRF typically diverts 2.5 mgd of wastewater, and has a capacity of 3 mgd. Wastewater generated by the Project would represent approximately 4.5% of the surplus capacity at the Sun City Facility. The Perris Valley RWRF has typical daily flows of 15.5 mgd, and current capacity of 22 mgd. The 22,540 gpd of wastewater generated by the Project would represent 0.35% of the 6.5 mgd of available capacity at the Perris Valley RWRF. Given that the Project will contribute a small fraction of the available capacity at the RWRF, it is expected that the wastewater treatment provider will have adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	☐	☐	☒	☐

Source(s): USEPA Office of Resource Conversion and Recovery, Volume to Weight Conversion Factors (April 2016); CalRecycle Estimated Solid Waste Generation Rates <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates> (accessed November 2023); CalRecycle SWIS Facility/Site Activity Details – Lamb Canyon Sanitary Landfill (33-AA-0007) <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2246?siteID=2368> (accessed November 2023).

Setting

Solid waste management in the County is provided by the Riverside County Waste Management Department (RCWMD). The RCWMD operates six landfills and administers a contract for waste disposal at the private El Sobrante Landfill. The service area for the Lamb Canyon Sanitary Landfill, a County-operated landfill, includes the unincorporated communities of Homeland, Romoland, and Winchester.

In an effort to reduce the volume and toxicity of solid waste, Assembly Bill (AB) 393 requires all cities and counties to divert at least 50% of all solid waste from landfills. AB 393 also requires counties to integrated waste management plans. Riverside County adopted the Countywide Integrated Waste Management Plan (CIWMP) in 1996, and adopted its most recent Five Year Review Report in 2018. Assembly Bill 341 establishes a statewide target for a 75% reduction in solid waste disposal by 2020.

Findings of Fact:

a,b) LESS THAN SIGNIFICANT IMPACT. Solid waste collection would be provided to the Project by the Riverside County Waste Management Department, and would be transported to the Lamb Canyon Sanitary Landfill. During operations, the Project would be expected to generate typical volumes and sources of solid waste associated with residential land uses. Table 19 below shows the Project's estimated solid waste generation per day and per year.

Table 19				
Estimated Solid Waste Generation at Project Buildout				
Land Use	Disposal Rate¹	Dwelling Units	Solid Waste Disposal	
			Pounds per Day	Tons per Year
Single Family Residential	10 lbs / dwelling unit / day	96	960	175.2
Total (with 50% diversion):			480	87.6
¹ CalRecycle Estimated Solid Waste Generation Rates https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates (accessed November 2023).				

As shown in the above table, the Project would be expected to generate approximately 87.6 tons of solid waste per year. According to the CalRecycle Solid Waste Information System (SWIS), the Lamb Canyon Landfill has a remaining capacity of 19,242,950 cubic yards. Assuming that one cubic yard is equivalent to 95 pounds, according to the USEPA Office of Resource Conversion and Recovery, the Project would generate approximately 1,844.21 cubic yards of solid waste per year. The Project's

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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estimated annual solid waste generation would therefore contribute less than 0.01% per year to the remaining capacity of the Lamb Canyon Landfill. Therefore, the Project would not generate solid waste in excess of the capacity of local infrastructure or otherwise impair the attainment of solid waste reduction goals.

The County Waste Management Department will be responsible for maintaining standards to ensure compliance with federal and state management and reduction statutes and regulations related to solid waste. Compliance with these standards will ensure that impacts related to solid waste are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

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

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

Source(s): Project Application Materials, Utility Companies

Setting

The Project site is within the Southern California Edison service area for electricity, and the Southern California Gas (SoCalGas) service area for natural gas. Communications systems, including telephone and cable television will be provided to the site by Verizon Communications. Street lights would be managed in the Project area by County Service Area (CSA) 146 (Lakeview/Nuevo/Romoland/Homeland), and County of Riverside Transportation Department would maintain roads in the area.

Findings of Fact:

a-f) LESS THAN SIGNIFICANT IMPACT. Electricity will be provided to the subject site by Southern California Edison, and natural gas will be provided by Southern California Gas. It is expected that any power or gas lines needed to connect to the Project site will be provided within the existing disturbed areas for the adjacent right of ways, and that any impacts associated with this construction would be less than significant.

Telephone and cable TV will be provided to the Project by Verizon Communications the Project is not expected to require the construction of new or expanded facilities for communications systems. The Project does not propose the construction of off-site street lighting, and therefore no impacts will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project proposes part-width improvements to Eucalyptus Road and Holcomb Road. Given that these roadways exist as dirt roads, the proposed improvements are not expected to result in any significant environmental impacts.

Overall, impacts associated with the construction or relation of utilities facilities would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

☐ ☐ ☐ ☒

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

☐ ☐ ☒ ☐

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

☐ ☐ ☒ ☐

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

☐ ☐ ☐ ☒

e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

☐ ☐ ☒ ☐

Source(s): Riverside County General Plan Safety Element (2017); CAL FIRE, Fire Hazard Severity Zone Viewer, <https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=988d431a42b242b29d89597ab693d008> (accessed November 2023); Natural Hazard Disclosure Statement and Report prepared for APN 466-310-019 by Property I.D. (2021).

Setting

According to the Harvest Valley/Winchester Area Plan, portions of the region are subject to a high risk to wildfires. The fire hazards are concentrated in open space areas such as the Dawson Mountains and at Double Butte.

The wildland-urban interface (WUI) is the transition area between human development and undeveloped wildland. In the WUI, wildfire can move between vegetation fuels and structures, thus increasing the hazard to people and property. Based on the Natural Hazard Disclosure Statement

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(NHDS) Report prepared for the Project site, the Project site is located in the WUI according to the U.S. Forest Service, but is not located in the WUI according to the California Department of Forestry and Fire Protection’s Fire Resource and Assessment Program (FRAP).

The Project site is not in the State Responsibility Area (SRA) for fires. However, lands north of Holland Road (approximately 670 feet north of the subject site), and lands south of Craig Avenue (approximately 1,060 feet south of the subject site) are within the SRA. According to the CAL FIRE Fire Hazard Severity Zone Viewer, lands within the SRA in the Project vicinity are classified as moderate, high, and very high fire hazard severity zones.

According to information from the California Department of Forestry and Fire Protection provided in the NHDS Report, the Project site is located in an area with a low fire hazard severity rating. However, according to the California Public Utilities Commissions (CPUC), the subject site is within the High Fire-Threat District (HFTD) for areas with an increased risk of utility-associated wildfires. Within HFTD areas, increased fire safety regulations have been implemented to protect people and property.

Findings of Fact:

a) NO IMPACT. The Riverside County Emergency Management Department (EMD) adopted an Emergency Operations (EOP) for the Riverside County Operational Area in August 2019. This plan outlines the County’s response strategy for natural disasters and human caused incidents, including the coordination of mutual aid, identification of the emergency response, and description of the roles and responsibilities of various agencies. The County EMD also adopted its Multi-Jurisdictional Local Hazard Mitigation Plan (MJLHMP) in April 2023. The MJLHMP identifies the primary hazards in the County, evaluates the potential for future occurrences of these hazards, and sets forth strategies to mitigate associated risks. The proposed Project would be subject to these plans, as well as the policies provided in the Safety Element of the Riverside County General Plan.

According to the County’s Safety Element, the primary evacuation routes in the Harvest Valley/Winchester area are State Route 74, State Route 79, and Domenigoni Parkway. The proposed Project would not interfere with evacuation on any of these routes. The Project proposes future buildout of public streets within the proposed development, as well as future part-width improvements to Eucalyptus Road and Holcomb Road, consistent with the roadway designations provided in the Circulation Element of the General Plan. These improvements will ensure that sufficient fire access is provided to the site.

Future residential development on the subject site will be subject to applicable standards and guidelines in the California Building Code, California Fire Code, Riverside County Code of Ordinances, Title 14 of the California Code of Regulations, and other appropriate fire safety provisions. Compliance with these regulations will ensure that the proposed Project would not impair an adopted emergency response plan or emergency evacuation plan. There would be no impact.

b) LESS THAN SIGNIFICANT IMPACT. The Project site is located on the floor of the Domenigoni Valley, in an area with relatively flat terrain. While the subject site is in proximity to moderate, high, and very high fire hazard severity zones within the nearby SRA, the site itself is not in the SRA and is rated as having low fire hazard severity. Development of the subject site, which is currently in use as croplands, into 96 residential properties, would not be expected to exacerbate wildfire risks due to slope, prevailing winds, or other factors. Impacts would therefore be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) LESS THAN SIGNIFICANT IMPACT. The subject site is located in an area that is predominately in use for agriculture. Future development of the site to include 96 single family dwellings would require the installation of additional infrastructure, including roads, domestic water lines, storm drains, and sanitary sewer. These improvements would mostly occur within the existing disturbed rights-of-way, and thus would not be expected to result in ongoing impacts to the environment. Construction of new public roadways within the Project site and part-width improvements to adjacent roadways will ensure that proper emergency access is provided to the subject site.

Given that the Project site is located within a High Fire-Threat District (HFTD) for areas with an increased risk of utility-associated wildfires according to the California Public Utilities Commission, electric utilities on-site and in the area will be subject to the CPUC's Fire-Safety Regulations as adopted in R.09-11-005. These requirements will ensure that any proposed electrical utilities infrastructure will not exacerbate fire risk. Overall, none of the proposed infrastructure would be expected to exacerbate fire risk, and therefore impacts would be less than significant.

d) NO IMPACT. The Project site is located in an area of undetermined flood hazard (Zone D) according to FEMA FIRM Map 09095C2730G. The topography on the subject site is relatively flat, and therefore would not be expected to result in downslope flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. The proposed development would therefore not be expected to expose people or structures to significant risks associated with flooding or landslides, and no impact would occur.

e) LESS THAN SIGNIFICANT IMPACT. The Project proposes the subdivision of the subject site to facilitate the future development of 96 residential properties. Given that wildfires are a known hazard in Riverside County, including in portions of the Harvest Valley/Winchester area, the Project could result in the exposure of people or structures to risks associated with wildland fires. However, due to the lack of fuel and slopes in the Project vicinity, the subject site is rated as having a low fire hazard severity according to the California Department of Forestry and Fire Protection. Moreover, compliance with applicable standards and guidelines in the California Building Code, California Fire Code, Riverside County Code of Ordinances, Title 14 of the California Code of Regulations, and other appropriate fire safety provisions will minimize the risk of loss, injury, or death resulting from potential wildland fires in the area. Overall, while there is potential for wildland fires in the Project area, the proposed development would not result in a significant risk of loss, injury, or death. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

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

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☐

Source(s): Staff Review, Project Application Materials

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

Biological Resources: As discussed in Section 7, Biological Resources, the Project does not have the potential to substantially reduce the habitat of a fish species or cause the population of a fish species to drop below self-sustaining levels. Implementation of the mitigation measures (BIO-1 and BIO-2) provided in this document will ensure that the Project would have less than significant impacts to sensitive plant and wildlife species known to occur in the Project area. Therefore, implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal.

Cultural Resources: As discussed in Sections 8, 9, and 39, the Project would not eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant.

Paleontological Resources: As discussed in Section 28, implementation of the provided mitigation measure (PALEO-1) will ensure that any paleontological resources discovered on the site during earth-moving activities would be handled and documented appropriately.

Overall, there will be no significant environmental impacts which cannot be mitigated. Project-related impacts are considered less than significant with the implementation of mitigation measures contained in this document.

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: A significant impact could occur if the proposed Project, in conjunction with related projects, would result in impacts that would be less than significant when viewed separately, but would be significant when considered together. In this case, the impacts of the proposed Project are individually limited and would not be cumulatively considerable. The proposed development is consistent with the development envision for this area per the County's General Plan. The Project would not intensify the land use in the area beyond the Medium Density Residential designated assigned to the site. All environmental impacts that could occur as a result of the proposed Project would be less than significant with the implementation of the mitigation measures included in this document, and when viewed in conjunction with other closely related past, present, or reasonably foreseeable future project, would be less than significant.

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

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☐
☐

Source(s): Staff Review, Project Application Materials

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly, with the implementation of the County's Code of Ordinances, and other standard requirements and laws, and the mitigation measures

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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provided in this document. As discussed in Section 15, implementation of the provided mitigation measure (GEO-1) will ensure that necessary measures are taken to prevent potential substantial adverse effects resulting from subsidence. To prevent substantial adverse effects from potential elevated pesticide levels, soil testing will be required as described in Section 21 and required by the provided mitigation measure (HAZ-1). These measures will ensure that the Project does not result in environmental effects which would cause substantial adverse effects on human beings. Therefore, impacts are reduced to less than significant levels with implementation of Mitigation Measures GEO-1 and HAZ-1.

In addition, as described in this document, the noise levels for residents adjacent to roadways surrounding the Project have the potential to be higher than County standards. In order to reduce these potential impacts, perimeter walls and enhanced building construction requirements have been included in mitigation measures NOI-1 and NOI-2, respectively, to assure that noise impacts to residents are reduced to less than significant levels.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: n/a

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

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

Revised: 6/29/2026 1:42 PM
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Appendix A

Richland Winchester – TTM 38483 CalEEMod Detailed Report

June 10, 2024

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

MSHCP Biological Resources Compliance Analysis
Tentative Tract Map (TTM) 38483 Project Site

CADRE Environmental
July 25, 2023

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

Historical / Archaeological Resources Report
Tentative Tract Map No. 38483

CRM TECH

November 20, 2023

and

Advisory Notification Document
County of Riverside
Transportation and Land Management Agency

December 19, 2023

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

Noise Impact Analysis
Tentative Tract Map 38483

Urban Crossroads

July 24, 2024

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

Phase I Environmental Site Assessment

Hillmann Consulting

August 21, 2023

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

Vehicle Miles Traveled (VMT) Screening Evaluation
TTM 38483

December 21, 2023