Mapes Road Residential Project

Environmental Assessment/Mitigated Negative Declaration

Lead Agency:

County of Riverside
4080 Lemon Street
Riverside, CA 92501

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November 2026

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1. INTRODUCTION

1.1. PURPOSE AND SCOPE

This document is an Initial Study and Mitigated Negative Declaration (IS/MND) prepared pursuant to the California Environmental Quality Act (CEQA) for the proposed Mapes Road Residential Project (proposed Project). This IS/MND has been prepared in accordance with CEQA, Public Resources Code Sections 21000 et seq., and the Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines).

An Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with CEQA Guidelines Section 15064, an Environmental Impact Report (EIR) must be prepared if the Environmental Assessment indicates that the proposed project under review may have a potentially significant impact on the environment. A Negative Declaration or Mitigated Negative Declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment, and, therefore, why it does not require the preparation of an EIR (State CEQA Guidelines Section 15371). According to State CEQA Guidelines Section 15070, a Negative Declaration or Mitigated Negative Declaration shall be prepared for a project subject to CEQA when either:

(a) The Initial Study shows there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or

(b) The Initial Study identified potentially significant effects, but:

  (1) Revisions in the project plans or proposals made by or agreed to by the applicant before a proposed mitigated negative declaration and initial study/environmental assessment are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and

  (2) There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

If revisions are adopted into the proposed project in accordance with the State CEQA Guidelines Section 15070(b), a Mitigated Negative Declaration is prepared. This document includes such revisions in the form of mitigation measures. Therefore, this document is a Mitigated Negative Declaration and incorporates all of the elements of an Initial Study. Hereafter this document is referred to as an IS/MND.

This IS/MND incorporates by reference the technical documents that relate to the proposed Project or provide additional information concerning the environmental setting of the proposed Project. The information within this IS/MND is based on the following technical studies and/or planning documents:

- County of Riverside General Plan (https://planning.rctlma.org/General-Plan-Zoning/General-Plan)

- Riverside County Ordinances (https://rivco.org/county-ordinances)
- Riverside County Ordinance No. 348, *An Ordinance of the County of Riverside Providing for Land Use Planning and Zoning Regulations and Related Functions*
- Technical studies, personal communications, and web sites listed under each subsection in Section V, *Environmental Issues Assessment*

In addition to the websites listed above, all documents are available for review at the Riverside County Planning Department, located at 4080 Lemon Street, Riverside, CA 92501.

The proposed Project evaluated herein involves a Schedule "A" subdivision through a Tentative Tract Map approval, Tentative Parcel Map approval (finance and conveyance), General Plan Amendment approval, Plot Plan approval, and Zone Change approval for the development of 157 single family dwelling structures on an approximately 39.09-acre site located south of Mountain Avenue, west of Palomar Road, north of Mapes Road, and east of Tradewinds Drive. The site has a Riverside County General Plan Land Use designation of Community Development: Low Density Residential (CD:LDR). The site has a zoning designation of Rural Residential (R-R). The Project would require both a Change of Zone to Planned Residential (R-4) and a General Plan Amendment to Community Development: Medium Density Residential (CD:MDR). The subdivision would include 157 numbered residential lots and 15 lettered non-residential lots. Lots A through C would consist of right-of-way dedication areas; Lots D through K would consist of open space and landscape areas; Lot L would consist of an approximately 2,688-SF storm drain maintenance area; Lot M would consist of an approximately 48,875-SF community park; Lot N would contain an approximately 87,169-SF drainage basin; and Lot O would consist of an approximately 47,245-SF area designated for interim HOA maintenance and future Riverside County Flood Control and Water Conservation District (RCFCD) right-of-way. The community park would include an open turf lawn, dog park, shade structure with bench seating, and pedestrian walkways.

This IS/MND serves as the environmental review for the proposed Mapes Road Residential Project (proposed Project).

2. ENVIRONMENTAL SETTING

2.1. PROJECT LOCATION

The Project site is located in the northwest portion of unincorporated Riverside County, north of the City of Menifee, and east of the City of Perris within Township 5 South, Range 3 West in Section 2 of the Perris United States Geological Survey (USGS) 7.5' topographic quadrangle. Specifically, the site is located south of Mountain Avenue, west of Palomar Road, north of Mapes Road, and east of Tradewinds Drive. Regional access to the Project site is provided by Interstate 215 (I-215) to the west of the Project site and State Route 74 (SR-74) to the south. Local access to the site is provided by Tradewinds Drive, Palomar Road, and Mapes Road. The Project site and surrounding area is shown in Figure 2-1, *Regional Location*, and Figure 2-2, *Local Vicinity.*

2.2. EXISTING PROJECT SITE

The existing Project site consists of 68 parcels encompassing approximately 39.09 acres. The site is identified as Assessor's Parcel Numbers 327-480-001 through -022, 327-481-001 through -012, 327-490-001 through -016, and 327-491-001 through -018. The Project site is currently vacant, with partially completed existing man made retention basins containing litter within the northwest corner of the site from previous mass grading of the Project site. The onsite basins are isolated features that do not have a connection to onsite or offsite waters. There are no structures or public infrastructure improvements on the Project site; however, existing low-voltage Southern California Edison (SCE) distribution lines are present along the western portion of the property. The Project site slopes moderately from east to west. The Project site contains vegetation consisting primarily of ruderal habitat dominated by non-native plant species with patches of disturbed coastal sage scrub. The Project site's existing conditions are shown in Figure 2-3, *Aerial View*, and Figures 2-4a through 2-4c, *Existing Site Photos*.

2.3. EXISTING LAND USES AND ZONING DESIGNATION OF THE PROJECT SITE

The Project site is within the Harvest Valley/Winchester Area Plan and has a General Plan land use designation of Community Development: Low Density Residential (CD:LDR). The Project site has a zoning designation of Rural Residential (R-R). The Riverside County General Plan states that the Low Density Residential land use designation allows for the development of single-family detached residences on large parcels of 0.5 to 1 acre as well as limited agriculture and animal keeping. The R-R Rural Residential Zone is intended for single-family homes on large lots alongside a wide range of small-scale agriculture, animal keeping, and limited home-based or farm-related uses. It functions as a semi-rural zone intended to preserve low-density living while supporting farming and livestock grazing. The Project site's existing land use designation is shown in Figure 2-5, *General Plan Land Use,* and existing zoning classification is shown in Figure 2-6, *Existing Zoning*.

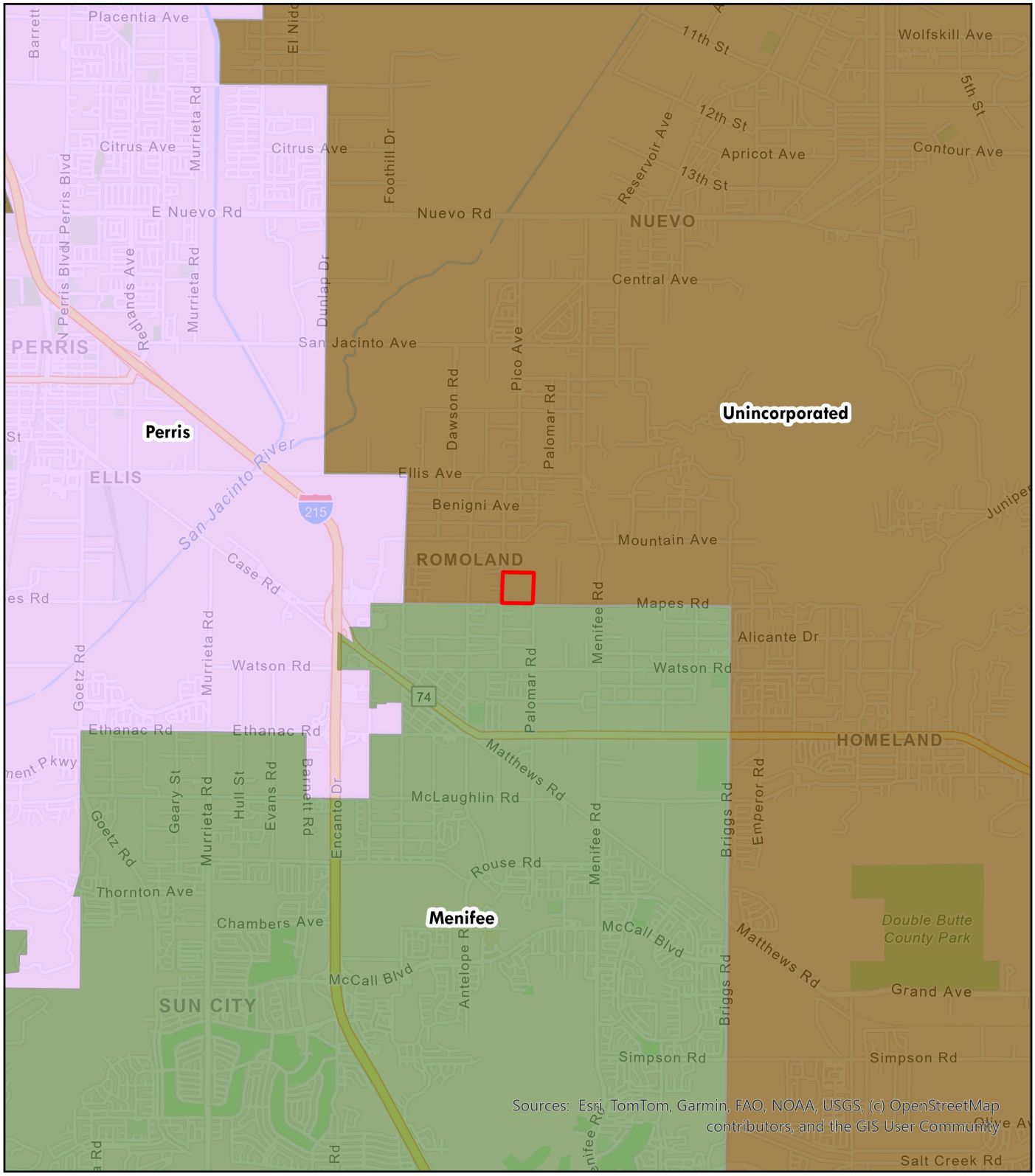
2.4. SURROUNDING GENERAL PLAN AND ZONING CLASSIFICATIONS

The surrounding land uses are described in Table 2-1 along with the General Plan land use and zoning designations.

Table 2-1: Surrounding Existing Land Use, General Plan Designations, and Zoning

	Existing Land Use	General Plan Designation	Zoning Designation
North	Mountain Avenue, vacant land, and single-family residential units	Very Low Density Residential (CD:VLDR)	Rural Residential (R-R)
East	Palomar Road followed by existing single-family residential units	Very Low Density Residential (CD:VLDR)	Rural Residential (R-R)
West	Tradewinds Drive followed by existing single-family residential units	Low Density Residential (CD:LDR)	Rural Residential (R-R)
South	Mapes Road followed by existing single-family residential units	City of Menifee Rural Residential 1 – acre minimum (RR1)	City of Menifee Rural Residential 1 – acre minimum (RR1)

Figure 2-1: Regional Location



Legend

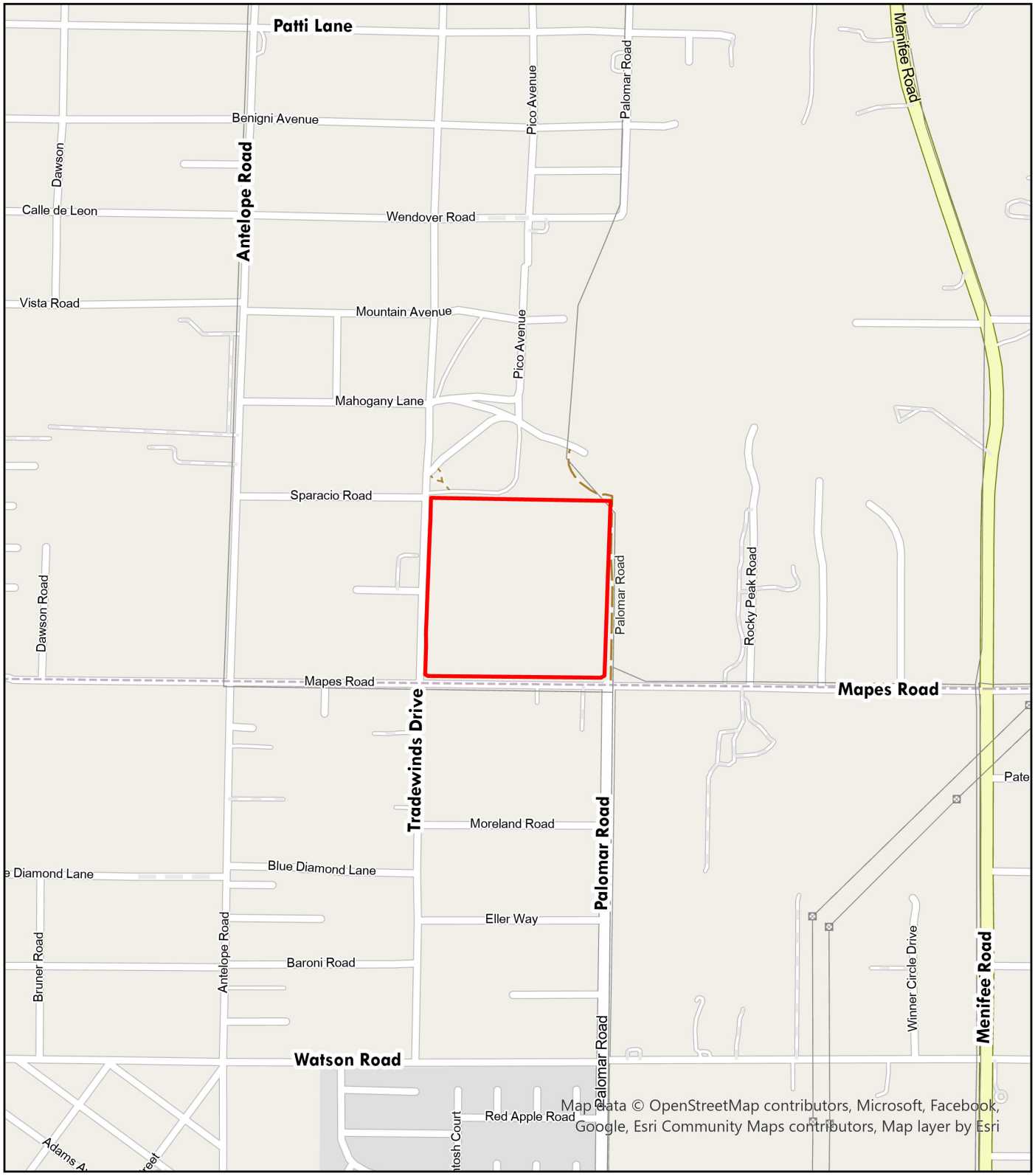
- Project Boundary
- Menifee
- Perris
- Unincorporated

0 1 2 Miles

N

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Figure 2-2: Local Vicinity



Legend

Project Boundary

0 0.15 0.3 Miles

N

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Figure 2-3: Aerial View



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Legend

Project Boundary

0 200 400 US Feet

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Figure 2-4a: Existing Site Photos



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Project Boundary

Photo Location

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Photo 1: View of Project site from northwest corner of Project facing southeast.



Photo 2: View of Project site facing south.

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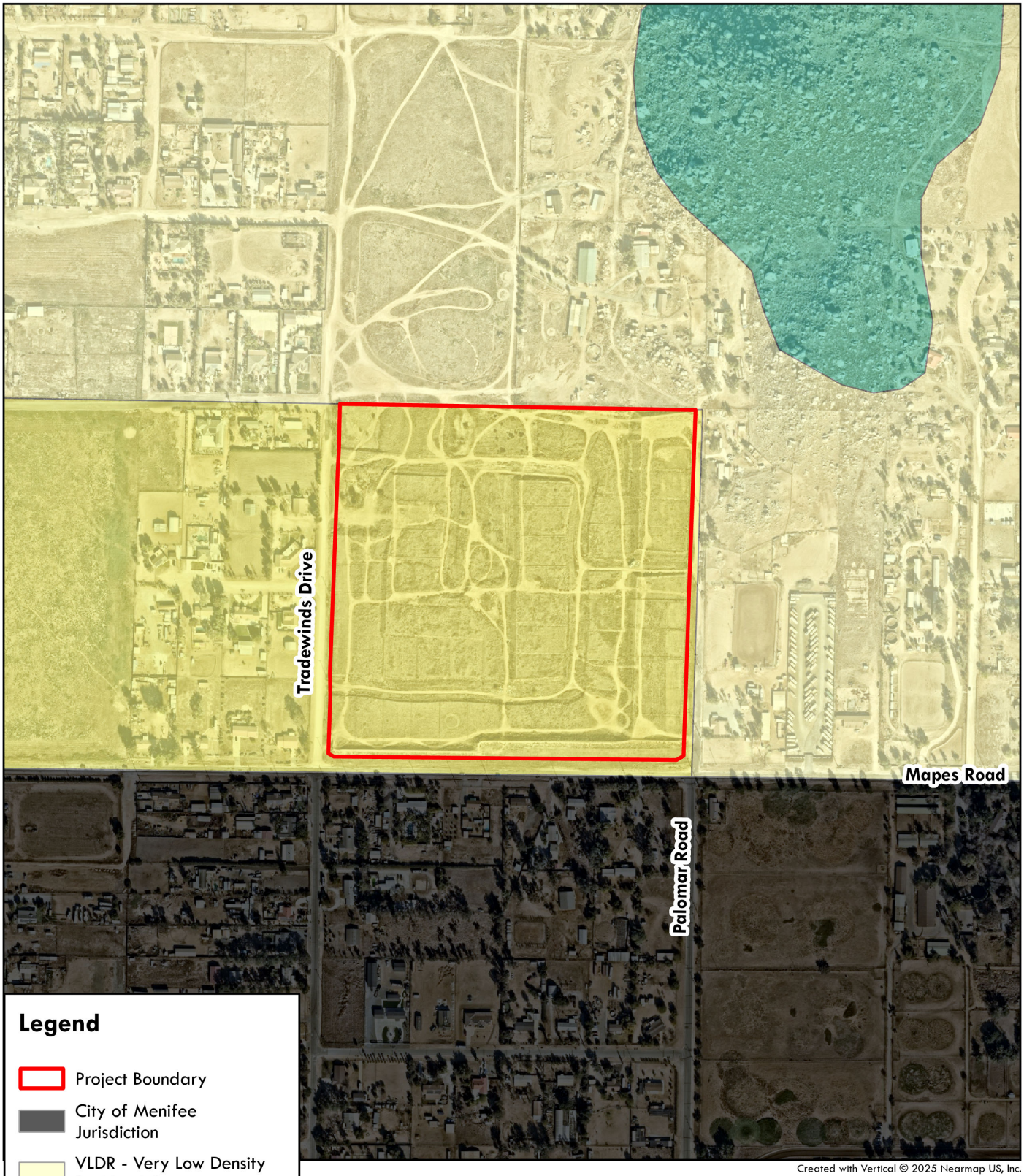
Photo 3: View of Project site near northeast corner facing south.



Photo 4: View of Project site from southeast corner of Project facing northwest.

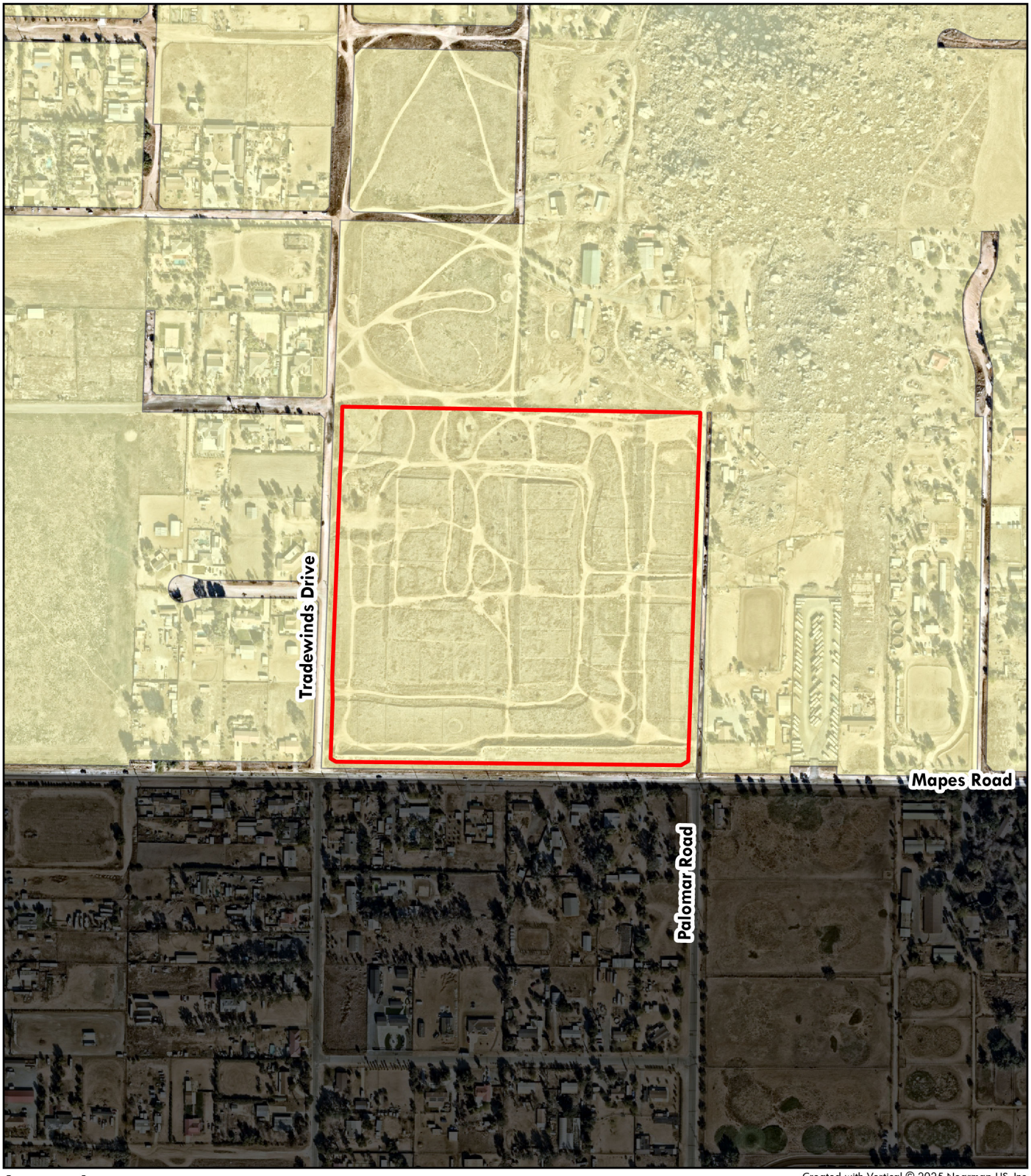
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Figure 2-5: General Plan Land Use



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Figure 2-6: Existing Zoning



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Legend

Project Boundary

R-R - Rural Residential

City of Menifee Jurisdiction

0 500 1,000 US Feet

N

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3. PROJECT DESCRIPTION

3.1. PROJECT OVERVIEW

The Project Applicant proposes a Schedule "A" subdivision through a TTM, Tentative Parcel Map approval (for financing and conveyance purposes), General Plan Amendment (GPA), Plot Plan (PPT), and Change of Zone (CZ) to redesignate and subdivide the 39.09-acre site into 172 individual lots, including 157 numbered lots for single-family detached homes and 15 lettered lots. Lots A through C would consist of right-of-way dedication areas; Lots D through K would consist of open space and landscape areas; Lot L would consist of an approximately 2,688-SF storm drain maintenance area; Lot M would consist of an approximately 48,875-SF community park; Lot N would contain an approximately 87,169-SF drainage basin; and Lot O would consist of an approximately 47,245-SF area designated for interim HOA maintenance and future RCFCD right-of-way. The proposed Project's site plan is shown in Figure 3-1, *Conceptual Site Plan*.

3.2. PROJECT FEATURES

Tentative Tract Map and Tentative Parcel Map

As described above, the Project would include a TTM to subdivide the 39.09-acre site into 172 individual lots, including 157 numbered lots for single-family development and 15 lettered lots for a drainage basin, open space recreational and landscape areas, a RCFCD easement, and various right-of-way dedications for road purposes. The proposed 157 numbered lots would range in size from 5,093 to 12,058 square feet (SF). The proposed TTM is shown in Figure 3-2, *Tentative Tract Map.*

The Project would also include a Tentative Parcel Map for finance and conveyance purposes. The purpose of the Conveyance and Finance Map is to establish and depict four parcels necessary to facilitate the conveyance and financing of the property. The map would provide the legal and graphic framework necessary to support the associated real estate transactions and financing requirements.

General Plan Amendment and Zone Change

The Project would include a GPA to amend the site's land use designation of Community Development: Low Density Residential (CD:LDR) to Community Development: Medium Density Residential (CD:MDR). The CD:MDR land use designation is intended for single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre (du/ac). Figure 3-3, *Proposed General Plan Land Use*, illustrates the proposed General Plan land use. The Project would also include a Change of Zone from Rural Residential (R-R) to Planned Residential (R-4). The R-4 zoning designation is intended to accommodate higher-density residential subdivisions on sites, allowing reduced individual lot sizes in exchange for shared open space, recreational areas, and preservation of community character. Figure 3-4, *Proposed Zone Change*, illustrates the proposed zone change.

Development Summary

The proposed Project would include development of 157 single-family detached homes on the approximately 39.09-acre site, which would result in a density of 4.02 du/ac. The proposed units would include eight floor plans. Each residential unit would have 4 to 5 bedrooms, 2 to 3 baths, and would range in size from 1,596 to 2,845 SF. Table 3-1 provides a summary of the proposed residences.

Table 3-1: Residential Unit Summary

Unit Plan	Unit Square Footage	Stories	Bedrooms	Bathrooms
1	1,596	Single	4	2
2	1,952	Single	4	3
3	2,128	Two	4	3
4	2,297	Two	5	3
5	2,213	Single	4	2
6	2,393	Single	4	2.5
7	2,651	Two	5	3
8	2,845	Two	5	3

The proposed residences would vary between single-story and two stories with a maximum height of 26 feet and 1 inch, measured from finish grade to top of highest roof ridges. The residences would have a variety of architectural designs including Spanish, Prairie, and Cottage architectural styles. Conceptual renderings of the proposed residential structures are provided in Figures 3-5a-h, *Elevations*, which depict a variety of architectural styles, including Spanish, Prairie, and Cottage themes. The designs incorporate variation in roof forms, building massing, facade articulation, and materials such as stucco, stone accents, and decorative trim to avoid visual monotony and enhance neighborhood character.

Overall, the range of elevation styles and enhanced façade options provides a cohesive yet varied architectural design consistent with contemporary residential development in Riverside County.

Circulation and Parking

The Project site would have two points of access: one along Tradewinds Drive and another along Palomar Road. Within the community, all internal streets are planned with a 52-foot right-of-way, consisting of a 40-foot-wide paved street section with curbs and gutters, flanked by 6-foot-wide sidewalks on both sides. All units would include a two-car garage for a total of 314 garage spaces. The internal roadway network would provide adequate circulation and emergency access throughout the site in accordance with Riverside County standards.

Open Space, Landscaping and Fencing

The Project would provide a 48,875 SF community park designed as a central open space. Open space amenities include an open turf lawn for informal play, gatherings, and community events; a dedicated dog park consisting of non-combustible materials, bench seating, and waste stations;

a 20-foot by 20-foot overhead shade structure with bench seating; and meandering sidewalks and walkways that connect the park to surrounding streets and residential lots.

The Project would install drought-tolerant landscaping consistent with Riverside County requirements and subdivision streetscape standards. Landscaping would include street trees, parkway plantings, shrubs, and groundcover installed throughout the tract, including along the perimeter of the site, within parkway areas adjacent to sidewalks along Mapes Road and Tradewinds Drive, and along both sides of the proposed interior streets to provide shade and neighborhood character. Additional planting would be provided within perimeter setback areas and along graded slope transitions to soften the visual interface with adjacent rural residential properties. Landscaping associated with drainage and graded areas would consist of drought-tolerant groundcover and native or naturalized vegetation suitable for stormwater management, while parkway landscaping along Mapes Road and Tradewinds Drive would create a landscaped buffer between roadways and residential lots and enhance corridor aesthetics. The irrigation system would be designed for water efficiency and long-term sustainability and would comply with Riverside County landscape requirements and the State Model Water Efficient Landscape Ordinance (MWELO).

The Project would include a 6-foot-tall concrete masonry unit (CMU) block wall along the southern, eastern, and western perimeters of the Project site and an 8-foot-tall CMU block wall on the northern property line. The Project would also include a 6-foot-tall CMU block wall around the properties neighboring the entrance points on Palomar Road and Tradewinds Drive; a 6-foot-tall CMU block wall and tubular steel fence separating properties from the central open space area; and 6-foot-tall steel fences throughout the Project site separating all individual dwelling units. Additionally, the Project would include 5-foot and 6-foot-high tubular steel fences along open space areas, park frontages, and community access points. Proposed fencing and walls are shown in Figure 3-6, *Wall and Fence Plan*, and the proposed landscaping is shown in Figure 3-7, *Landscaping Plan*.

Infrastructure Improvements

Electric

Electricity would be provided to the proposed Project by Southern California Edison (SCE). In a Will Serve Letter dated April 6, 2026, SCE confirmed that it would serve the Project's electrical requirements. The Project electricity would be served off the "Napa" 12-kV circuit along Mapes Road. Alternatively, if there is insufficient availability, the Project may be required to extend a new overhead circuit from the "Valley" substation located at the southwest corner of Menifee Road and Highway 74.

Water and Sewer

The proposed Project would be serviced by Eastern Municipal Water District for water and sewer services. The Project would install new 8-inch water lines from the intersection of Tradewinds Drive and Mapes Road to the intersection of Tradewinds Drive and Sparacio Road and an additional 8-inch line connecting from the intersection of Palomar Road and Mapes Road to the entrance of the community off Palomar Road.

The Project would construct a 15-inch sewer line connecting from the intersection of Strike Out/Mapes to the intersection of Tradewinds Drive and Mapes Road and an 8-inch sewer line that would tie into the 15-inch sewer line, connecting from the intersection of Tradewinds Drive and Mapes Road to the intersection of Tradewinds Drive and Tower View Court.

Drainage

The Project proposes to construct a 36-inch drainage line connecting from the intersection of Antelope/Sparacio to the intersection of Sparacio Road and Tradewinds Drive. A 24-inch drainage line would tie into the 36-inch line and extend from the intersection of Sparacio Road and Tradewinds Drive to the intersection of Tradewinds Drive and Tower View Court.

Street Improvements

The Project proposes to construct off-site street improvements, including half-width improvements along the property's frontage of Tradewinds Drive, Palomar Road, and Mapes Road. Along Tradewinds Drive and Palomar Road, the Project would construct approximately 30 feet of roadway improvements from the centerline, including asphalt concrete paving, curb and gutter, and associated roadside improvements, with right-of-way dedication required. Along Mapes Road, the Project would construct a wider frontage improvement that includes roadway widening and paving, curb and gutter, and a 5-foot-wide enhanced meandering sidewalk within a landscaped parkway, along with approximately 59 feet of right-of-way dedication. The Project would also include roadway improvements along Mapes Road to provide turning lanes. These improvements would be constructed in accordance with Riverside County standards.

3.3. CONSTRUCTION

Construction activities for the Project are anticipated to occur over approximately 15 months, beginning September 2027 and ending November 2028. Construction would occur in the following five stages: (1) site preparation, (2) grading; (3) building construction; (4) paving; and (5) architectural coatings. Construction activities would be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday. Project grading is anticipated to result in an export of approximately 9,746 CY of soil.

3.4. OPERATIONS

The proposed Project would operate as a residential community consisting of 157, one to two-story residences within unincorporated Riverside County. The units would be for sale at market rates to the general public. The Project would operate as a typical residential development and daily operations would consist primarily of residential activities, including commuting, household routines, recreational use of on-site open space, and regular property maintenance. The Project would be governed by a Homeowners Association (HOA) and subject to Covenants, Conditions, and Restrictions (CC&Rs).

3.5. DISCRETIONARY ACTION CHECKLIST

As part of the proposed Project, the following discretionary actions are being requested from the County of Riverside by the Project Applicant:

- Approval of Tentative Tract Map 39316 (TTM)
- Approval of Tentative Parcel Map (Finance and Conveyance) 39455 (TPM)
- Approval of General Plan Amendments 250018 (GPA)
- Approval of Change of Zone 2500031 (CZ)
- Approval of Plot Plan 250045 (PPT)
- Ministerial approvals of permits necessary to execute the proposed Project, including but not limited to, grading permit, building permits, landscape permits, fire permits, encroachment permits, etc.

Other Agency Approvals and Consultation

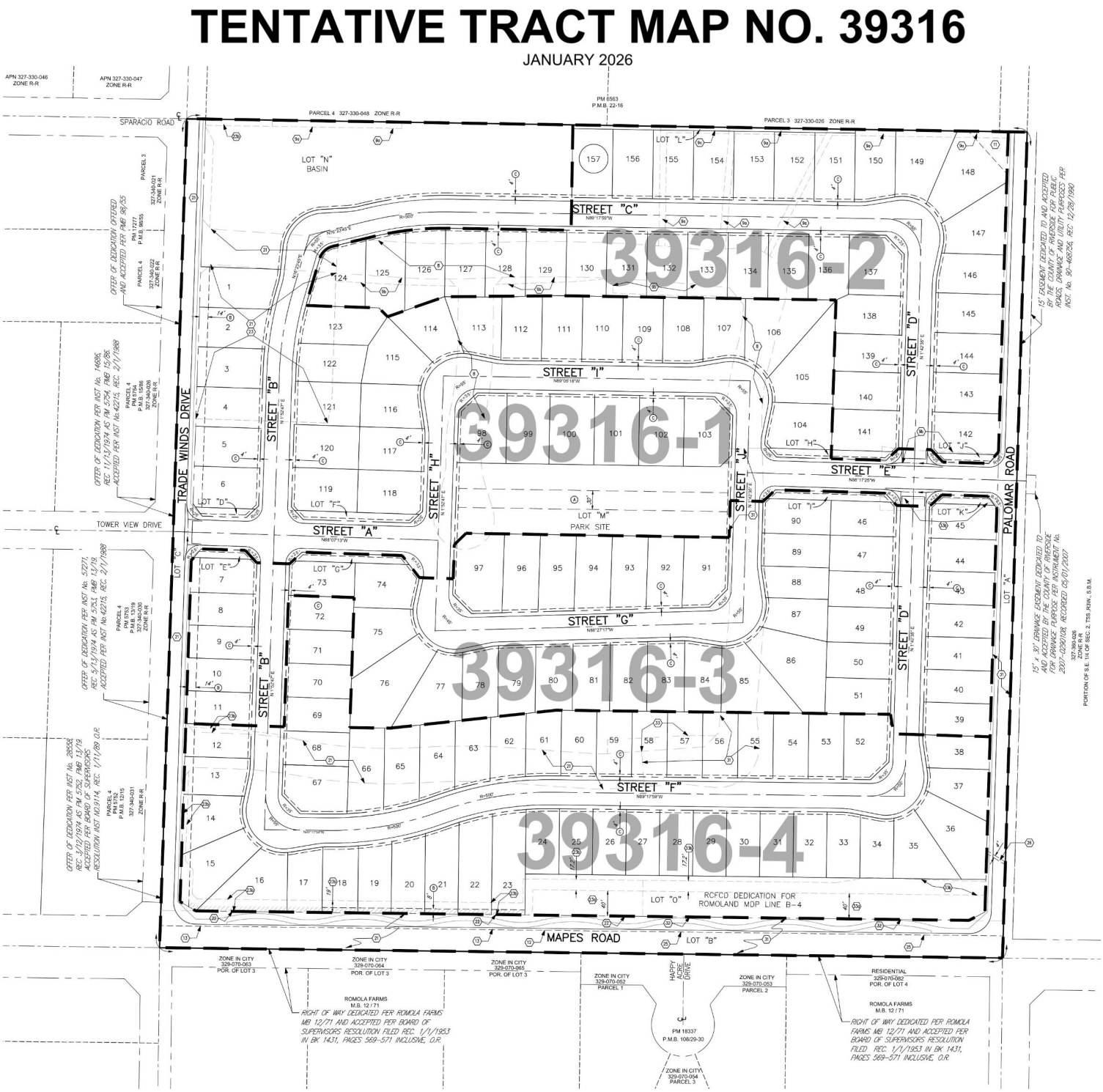
- Eastern Municipal Water District (EMWD)
- Santa Ana Regional Water Quality Control Board
- Riverside County Flood Control and Water Conservation District (RCFCD)
- Riverside County Airport Land Use Commission (ALUC)

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Figure 3-1: Conceptual Site Plan



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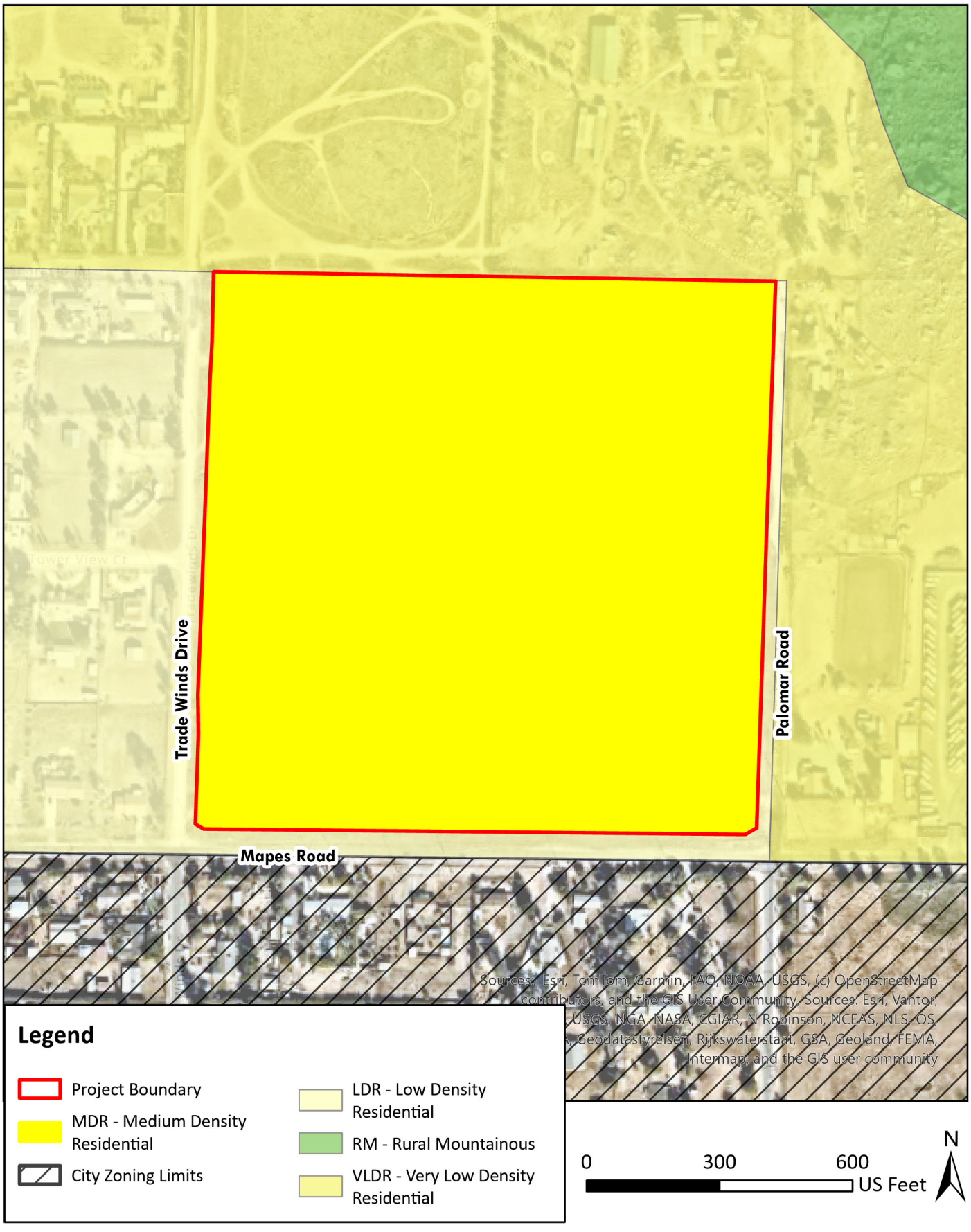


KWC ENGINEERS

EPD SOLUTIONS, INC

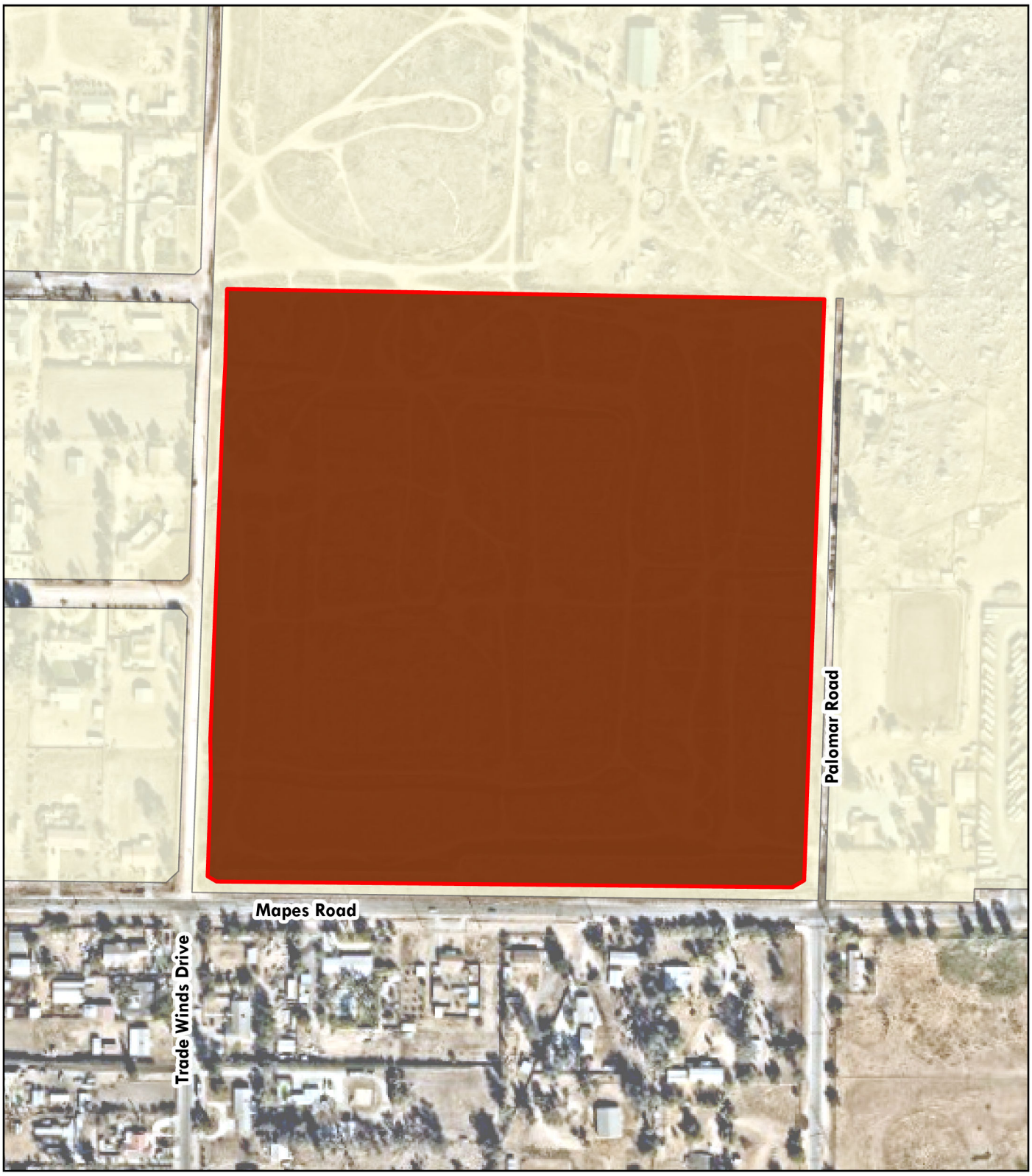
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Figure 3-3: Proposed General Plan Land Use



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Figure 3-4: Proposed Zone Change



Legend

Project Boundary

R4

R-R

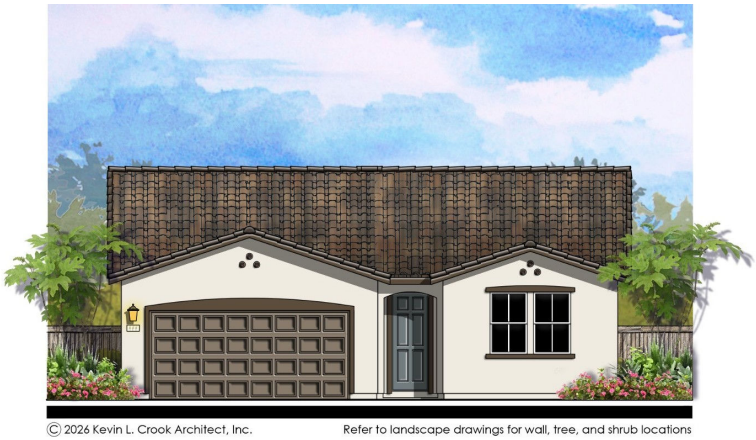
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US Feet

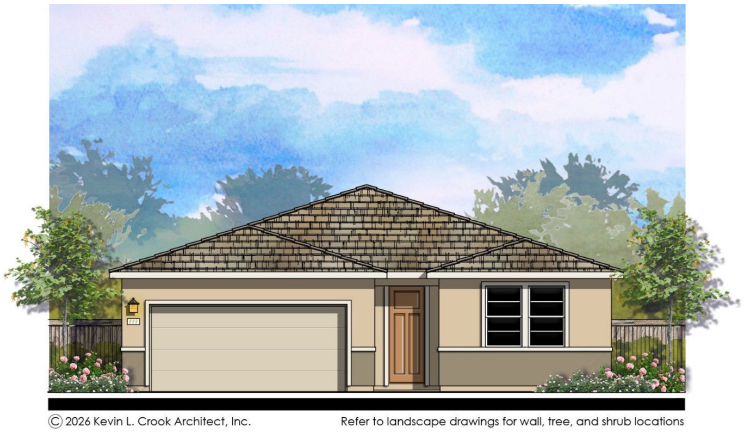
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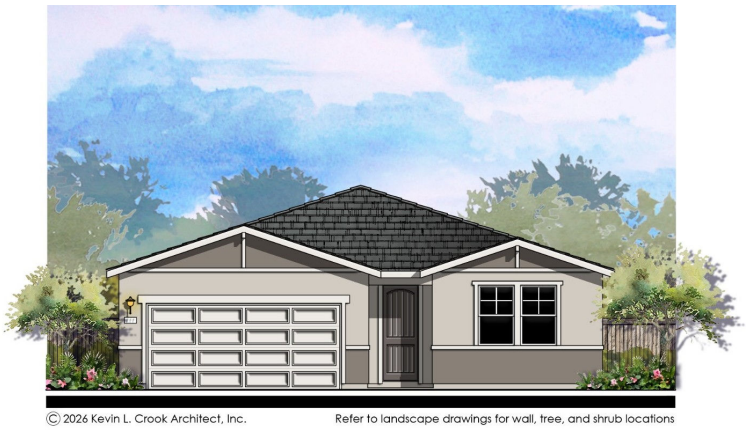
PLAN 1 (1596)
FRONT ELEVATIONS



A - SPANISH



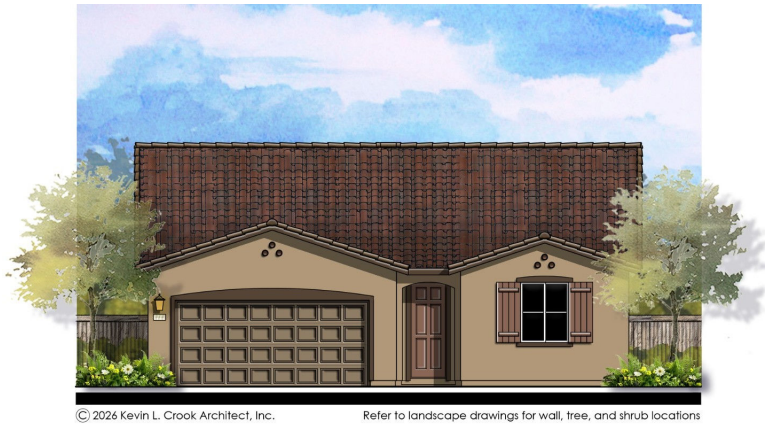
B - PRAIRIE



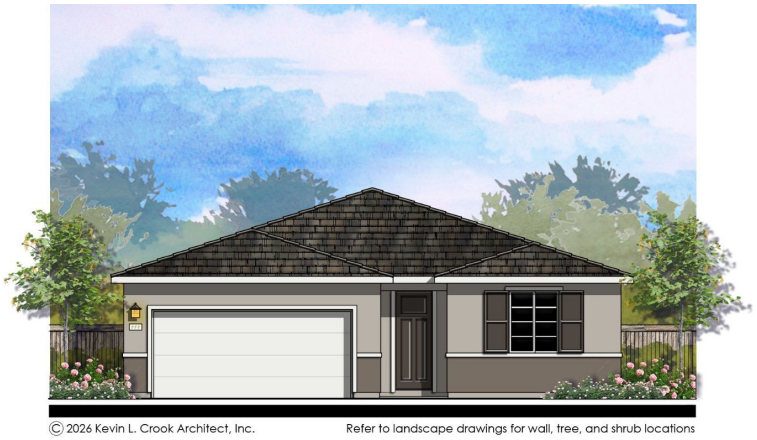
C - COTTAGE

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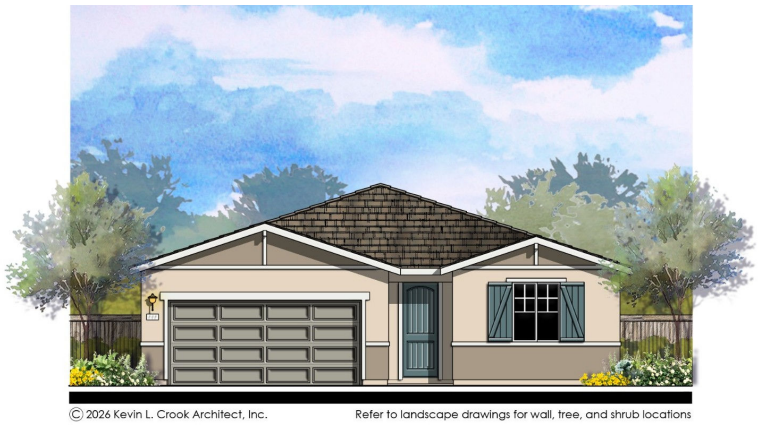
PLAN 2 (1952)
FRONT ELEVATIONS



A - SPANISH



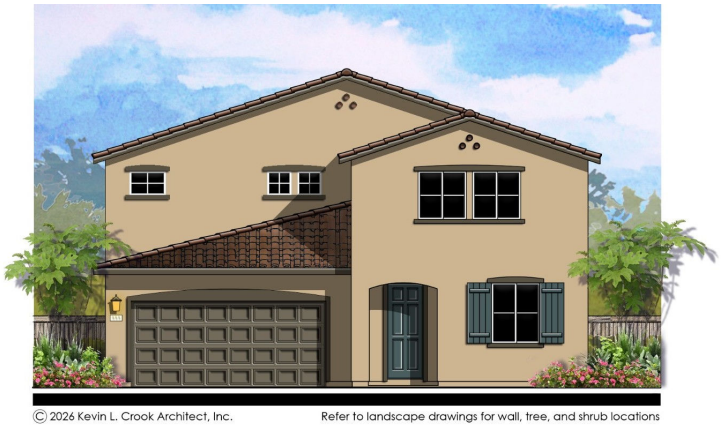
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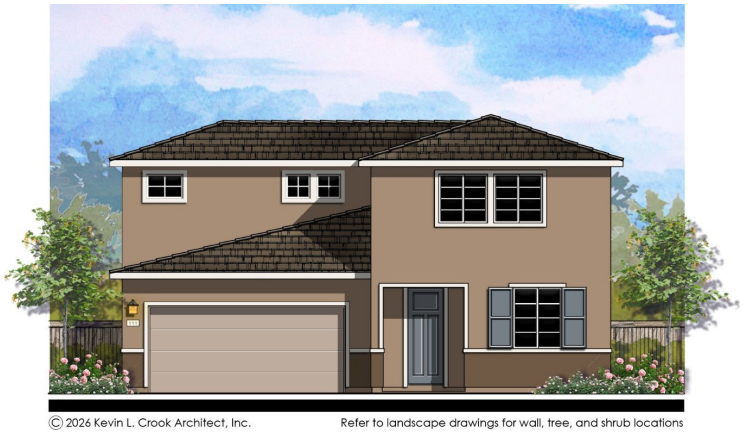
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PLAN 3 (2128)
FRONT ELEVATIONS



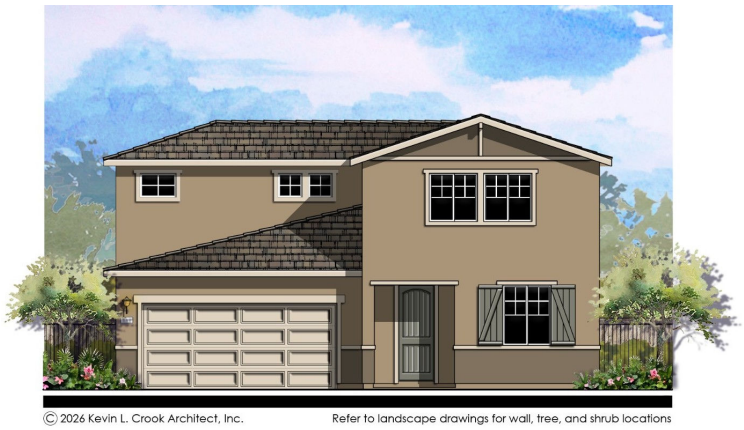
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A - SPANISH



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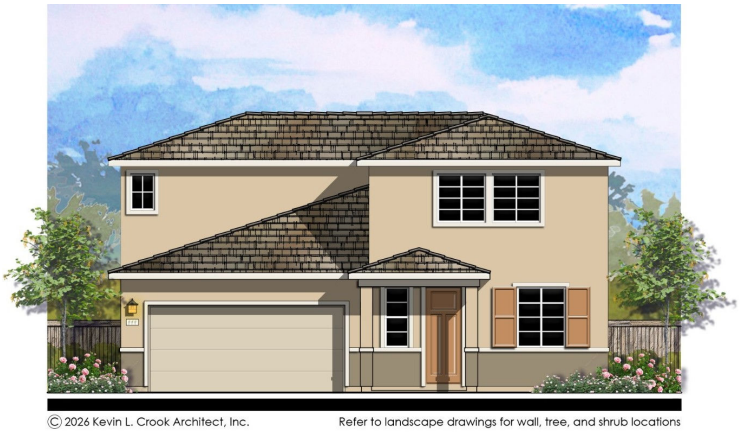
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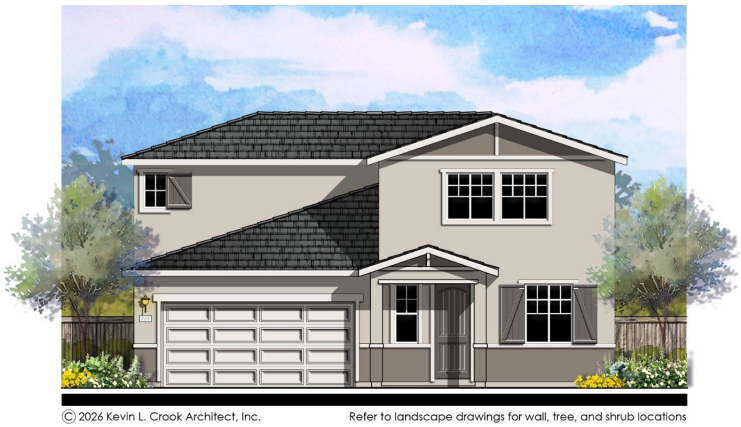
PLAN 4 (2297)
FRONT ELEVATIONS



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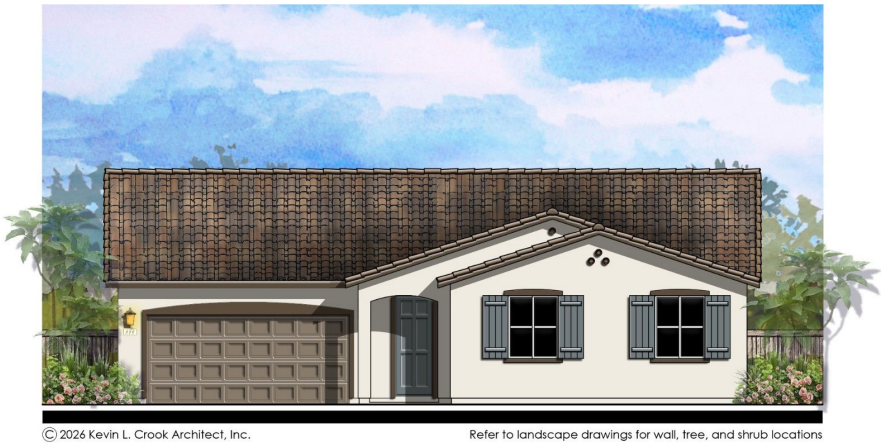
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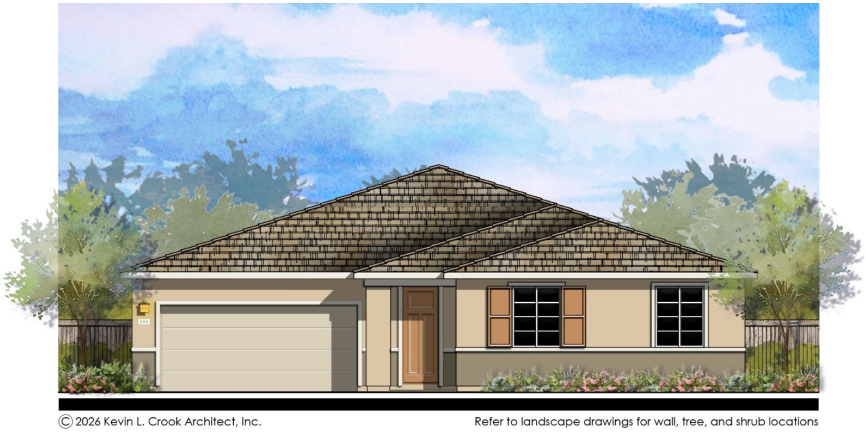
PLAN 5 (2213)
FRONT ELEVATIONS



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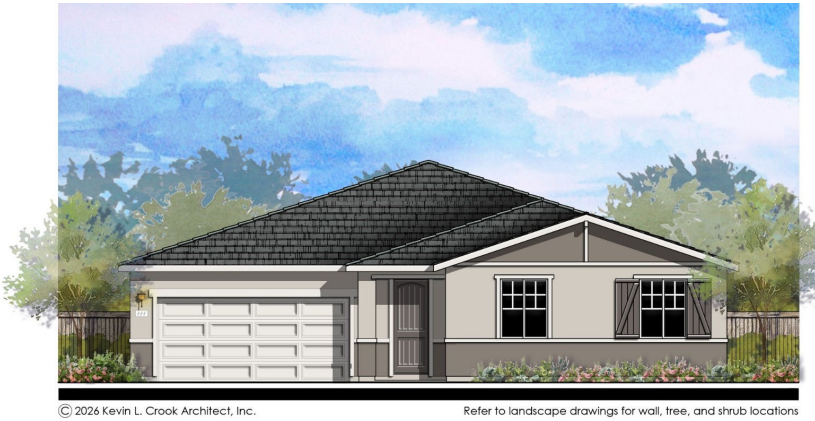
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B - PRAIRIE



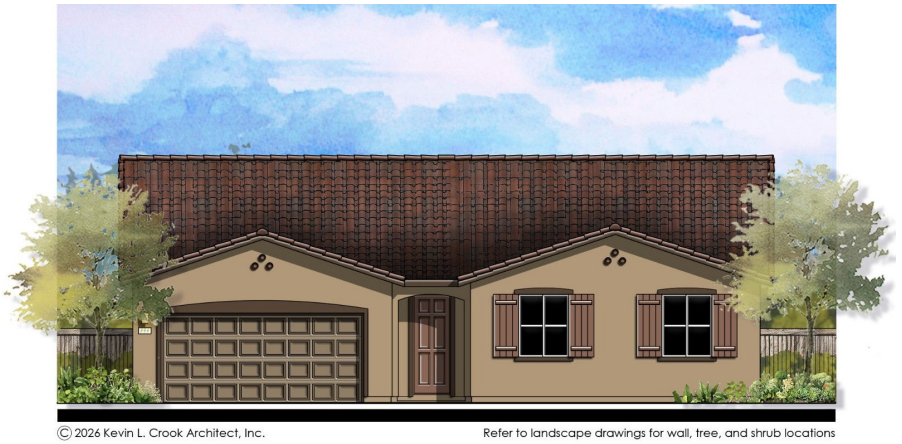
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PLAN 6 (2393)
FRONT ELEVATIONS



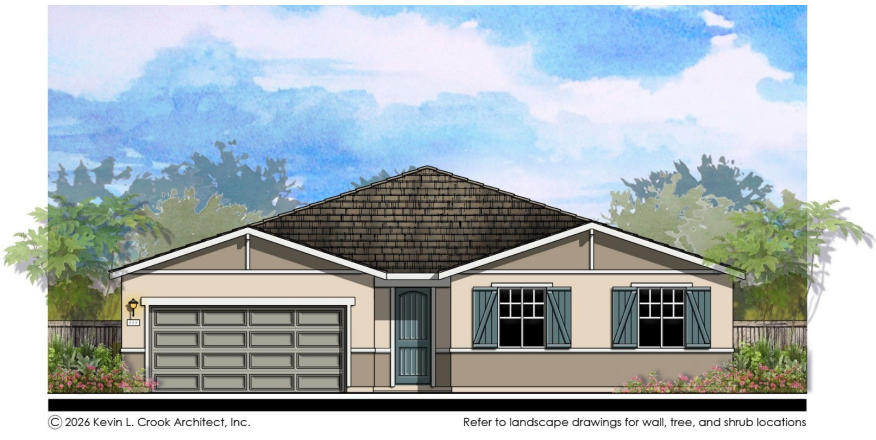
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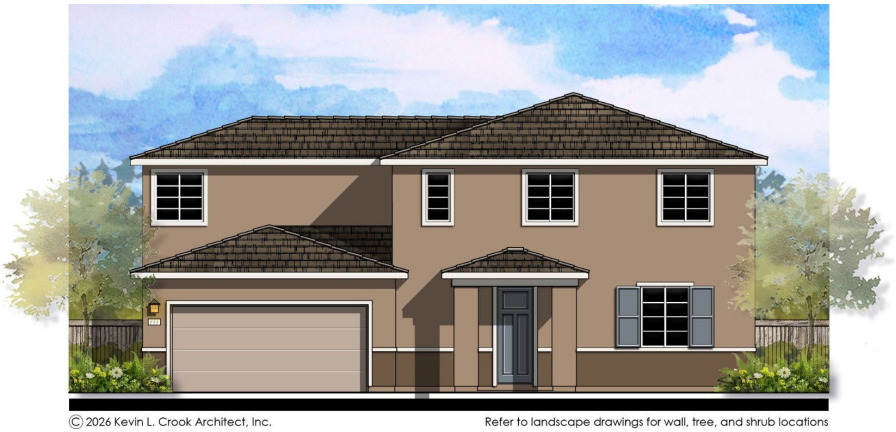
PLAN 7 (2651)
FRONT ELEVATIONS



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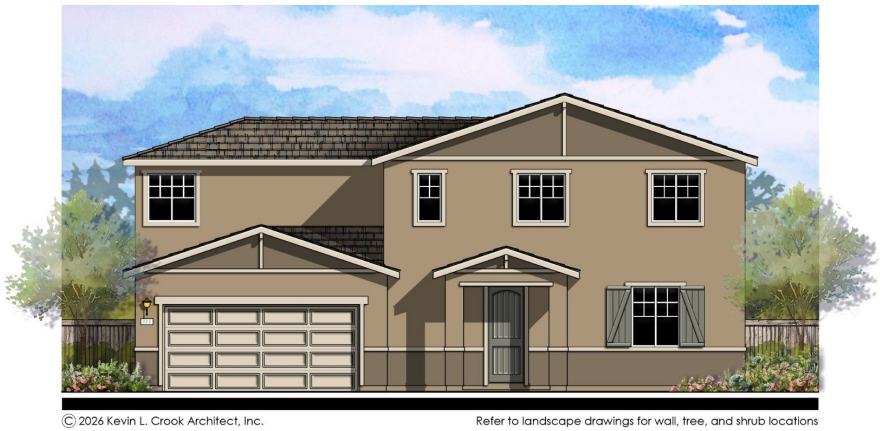
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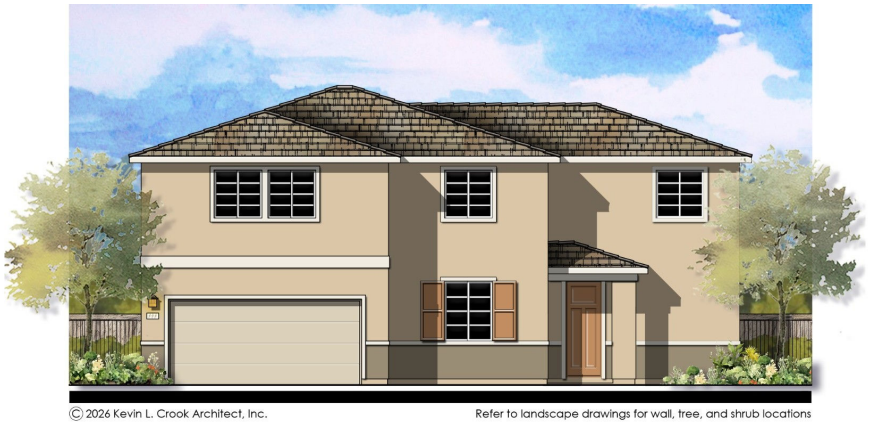
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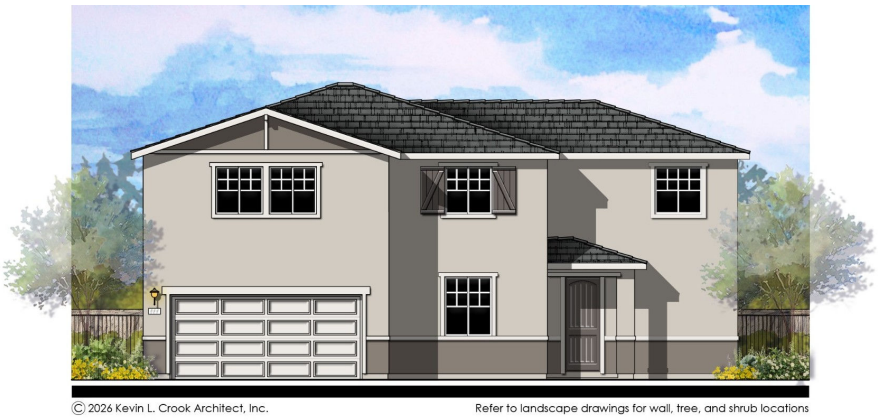
PLAN 8 (2845)
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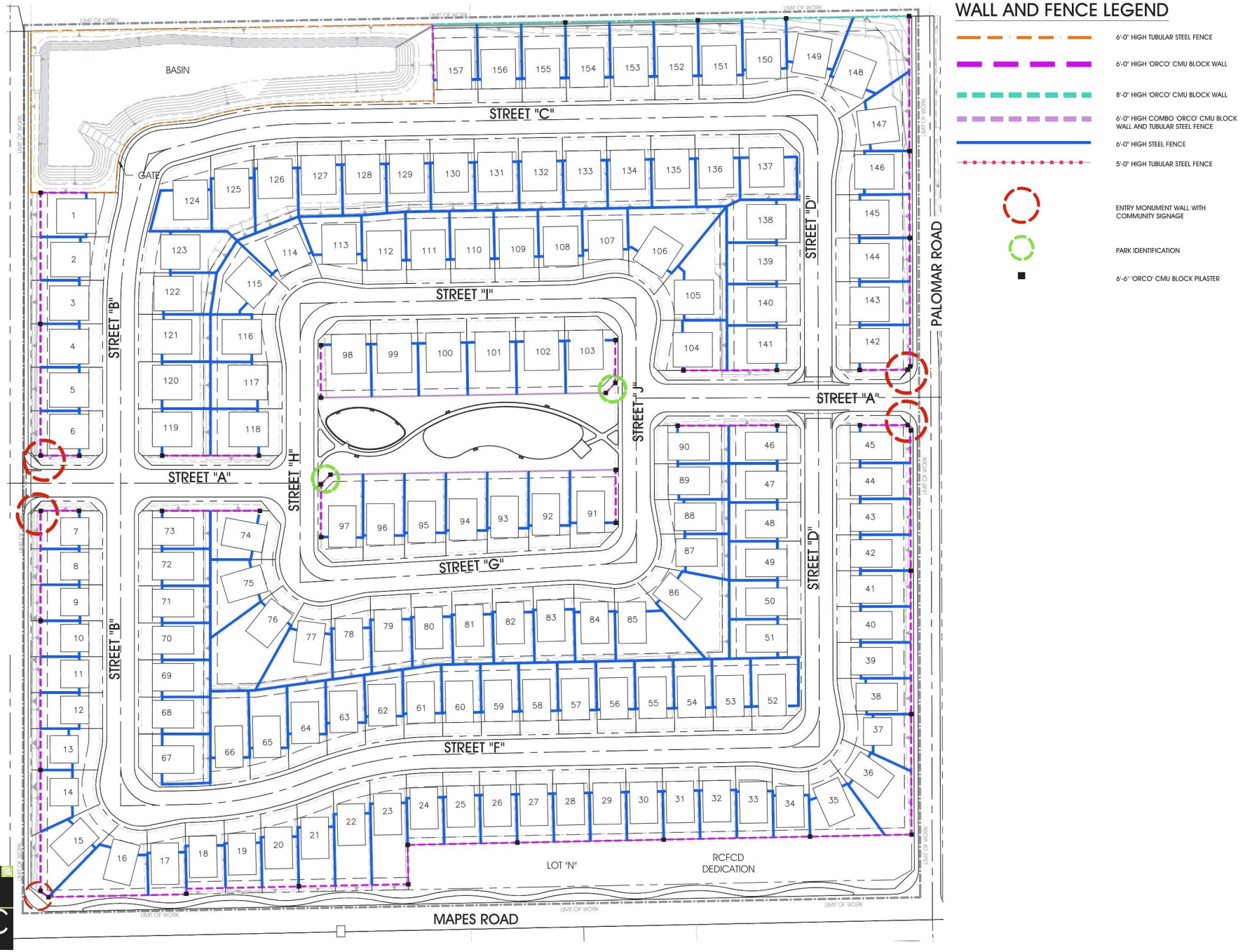
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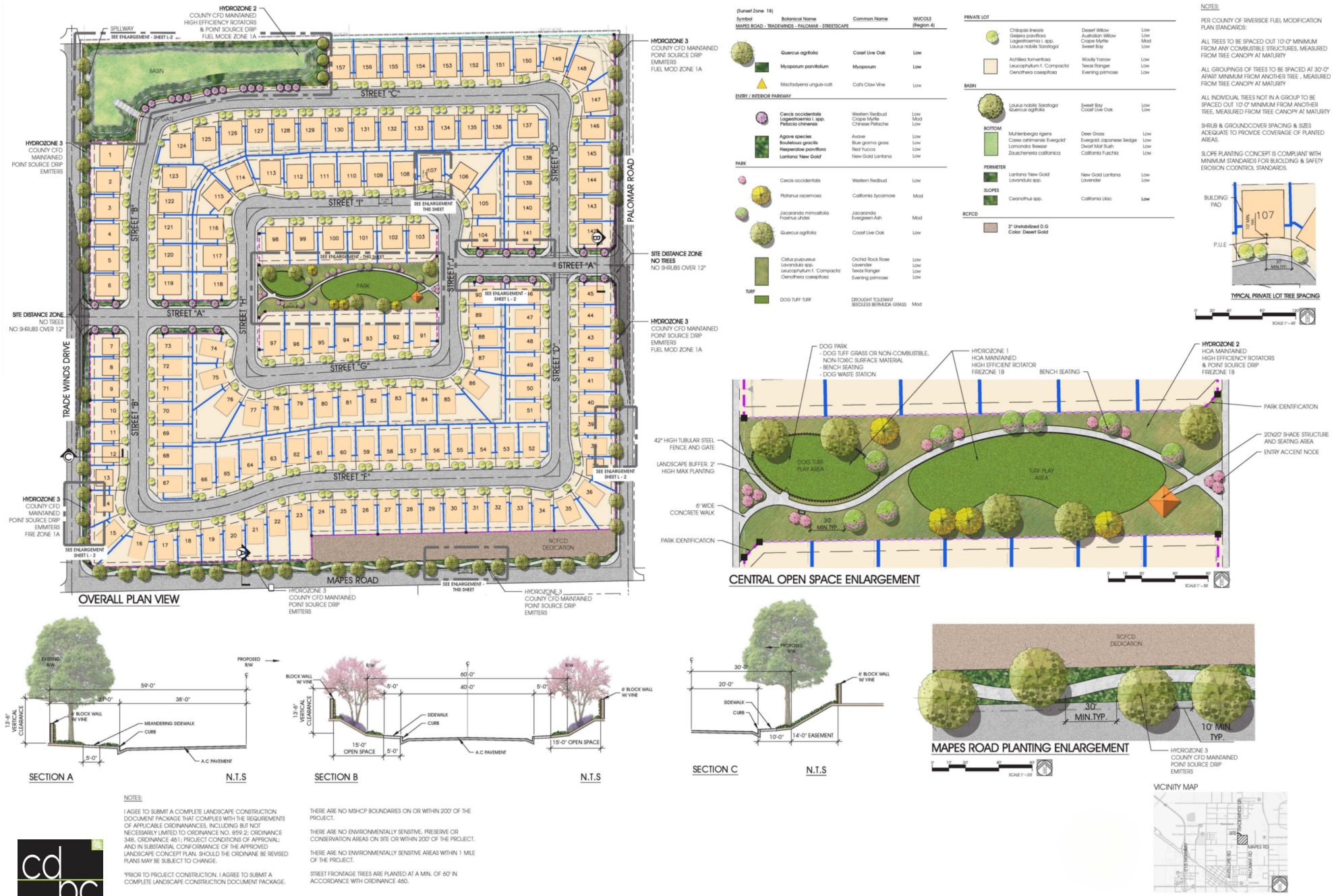
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Figure 3-6: Wall and Fence Plan



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Figure 3-7: Landscaping Plan



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COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Project Case Type (s) and Number(s): GPA250018, CZ2500031, TTM39316, TPM39455, PPT250045
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: Dane Palanjian, EPD Solutions, Inc.
Applicant's Address: 3333 Michelson Drive, Suite 500 Irvine, CA 92612

I. PROJECT INFORMATION

Project Description: The Applicant for the proposed Project is requesting approval from the County of Riverside for a General Plan Amendment, Change of Zone, Tentative Tract Map, Tentative Parcel Map (finance & conveyance) and Plot Plan to develop the site with 157 single-family detached homes. Additional improvements would include landscaping, a park area, utility connections, and implementation of stormwater facilities. The proposed Project's site plan is shown in Figure 3-1, *Conceptual Site Plan*.

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

B. Total Project Area: 39.09 acres

Residential Acres: 39.09	**Lots:** 172	**Units:** 157	**Projected No. of Residents:** 457
Commercial Acres: N/A	**Lots:** N/A	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** N/A
Industrial Acres: N/A	**Lots:** N/A	**Sq. Ft. of Bldg. Area:** N/A	**Est. No. of Employees:** N/A
Other: N/A			

C. Assessor's Parcel No(s): 327-480-001 through -022, 327-481-001 through -012, 327-490-001 through -016, and 327-491-001 through -018

Street References: Mapes Road and Palomar Road

D. Section, Township & Range Description or reference/attach a Legal Description: Section 2, Township 05S, Range 03W

E. Brief description of the existing environmental setting of the project site and its surroundings: The existing Project site consists of 68 parcels encompassing approximately 39.09 acres. The site is identified as Assessor's Parcel Numbers 327-480-001 through -022, 327-481-001 through -012, 327-490-001 through -016, and 327-491-001 through -018. The Project site is currently vacant, with partially completed existing man made retention basins containing litter within the northwest corner of the site from previous mass grading of the Project site. The onsite basins are isolated features that do not have a connection to onsite or offsite waters. There are no structures or public infrastructure improvements on the Project site. The Project site slopes moderately from east to west. The Project site contains vegetation consisting primarily of ruderal habitat dominated by non-native plant species with patches of disturbed coastal sage scrub

F. Other Public Agency Involvement and Required Permits: Eastern Municipal Water District; State Water Resources Control Board/Santa Ana Regional Water Quality Control Board; Riverside County Flood Control and Water Conservation District; Riverside County Airport Land Use Commission.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site has a General Plan land use designation of Community Development: Low Density Residential (CD:LDR). The Project includes a General Plan Amendment to change the land use to Community Development: Medium Density Residential (CD:MDR) for development of the proposed single-family residential community. The General Plan states that the CD:MDR land use designation is intended for single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted; however, intensive animal keeping is discouraged. The General Plan indicates that lot sizes within the CD:MDR designation typically range from 5,500 to 20,000 SF. The proposed Project would include residential lots ranging from approximately 5,093 to 12,058 SF. The proposed Project also includes a Change of Zone to Planned Residential (R-4). Pursuant to Riverside County Code Section 17.60.040(A), the R-4 Zone requires a minimum overall area of 6,000 SF for each dwelling unit, exclusive of commercial areas and street rights-of-way, but including recreation and service areas. The Project would meet this overall area standard. In addition, pursuant to Riverside County Code Section 17.60.040(B), individual residential building-site lots within the R-4 Zone must contain a minimum lot area of 3,500 SF. All proposed residential lots would exceed this minimum lot area requirement. The Project would not conflict with the Land Use Element.
2. **Circulation:** The proposed Project would generate 1,427 daily trips including 110 trips during the AM peak hour and 146 trips during the PM peak hour. The Project would not conflict with the Circulation Element.
3. **Multipurpose Open Space:** The Project is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan and would comply with all applicable requirements. A bioretention basin is proposed in the northwestern corner of the Project site to treat stormwater generated by the northwest portion of the site. The proposed basin would provide retention, treatment, and controlled conveyance of the proposed Project's stormwater drainage. The Project would not conflict with the Multipurpose Open Space Element.
4. **Safety:** The proposed Project is located within a Moderate to Very High Fire Hazard Severity Zone (FHSZ). The proposed Project would convert vacant land into a residential development, which would remove existing combustible materials and vegetation and thereby reducing fire hazard risk on-site. The proposed Project has allowed for sufficient provision of emergency response services to the future users of this Project through the design and payment of development impact fees. The proposed Project meets with all other applicable Safety Element policies.
5. **Noise:** The Project would not generate noise levels in excess of standards established in the General Plan or noise ordinance. The Project meets all other applicable Noise Element Policies.

6. **Housing:** The Project would develop 157 single-family homes on a site that is currently undeveloped. The proposed Project is consistent with densities allowed for the site under proposed General Plan land use designations. The land uses proposed by the Project on the site property would not adversely impact the implementation of the County General Plan Housing Element's goals or policies.
7. **Air Quality:** The proposed Project would follow South Coast Air Quality Management District policies to control any fugitive dust during grading and construction activities and would not exceed air quality emissions thresholds during either construction or operation of the Project. The proposed Project meets all other applicable Air Quality Element policies.
8. **Healthy Communities:** The Project would not result in any air quality, hazardous materials, noise, or other impacts. Thus, the Project would not result in conflicts with the Healthy Communities policies.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Low Density Residential

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

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

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Harvest Valley/Winchester Area Plan to the north, east, and west. City of Menifee to the south.
2. **Foundation Component(s):** Community Development to the north, east, and west. City of Menifee to the south.
3. **Land Use Designation(s):** Very Low Density Residential to the north and east. Low Density Residential to the west. City of Menifee Rural Residential 1 – acre minimum to the south.
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

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

I. Existing Zoning: Rural Residential (R-R)

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

K. Adjacent and Surrounding Zoning: Rural Residential (R-R) to the north, east, and west. City of Menifee Rural Residential 1 – acre minimum (RR1) to the south.

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

Date

Printed Name

For: John Hildebrand

Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☒	☐
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): Riverside County General Plan Land Use Element, Circulation Element, and Multipurpose Open Space Element; California Department of Transportation (Caltrans). (n.d.). *California State Scenic Highways*. https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways. California Department of Finance and Demographic Research Unit (n.d.) *California Urban Area Delineations.* https://cacensus.maps.arcgis.com/apps/webappviewer/index.html?id=67f7e4aa0bc6450e8a052176a12d86b9

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

Less than Significant Impact. The California Scenic Highway Program (SB 1467) was established in order to identify portions of State highways with scenic corridors, and to assign the State the responsibility to protect those scenic corridors. Scenic corridors consist of land that is visible from, adjacent to, and outside the highway right-of-way, and is comprised primarily of

scenic and natural features (SB 1467). In addition, Riverside County has officially recognized several roadways as either State or County designated, or eligible scenic highways.

The closest officially designated State scenic highway to the Project site is the western portion of SR-74, approximately 18.5 miles from the Project site (Caltrans, n.d.). The closest eligible State scenic highway is the eastern portion of State Route 74, which is located approximately 1 mile southwest of the Project site (Caltrans, n.d.). According to Figure C-8, *Scenic Highways*, of the Riverside County General Plan, the nearest County-designated eligible scenic highway is a portion of Interstate 215, located approximately 2 miles south of the Project site. The area surrounding the Project site contains large lot residences and vacant land. The Project site is surrounded by existing single-family dwellings to the north, east, south, and west.

The proposed single-family development would be consistent with the existing surrounding visual landscape. The proposed Project site would not be visible from a State scenic highway. Furthermore, there are no officially designated State scenic highways in the vicinity of the Project site. Therefore, the proposed Project would not have a substantial effect upon a scenic highway corridor, and impacts would be less than significant.

b) Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?

Less than Significant Impact. The Project site is currently vacant with man made retention basins containing litter within the northwest corner of the site. The Project is located in a residentially developed area characterized by a mix of large-lot rural residential uses and scattered single-family dwellings. The Riverside County General Plan describes that in addition to scenic corridors, scenic resources include natural landmarks and prominent or unusual features of the landscape; however, the General Plan does not designate specific scenic resources.

The Project would develop a residential community with 157 single-family dwellings. While the proposed density would introduce a more suburban development pattern relative to some surrounding large-lot residences, the proposed Project would ensure all setback requirements are met from the adjacent streets and would not encroach into the existing public long-distance views. All setbacks would be greater than what is required by County Ordinance No. 348. The topography of the site and surrounding area is flat, and there are no scenic vistas or unique topographic features that are visible from Mapes Road or from views across the Project site. A rock outcropping located north of the Project site has been identified; however, this feature is located off-site and would not be subject to grading, removal, or other physical alteration as part of Project development. While the feature may be visible from certain vantage points in the surrounding area, the proposed single-family residential development would not introduce substantial visual obstructions or scale contrasts that would materially degrade or block views of the outcropping from public viewpoints. As such, the Project would not result in a substantial adverse effect on this potential scenic feature.

Public views from Mapes Road and adjacent areas are currently limited to existing residential uses and vacant land, and the proposed development would be consistent with the evolving residential character of the area. The Project would not introduce visually prominent features, such as excessive building heights or contrasting architectural elements, that would substantially alter existing public views. Therefore, the Project would not substantially damage scenic

resources, obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site. As such, impacts would be less than significant.

c) Would the Project, 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?

Less than Significant Impact. Pursuant to CEQA Guidelines Section 15387, an "urbanized area" is defined as a central city or group of contiguous cities with a population of 50,000 or more, together with adjacent densely developed areas as designated by the United States Census Bureau. The Project site is located within an unincorporated portion of Riverside County characterized by rural residential development and vacant land and is not within a Census-designated urbanized area (. California Department of Finance and Demographic Research Unit). Accordingly, the following analysis addresses potential impacts related to non-urbanized areas.

The Project site has a Riverside County General Plan land use designation of Community Development: Low Density Residential (CD:LDR) and is zoned Rural Residential (R-R). The proposed Project would require a zone change to Planned Residential (R-4) and a General Plan Amendment to Community Development: Medium Density Residential (CD:MDR) in order to develop a residential community consisting of 157 single-family dwelling units. The regulatory standards outlined in Table AES-1 are applicable to the proposed development of the Project site and would ensure the preservation of visual character and quality through architecture, landscaping, and site planning.

Table AES-1: Development Standards

County Development Standards	
Minimum Lot Size	5,000
Maximum Building Height	40 feet
Front Setback	20 feet
FAR	N/A
Interior Setback	5 feet; 10 feet for corner lots

The Project site is currently vacant and comprised primarily of ruderal habitat dominated by non-native plant species with patches of disturbed coastal sage scrub throughout the site and man-made basins containing litter within the northwest corner of the site. The proposed Project would change the scenic quality of the site. The Project would redevelop the site with 157 one- and two-story single-family dwellings ranging from approximately 1,596 to 2,845 SF per unit. Additional improvements would include landscaping, open space amenities, sidewalks, utility connections, on-site roadway improvements, and pavement of parking areas and driveways. The proposed residential development would result in density of approximately 4.02 du/ac. The Project site is located in a residential area that is developed with large lot single-family homes. The proposed Project would ensure all setback requirements are met from the adjacent streets and buildings would not encroach into the existing public long-distance views. Landscaping areas would be located throughout the residential community as well as a 48,875 SF community park, which would complement the visual appeal of the residential community. The proposed Project would include landscaping throughout the individual lots and along the public right-of-way. The Project would change the visual character of the site from vacant land to residential development, this

change would be noticeable in public views of the site, particularly from adjacent roadways, due to the introduction of buildings, paved surfaces, and landscaping in an area that is currently undeveloped. However, compliance with County setback requirements and incorporation of landscaping would partially screen and soften views of the Project from public vantage points. Additionally, the Project would not substantially degrade the character of public views of the site and its surroundings, as the Project would not introduce large-scale or visually dominant features and would maintain a residential character similar to the surrounding area. Therefore, impacts would be less than significant.

Plans, Programs, or Policies/Standard Conditions: None.

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

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

Source(s): GIS database; Ordinance No. 655 (Regulating Light Pollution)

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

Less than Significant Impact. Riverside County Ordinance No. 655 was established to control the effects of skyglow and to reduce the impact of development upon the Mt. Palomar Observatory. Two zones were established by the County in order to identify the proximity of a Project to the Observatory and establish lighting restrictions for projects that take place within each zone. Projects within Zone A are within a 15-mile radius of Palomar Observatory. Projects within Zone B are within a 45-mile radius of Palomar Observatory, and/or within a 45-mile radius of the perimeter of Zone A. Mt. Palomar Observatory is located approximately 33 miles southeast of the Project site and the Project site falls within Zone B. All new and replaced outdoor lighting associated with the Project would be designed, installed, and operated in full compliance with Ordinance No. 655 and applicable County standards for Zone B. In addition, the proposed Project is required to submit lighting plans to the County for approval as part of the Project permitting process. Through the County's development review process and conditions of approval, the proposed Project would be required to comply with Riverside County Ordinance No. 655, included as PPP AES-1. Thus, potential Project interference with nighttime use of the Mt. Palomar Observatory would less than significant.

Plans, Programs, or Policies/Conditions of Approval:

PPP AES-1: Lighting Plans. All street lights and other outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way and shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

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
3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
b) Expose residential property to unacceptable light levels?	☐	☐	☒	☐

Source(s): Project Application Description

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

Less than Significant Impact. The Project proposes to develop 157 one- and two-story single family dwelling units, which would result in a density of 4.02 du/ac. Development of the Project would introduce new sources of light and glare into the area from street lighting and outdoor lighting. The Project site is currently vacant and undeveloped and is surrounded by rural residential properties and scattered single-family homes. The spill of light onto surrounding properties and "night glow" would be reduced by using hoods and other design features on the light fixtures used within the proposed Project. Implementation of the existing regulatory requirements per Riverside County Ordinance No. 915 (Outdoor Lighting), included as PPP AES-2, would occur during the County's permitting process and would ensure that impacts related to light and glare are less than significant.

The proposed building materials do not consist of highly reflective materials and lights would be shielded consistent with Ordinance No. 915 requirements. The proposed Project would create limited new sources of light or glare from street lighting but would not adversely affect day or nighttime views in the area given the similarity of the existing lighting in the surrounding urban environment. Thus, the Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, and impacts would be less than significant.

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

Less than Significant Impact. Existing residential uses are located all around the Project site. However, the Project would adhere to all applicable Riverside County lighting regulations. The proposed Project would be required to submit lighting plans for approval as part of the Project permitting process per Ordinance No. 655 and Ordinance No. 915 to ensure compliance with the Riverside County lighting requirements. This process would ensure that residential properties and other light sensitive uses are not exposed to unacceptable levels of light, and impacts related to levels of light would be less than significant.

Plans, Programs, or Policies/Conditions of Approval:

PPP AES-1: Lighting Plans. All street lights and other outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way, and shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

PPP AES-2: Outdoor Lighting. All outdoor luminaires shall be appropriately located and adequately shielded and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. In addition, outdoor luminaires shall not blink, flash, or rotate and shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 915.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan Figure OS-2, *Agricultural Resources*; GIS database; Project Application Materials; California Department of Conservation (DOC). (n.d.). *California Important Farmland Finder*. https://maps.conservation.ca.gov/dlrp/ciff/.

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

No Impact. The Project site is identified by the Farmland Mapping and Monitoring Program as "Farmland of Local Importance" (DOC, n.d.). Additionally, as shown on the maps provided by the Farmland Mapping and Monitoring Program, none of the surrounding areas are designated as Prime Farmland, Unique Farmland, or Farmland Statewide Importance. Therefore, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. No impacts would occur.

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

No Impact. The Project site has a Riverside County General Plan land use designation of Community Development: Low Density Residential (CD:LDR). The Project site is zoned Rural Residential (R-R). The proposed Project would require both a Change of Zone to Planned Residential (R-4) and a General Plan Amendment to Community Development: Medium Density Residential (CD:MDR). The Project site is not currently zoned for agricultural uses, and no agricultural activities currently occur on-site or have occurred in recent history. Therefore, a

conflict with an agricultural zone or use would not occur. In addition, the Project site is not subject to a Williamson Act contract and is not located within a Riverside County Agricultural Preserve. As a result, impacts would not occur related to conflict with agricultural zoning, agricultural use, a Williamson Act contract, or a Riverside County Agricultural Preserve.

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

No Impact. None of the properties surrounding the Project site are zoned for agriculture. Additionally, none of the surrounding properties are currently utilized for agricultural activity or operation, including but not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity, including timber, viticulture, apiculture, or horticulture, the raising of livestock, fur bearing animals, fish, or poultry, and any practices performed by a farmer or on a farm as incident to or in conjunction with such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market. Therefore, the Project would not cause development of non-agricultural uses within 300 feet of agriculturally zoned property, and no impacts would occur.

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

No Impact. The proposed Project includes both a Change of Zone to Planned Residential (R-4) and a General Plan Amendment to Community Development: Medium Density Residential (CD:MDR) for the residential development of 157 one- and two-story single-family homes. There are no existing agricultural activities currently on-site or in the surrounding area. Development of the Project site would not convert farmland to other uses. While the Project site and the areas surrounding the Project site are designated by the Farmland Mapping and Monitoring Program as "Farmland of Local Importance" (DOC, n.d.), no agricultural activities are currently existing on the Project site or within the vicinity. There is no State designated Farmland within the vicinity of the site. Therefore, the development of the proposed Project would not result in the conversion of farmland to non-agricultural use and no impacts would occur.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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*, and Figure OS-3b, *Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas*; Project Application Materials

a) Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

No Impact. The Project site is currently vacant and undeveloped and is surrounded by rural residential properties and scattered single-family homes. There is no forest land or forest resources on or in proximity to the Project site. Additionally, the Project site is not designated or zoned for forest or timberland or used for foresting. As such, development of the proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)) and no impact would occur.

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

No Impact. The Project site is located in a residential area of the County. There is no forest land in the vicinity of the Project site. Therefore, development of the proposed Project would not cause loss of forest land or convert forest land to non-forest use. No impacts would occur to forest land or timberlands.

c) Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

No Impact. The Project site is located in a residential area of the County, and there is no existing forest land or timberland on the Project site or within the Project vicinity, and the Project would not involve other changes that could result in the conversion of forest land to non-forest uses, and no impact would occur.

Plans, Programs, or Policies/Conditions of Approval: None.

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
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): Riverside County General Plan; South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook; SCAQMD. (2008). *Final Localized Significance Threshold Methodology*. https://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/final-lst-methodology-document.pdf; Air Quality, Energy, and Greenhouse Gas Impact Analysis, prepared by EPD Solutions, Inc., December 15, 2025 (Appendix A); Health Risk Assessment, prepared by EPD Solutions, Inc., December 2025 (Appendix A).

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

Less than Significant Impact. The Project site is located in the South Coast Air Basin (SCAB) and is under the jurisdiction of the SCAQMD. The SCAQMD and the Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and State Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the SCAB. In preparation of the AQMP, SCAQMD and SCAG uses regional growth projections to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, if a project would result in growth that is substantially greater than what was anticipated, then the project would conflict with the AQMP. On the other hand, if a project's density is within the anticipated growth of a jurisdiction, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans (Consistency Criterion 1). In addition, the SCAQMD considers a project consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation (Consistency Criterion 2).

The SCAB is in a non-attainment status for federal ozone standards, and State and federal particulate matter standards. The SCAB has a maintenance status for federal PM_{10} standards. Any development in the SCAB, including the proposed Project, could cumulatively contribute to these pollutant levels. Should construction or operation of the proposed Project exceed these

thresholds, a significant impact could occur; however, if estimated emissions are less than the thresholds, impacts would be considered less than significant.

The proposed Project would develop the site with a residential subdivision that would be consistent with planned growth for the. The Project includes a General Plan Amendment to change the land use designation from Community Development: Low Density Residential to Community Development: Medium Density Residential, and a Change of Zone from Rural Residential to Planned Residential. The Project would not result in growth beyond what is assumed in regional population and employment forecasts used in preparation of the AQMP, as the Project would introduce 157 residential units and an estimated population increase of approximately 457 residents. This population increase represents a small increment of the growth anticipated for Riverside County under SCAG regional forecasts and would not exceed regional growth projections or induce growth beyond that planned for the area, as further demonstrated in Section 29, *Population and Housing*, which concludes that the Project would not induce substantial unplanned population growth. Construction employment associated with the Project would be drawn from the existing regional labor force and would not induce substantial population growth. Therefore, implementation of the Project would not exceed growth assumptions for the Project site and would be consistent with Consistency Criterion No. 1.

As discussed below, the emissions generated by the construction and operation of the proposed Project would not exceed applicable SCAQMD regional thresholds, and the Project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation. As such, the proposed Project would be consistent with Consistency Criterion No. 2. Therefore, impacts related to conflict with the AQMP from the proposed Project would be less than significant.

b) Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard?

Less than Significant Impact. The SCAB is in non-attainment status for federal ozone standards, and State and federal particulate matter standards. The SCAB is designated as a maintenance area for federal PM_{10} standards. Any development in the SCAB, including the proposed Project, could cumulatively contribute to these pollutant violations. Evaluation of the cumulative air quality impacts of the proposed Project has been completed pursuant to SCAQMD's cumulative air quality impact methodology. SCAQMD states that if an individual project results in air emissions of criteria pollutants (ROG, CO, NOx, SOx, PM_{10}, and $PM_{2.5}$) that exceed the SCAQMD's recommended daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of the criteria pollutant(s) for which the Project region is in non-attainment under an applicable federal or State ambient air quality standard. SCAQMD has established daily mass thresholds for regional pollutant emissions, which are shown in Table AQ-1.

Table AQ-1: SCAQMD Regional Daily Emissions Thresholds

Pollutant	Maximum Daily Emissions (pounds/day)	
	Construction	Operation
NOx	100	55
ROG	75	55
CO	550	550

Pollutant	Maximum Daily Emissions (pounds/day)	
	Construction	Operation
SOx	150	150
PM_{10}	150	150
$PM_{2.5}$	55	55

Notes: ROG = reactive organic gases; NOx = oxides of nitrogen; PM_{10} = particulate matter 10 microns or less in diameter; $PM_{2.5}$ = particulate matter 2.5 microns or less in diameter; CO = carbon monoxide; SOx = sulfur oxides
Source: Appendix A

Construction

Construction activities associated with the proposed Project would generate pollutant emissions from the following: (1) site preparation, (2) grading, (3) building construction, (4) paving, and (5) architectural coating. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust and PM_{10} and $PM_{2.5}$ emissions from construction activities. Rule 403 requirements include, but are not limited to, application of water to prevent visible dust plumes, application of soil binders to uncovered areas, reestablishment of ground cover as quickly as feasible, utilization of wheel washing systems, covering haul trucks, and maintaining effective cover over exposed areas.

Compliance with Rule 403, included as PPP AQ-2, was accounted for in the construction emissions modeling. In addition, implementation of SCAQMD Rule 1113, included as PPP AQ-3, which governs the VOC content in architectural coating, paint, thinners, and solvents was accounted for in construction emissions modeling. As shown in Table AQ-2, the California Emissions Estimator Model (CalEEMod) Version 2022.1 results indicate that construction emissions generated by the proposed Project would not exceed SCAQMD regional thresholds. Therefore, construction activities would result in a less than significant impact.

Table AQ-2: Regional Construction Emission Estimates

Construction Activity	Maximum Daily Regional Construction Emissions (pounds/day)					
	ROG	NO_X	CO	SOx	PM_{10}	$PM_{2.5}$
2027	3.72	32.81	31.54	0.07	7.51	4.23
2028	11.23	27.90	29.45	0.07	4.41	2.24
Maximum Daily Emissions 2027-2028	**11.23**	**32.81**	**31.54**	**0.07**	**7.51**	**4.23**
SCAQMD Significance Thresholds	75	100	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Notes: ROG = reactive organic gases; NOx = oxides of nitrogen; PM_{10} = particulate matter 10 microns or less in diameter; $PM_{2.5}$ = particulate matter 2.5 microns or less in diameter; CO = carbon monoxide; SOx = sulfur oxides
Source: Appendix A

Operation

Implementation of the proposed Project would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as energy, landscaping, applications of architectural coatings, and consumer products. Operation of the proposed Project would include emissions from vehicles traveling to the Project site and from vehicles stationed within the single-family housing parking areas. The proposed Project would generate 1,427 daily trips including 110 trips during the AM peak hour and 146 trips during the PM peak hour according to the Traffic Impact Analysis and Vehicle Miles Traveled (VMT) Screening Analysis (Appendix I).

Operational emissions associated with the proposed Project were modeled using CalEEMod Version 2022.1 land use emission model and compared to the SCAQMD operational emissions thresholds. Emissions associated with operation of the proposed Project are presented in Table AQ-3. As shown, the proposed Project would result in long-term regional emissions of criteria pollutants below the SCAQMD's applicable thresholds. Therefore, the Project's operational emissions would not exceed the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS), would not result in a cumulatively considerable net increase of any criteria pollutant, and impacts would be less than significant.

Table AQ-3: Regional Operational Emission Estimates

Operational Activity	Maximum Daily Regional Operational Emissions (pounds/day)					
	ROG	**NOx**	**CO**	**SOx**	**PM_{10}**	**$PM_{2.5}$**
Mobile	5.04	4.88	44.71	0.12	11.32	2.93
Area	1.92	0.08	8.93	<0.1	<0.01	<0.01
Energy	0.00	0.00	0.00	0.00	0.0	0.0
Total Project Operational Emissions	**6.96**	**4.96**	**53.64**	**0.12**	**11.32**	**2.93**
SCAQMD Significance Threshold	55	55	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Notes: ROG = reactive organic gases; NOx = oxides of nitrogen; PM_{10} = particulate matter 10 microns or less in diameter; $PM_{2.5}$ = particulate matter 2.5 microns or less in diameter; CO = carbon monoxide; SOx = sulfur oxides
Source: Appendix A

c) Would the Project expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?

Less than Significant Impact. The SCAQMD's *Final Localized Significance Threshold Methodology* (SCAQMD, 2008) recommends the evaluation of localized NOx, CO, PM_{10}, and $PM_{2.5}$ construction-related impacts to sensitive receptors in the immediate vicinity of the Project site. Such an evaluation is referred to as a localized significance threshold (LST) analysis. According to the SCAQMD's *Final Localized Significance Threshold Methodology*, "off-site mobile emissions from the Project should not be included in the emissions compared to the LSTs" (SCAQMD, 2008). SCAQMD has developed LSTs that represent the maximum emissions from a

project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standards and, thus, would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NOx, CO, PM_{10}, and $PM_{2.5}$ pollutants for each of the 38 source receptor areas (SRAs) in the SCAB. The Project is located within SRA 24, Perris Valley.

Sensitive receptors can include residences, schools, playgrounds, childcare centers, elderly care centers, and hospitals. The nearest sensitive receptor is a residence located approximately 17 meters (56 feet) west of the Project site. As the existing residence is located approximately 17 meters (56 feet) from the Project site, the minimum (most stringent) 25-meter receptor distance is used for evaluation of localized impacts to provide a conservative analysis.

Construction

Construction of the proposed Project may expose nearby residential sensitive receptors to airborne particulates as well as a small quantity of construction equipment pollutants (i.e., usually diesel-fueled vehicles and equipment). However, construction contractors would be required to implement measures to reduce or eliminate emissions by following SCAQMD's standard construction practices Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. As shown in Table AQ-4, Project construction-source emissions would not exceed SCAQMD LSTs and impacts would be less than significant.

Table AQ-4: Localized Construction Emission Estimates

Construction Activity	Maximum Daily Localized Construction Emissions (pounds/day)			
	NOx	**CO**	**PM_{10}**	**$PM_{2.5}$**
2027				
Site Preparation	32.74	30.37	7.28	4.18
Grading	27.97	28.33	3.94	2.15
Maximum Daily Emissions 2027	32.74	30.37	7.28	4.18
2028				
Grading	26.45	28.18	3.85	2.06
Building Construction	9.66	14.04	0.33	0.30
Paving	6.63	9.91	0.26	0.24
Architectural Coating	1.08	1.49	0.02	0.02
Maximum Daily Emissions 2028	26.45	28.18	3.85	2.06
Maximum Daily Emission 2027-2028	**32.74**	**30.37**	**7.28**	**4.18**

Construction Activity	Maximum Daily Localized Construction Emissions (pounds/day)			
	NOx	CO	PM_{10}	$PM_{2.5}$
SCAQMD Significance Thresholds	220.00	1230.00	10.00	6.00
Threshold Exceeded?	**No**	**No**	**No**	**No**

Notes: NOx = oxides of nitrogen; PM_{10} = particulate matter 10 microns or less in diameter; $PM_{2.5}$ = particulate matter 2.5 microns or less in diameter; CO = carbon monoxide
Source: Appendix A

Construction Health Risk Assessment. A Construction Health Risk Assessment (HRA), included in Appendix A, was prepared to evaluate the health risk impacts as a result of exposure to diesel particulate matter (DPM) from the heavy-duty diesel vehicles and off-road construction equipment that would be utilized for the construction of the Project on a day-to-day basis. DPM has been identified by the California Air Resources Board (CARB) as a carcinogenic substance responsible for nearly 70 percent of the airborne cancer risk in California. The estimated health risk impacts were compared to the health risk significance thresholds recommended by the SCAQMD for use in CEQA assessments. The County of Riverside has not adopted a numerical significance threshold for cancer risk or non-cancer hazards. Therefore, the significance thresholds recommended by the SCAQMD were adopted for this analysis.

SCAQMD recommends using a risk level of 10 in one million as the cancer risk threshold. A risk level of 10 in one million implies a likelihood that up to 10 people out of one million equally exposed people would contract cancer if exposed continuously (24 hours per day) to the levels of toxic air contaminants over a specified duration of time. Non-cancer health risks are conveyed in terms of the Hazard Index (HI). A ratio of the predicted concentration of the facility's reported toxic air contaminant (TAC) emissions to a concentration is considered acceptable to public health professionals. A significant risk is defined as an HI of 1 or greater.

The SCAQMD defines a sensitive receptor as any residence, including private homes, condominiums, apartments, and living quarters, schools, preschools, daycare centers, and health facilities such as hospitals or retirement and nursing homes. For purposes of this HRA, sensitive receptors were placed within the air dispersion model at the location of existing residences and locations along the off-site Project construction vehicle travel routes. In addition, a regular grid network of receptors was placed over the Project site to complete the receptor network. The nearest sensitive receptor is a residence located approximately 17 meters (56 feet) west of the Project site.

Table AQ-5 presents a summary of the cancer risks and chronic non-cancer hazards resulting from the Project's construction DPM emissions along with the SCAQMD health risk significance thresholds. As noted from Table AQ-5, the estimated maximum cancer risk is 1.34 in one million for the pre-birth to infant to adult 30-year duration, which is under the 10 in one million significance threshold. All results for chronic non-cancer HI comply with the significance threshold of 1.0, as the Project’s maximum unmitigated results for HI is <.01.

As the Project construction would not exceed the SCAQMD significance thresholds, the construction of the proposed Project would result in a less-than-significant project-level and cumulative-level impact for cancer and non-cancer health risk.

Table AQ-5: Summary of Proposed Project Construction Health Risk

Receptor	Cancer Risk (per million)		Exceeds Significance Threshold?
	Maximum Lifetime Proposed Project Risk	Significance Threshold	
Maximum Impacted Sensitive Receptor – Infant to Adult (30 years)	1.34	10	No
Maximum Impacted Sensitive Receptor – Adult	0.03	10	No
Maximum Impacted Worker Receptor	0.01	10	No
Receptor	**Chronic Non-Cancer Hazard Index**		**Exceeds Significance Threshold?**
	Maximum Lifetime Proposed Project Risk	**Significance Threshold**	
Maximum Impacted Sensitive Receptor – Infant to Adult (30 years)	<0.01	1.0	No
Maximum Impacted Sensitive Receptor – Adult	<0.01	1.0	No
Maximum Impacted Worker Receptor	<0.01	1.0	No

Source: Appendix A

Operation

According to the SCAQMD LST methodology, LSTs apply to Project on-site emissions of stationary and mobile sources. Projects that involve mobile sources that spend extended periods queuing and idling at a site, such as transfer facilities or warehousing and distribution buildings, have the potential to exceed the operational localized significance thresholds. The proposed residential Project would not involve vehicles idling or queueing for extended periods. Therefore, due to the lack of significant stationary source emissions, impacts related to operational localized significance thresholds would be less than significant.

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

Less than Significant Impact. The proposed Project would not generate any other emissions that were not previously described. The Project site does not contain land uses typically associated with emitting objectionable odors. According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor issues include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. The proposed Project would develop a residential community, which would not involve the types of uses that lead to odors.

Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of construction; impacts would be less than significant.

It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 (included as PPP AQ-1) to prevent occurrences of public nuisance odors. Therefore, other emissions (such as those leading to odors) that could adversely affect a substantial number of people would not occur from the proposed Project; impacts would be less than significant.

Plans, Programs, or Policies/Conditions of Approval:

PPP AQ-1: Rule 402. The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 402. The Project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

PPP AQ-2: Rule 403. The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following:

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

PPP AQ-3: Rule 1113. The Project is required to comply with the provisions of South Coast Air Quality Management District Rule (SCAQMD) Rule 1113. Only "Low-Volatile Organic Compounds" paints (no more than 50 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications shall be used.

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
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): GIS database, General Biological Assessment prepared by Hernandez Environmental Services, September 2025, updated 2026; Focused Burrowing Owl Survey Report August 2026; Fairy Shrimp Survey Report prepared by Hauffman Environmental, October 2025, updated August 2026; Crotch's Bumble Bee Survey Report prepared by Hernandez Environmental, November 2025, updated August 2026 (Appendix B)

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

Less than Significant with Mitigation Incorporated. The Project site is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Harvest Valley/Winchester Area Plan. The Project site is not located within a Plan Cell Group, Plan Criteria Cell, or Conservation Area, and is not located within plan-defined areas requiring surveys for narrow endemic plant species or criteria area plant species. However, the Project site is located within a designated area requiring surveys for burrowing owl. As a result, the General Biological Assessment Report prepared for the Project conducted a habitat assessment consistent with MSHCP requirements, which identified suitable habitat for burrowing owl (Appendix B). Focused burrowing owl surveys were conducted in accordance with applicable MSHCP survey protocols, and the results determined that burrowing owl is not present on the Project site. However, because the Project site is located within a burrowing owl survey area, a pre-construction survey is required prior to initiation of ground disturbance activities, as included in Mitigation Measure BIO-1. With implementation of Mitigation Measure BIO-1, potential impacts related to burrowing owl would be reduced to a less-than-significant level.

Regarding MSHCP Section 6.1.2, *Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools*, the Project site does not contain natural riparian or riverine habitat. The site includes man-made basins and ponding features; however, the General Biological Assessment determined that these features are artificial stormwater detention features that lack a defined stream channel, sustained hydrology, and mature riparian vegetation, and therefore do not constitute riparian/riverine habitat subject to MSHCP Section 6.1.2. Furthermore, protocol-level wet and dry season fairy shrimp surveys were conducted in accordance with United States Fish and Wildlife Service guidelines. A total of 27 ponding features were evaluated, and all detected fairy shrimp were identified as Lindahl's fairy shrimp, a non-listed species. No federally listed endangered or threatened branchiopod species were identified during the surveys. Therefore, the Project would not impact listed vernal pool species and would not conflict with MSHCP Section 6.1.2.

In addition, MSHCP Section 6.1.3, *Protection of Narrow Endemic Plant Species*, is not applicable to the Project site because the site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA) or Criteria Area Species Survey Area (CASSA). Focused plant surveys and habitat assessments determined that suitable habitat for narrow endemic plant species is not present on-site.

Pursuant to MSHCP Section 6.3.2, *Additional Survey Needs and Procedures*, focused surveys were conducted for special-status species including burrowing owl and Crotch's bumble bee. Focused presence/absence surveys for Crotch's bumble bee were conducted in accordance with California Department of Fish and Wildlife guidelines, and no individuals were observed during multiple survey efforts.

MSHCP Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlands Interface*, is not applicable to the Project site because the site is not located within or adjacent to an MSHCP Conservation Area. Therefore, the Project would not conflict with this section of the MSHCP.

Additionally, the Project applicant would be required to pay fees pursuant to Riverside County Ordinance No. 810 (Western Riverside County MSHCP Fee Program Ordinance), which provides for regional conservation of covered species and habitats. With payment of applicable fees and

implementation of Mitigation Measure BIO-1, the Project would not conflict with the provisions of the MSHCP, and impacts would be less than significant with mitigation incorporated.

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

Less than Significant with Mitigation Incorporated. A Biological Resources Assessment was prepared for the proposed Project in September 2025, which included general habitat assessments and focused surveys conducted for special-status species (Appendix B). The Project site is currently undeveloped and consists primarily of disturbed/ruderal habitat with limited areas of disturbed coastal sage scrub and man-made basins. Based on a review of the California Natural Diversity Database and regional species lists, multiple special-status plant and animal species have the potential to occur within the Project vicinity. As such all habitats on-site were evaluated during field surveys to determine their suitability to support such species.

Sensitive Plant Species
Based on database review and field reconnaissance, several special-status plant species have the potential to occur within the region. However, focused habitat assessments determined that the Project site does not support suitable habitat for special-status plant species due to the disturbed condition of the site and absence of required soil types, hydrology, and vegetation communities (Appendix B). Earlier drafts identified potentially suitable habitat for San Diego ambrosia; however, after multiple site visits and consideration of the site's disturbed condition, the updated General Biological Assessment determined that the Project site does not contain potentially suitable habitat for this species (Appendix B). Focused plant surveys and habitat evaluations confirmed that no special-status plant species are present on-site. Table BIO-1 summarizes the special-status plant species evaluated for the Project and their observed presence/absence. Overall, impacts to sensitive plant species would not occur.

Table BIO-1: Potentially Occurring Plant Species

Plant Species	Presence
Chaparral Sand-Verbena	Not Present
Munz's Onion	Not Present
San Diego Ambrosia	Not Present
Marsh Sandwort	Not Present
Jaeger's Milk-Vetch	Not Present
San Jacinto Valley Crownscale	Not Present
Parish's Brittlescale	Not Present
Nevin's Barberry	Not Present
Thread-Leaved Brodiaea	Not Present
Smooth Tarplant	Not Present
Salt Marsh Bird's-Beak	Not Present
Parry's Spineflower	Not Present
Slender-Horned Spineflower	Not Present

Coulter's Goldfields	Not Present
Spreading Navarretia	Not Present
California Orcutt Grass	Not Present

Sensitive Animal Species
Based on database review and biological surveys, multiple special-status wildlife species have the potential to occur within the Project vicinity. However, focused habitat assessments and surveys determined that the Project site does not provide suitable habitat for most special-status wildlife species due to its disturbed condition and lack of required habitat features such as riparian areas, wetlands, and undisturbed native vegetation. Table BIO-2 summarizes the special-status wildlife species evaluated for the Project and their observed presence/absence.

Table BIO-2: Potentially Occurring Animal Species

Animal Species	**Presence**
Southwestern Pond Turtle	Not Present
Tricolored Blackbird	Not Present
Burrowing Owl	Suitable habitat present; species not observed during focused surveys
Crotch's Bumble Bee	Not Present
Vernal Pool Fairy Shrimp	Not Present
Western Snowy Plover	Not Present
Western Yellow-Billed Cuckoo	Not Present
San Bernardino Kangaroo Rat	Not Present
Stephens' Kangaroo Rat	Not Present
Southwestern Willow Flycatcher	Not Present
Quino Checkerspot Butterfly	Not Present
Bald Eagle	Not Present
California Black Rail	Not Present
Coastal California Gnatcatcher	Not Present
Western Spadefoot	Potential to Occur
Riverside Fairy Shrimp	Not Present
Least Bell's Vireo	Not Present

The Project site is located within a designated burrowing owl survey area and contains potentially suitable habitat. Focused burrowing owl surveys were conducted in accordance with the Western Riverside County MSHCP Burrowing Owl Survey Instructions on March 24, 2025, April 15, 2025, May 12, 2025, and June 30, 2025 (Appendix B). Although suitable habitat was identified, no burrowing owls were observed during focused surveys, and the species is not present on-site. However, due to the Project site's location within a burrowing owl survey area, a pre-construction

survey shall be conducted prior to ground disturbance, as required by Mitigation Measure BIO-1, to ensure no individuals have colonized the site.

Focused presence/absence surveys for Crotch's bumble bee were conducted on June 30, July 18, and August 11, 2025, in accordance with California Department of Fish and Wildlife guidelines (Appendix B). No individuals were observed during survey efforts, and the species is not present on-site.

The Project site includes man-made basins and ponding features that were evaluated for the potential to support branchiopod species. Protocol-level wet and dry season fairy shrimp surveys were conducted, including 15 wet season visits between February and May 2025. No federally listed fairy shrimp species were observed during surveys, and the species is not present on-site.

Western spadefoot has the potential to occur on-site due to the presence of suitable ponding features; however, no individuals were observed during biological surveys. This species is covered under the Western Riverside County MSHCP, and Project participation with the MSHCP would provide adequate mitigation for this species (Appendix B).

The existing vegetation on-site has the potential to provide habitat for nesting migratory birds. Removal of vegetation during the nesting season could result in impacts to active nests. Nesting birds are protected under the Migratory Bird Treaty Act and California Fish and Game Code. Implementation of Mitigation Measure BIO-2 would require pre-construction nesting bird surveys and avoidance buffers, which would reduce impacts to nesting birds to a less-than-significant level.

Therefore, impacts to special-status wildlife species would be less than significant with mitigation incorporated.

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

Less than Significant with Mitigation Incorporated. As described in the General Biological Assessment, focused surveys and habitat assessments were conducted to evaluate the presence of candidate, sensitive, and special-status species within the Project site. Focused burrowing owl surveys were conducted on March 24, 2025, April 15, 2025, May 12, 2025, and June 30, 2025. Although suitable habitat was identified, no burrowing owls were observed during focused surveys, and the species is not present on-site (Appendix B). However, due to the Project site's location within the Western Riverside County MSHCP burrowing owl survey area, a pre-construction survey is required prior to the commencement of ground-disturbing activities, as included in Mitigation Measure BIO-1. With implementation of Mitigation Measure BIO-1, potential impacts to burrowing owl would be reduced to a less-than-significant level.

Focused presence/absence surveys for Crotch's bumble bee were conducted in accordance with California Department of Fish and Wildlife guidelines, and no individuals were observed during survey efforts. Protocol-level wet and dry season fairy shrimp surveys were conducted within on-site ponding features, and no federally listed fairy shrimp species were observed during surveys. Western spadefoot has the potential to occur on-site due to the presence of suitable ponding features; however, no individuals were observed during biological surveys and suitable habitat is limited. While there is habitat on-site for western spadefoot, this species is adequately covered

by the MSHCP and Project payment of MSHCP fees would adequately address any potential impacts to western spadefoot. Focused plant surveys confirmed that no special-status plant species were observed on-site.

Based on the results of focused surveys and habitat assessments, no candidate, sensitive, or special-status species were identified as present on the Project site. Compliance with the Western Riverside County Multiple Species Habitat Conservation Plan, including payment of applicable fees pursuant to Riverside County Ordinance No. 810, would provide for regional conservation of covered species. Therefore, with implementation of Mitigation Measure BIO-1 and compliance with applicable MSHCP requirements, the Project would not result in a substantial adverse effect on candidate, sensitive, or special-status species, and impacts would be less than significant with mitigation incorporated.

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

Less than Significant with Mitigation Incorporated. Wildlife corridors are areas where wildlife movement is concentrated due to natural or anthropogenic constraints and corridors provide access to resources such as food, water, and shelter. Animals use these corridors to move between different habitats and provide avenues for wildlife dispersal, migration, and contact between other populations. The Project site does not support conditions of migratory wildlife corridors or linkages, as it consists primarily of disturbed habitat and is surrounded by existing residential development and roadways. The surrounding area is developed and does not provide functions for wildlife movement. There are no rivers, creeks, or natural drainages near the site that could function as a wildlife corridor.

However, the Project site contains shrubs and trees that could be utilized by nesting birds during the nesting bird season of February 1 through September 15. Therefore, if vegetation is required to be removed during nesting bird season, Mitigation Measure BIO-2 has been included to require a nesting bird survey to be conducted prior to initiating vegetation clearing. With the implementation of Mitigation Measure BIO-2, impacts related to nesting birds would be less than significant. Thus, impacts related to wildlife movement or wildlife corridors would be less than significant with mitigation incorporated.

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

Less than Significant Impact. Riparian habitats occur along the banks of rivers, streams, or wetland areas, and sensitive natural communities are those considered rare or that provide habitat for special-status species. As described previously, the Project site is currently undeveloped and consists primarily of disturbed/ruderal habitat with limited areas of disturbed coastal sage scrub. Based on the General Biological Assessment, the majority of the Project site is characterized by disturbed/developed land, with only minor areas of remnant vegetation that do not meet the criteria for sensitive natural communities (Appendix B).

The Project site does not contain riparian habitat or other sensitive natural communities as defined by the California Department of Fish and Wildlife or US Fish and Wildlife Service. In addition, no jurisdictional waters regulated by the US Army Corps of Engineers, Regional Water Quality Control Board, or California Department of Fish and Wildlife were identified on-site. A review of

available environmental documentation indicates that no federally mapped wetlands occur on the Project site.

The site includes man-made basins and drainage features associated with stormwater detention; however, these features are artificial, lack hydric soils and wetland vegetation, and do not exhibit indicators of jurisdictional waters such as ordinary high water marks or sustained hydrology. As such, these basins do not qualify as jurisdictional waters or wetlands under federal or State regulatory definitions.

Because the Project site does not support riparian habitat, sensitive natural communities, or jurisdictional waters, development of the Project would not result in impacts to such resources. Therefore, impacts would be less than significant.

f) Would the Project 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?

No Impact. Wetlands are defined under the federal Clean Water Act as areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support a prevalence of vegetation adapted for life in saturated soils. Wetlands include areas such as swamps, marshes, and vernal pools.

The Project site consists of approximately 39.09 acres of undeveloped land that is primarily characterized by disturbed/ruderal habitat, with limited areas of disturbed coastal sage scrub. Based on the General Biological Assessment, no State or federally protected wetlands, Waters of the United States, or other jurisdictional waters regulated by the US Army Corps of Engineers, Regional Water Quality Control Board, or California Department of Fish and Wildlife are present on-site.

The site includes man-made basins and stormwater detention features; however, these features are artificial, lack hydric soils and wetland vegetation, and do not exhibit indicators of jurisdictional waters such as ordinary high water marks or sustained hydrology. Therefore, these basins do not meet the regulatory definition of wetlands or jurisdictional waters under federal or State criteria. Because no jurisdictional wetlands or waters occur on the Project site, the Project would not result in direct or indirect impacts to State or federally protected wetlands. Therefore, no impacts would occur.

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

No Impact. As described previously, the Project site is currently undeveloped and consists primarily of disturbed habitat. The County of Riverside has two tree management ordinances; one which manages the removal of oak trees, and the other that manages the removal of trees above 5,000 feet in elevation. The Project site does not contain any oak trees, and the elevation of the Project site is about approximately 1,480 feet above mean sea-level. Thus, the proposed Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and no impacts would occur.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation:

Mitigation Measure BIO-1: Burrowing Owl Pre-Construction. Within 30 days of construction, conduct burrowing owl (BUOW) take avoidance surveys within the project site and the 150-meter survey area surrounding the project site for BUOW presence/absence, per guidelines specified in the Western Riverside County Regional Conservation Authority Burrowing Owl Survey Instructions for the Plan Area (2006).

If BUOW are observed to occupy the project site and/or adjacent areas during take avoidance surveys or incidentally during construction, the Riverside County Planning Department and the Environmental Programs Department will be notified, and avoidance measures shall be implemented during the breeding season (March 1 through August 31). If it is determined that the project site is occupied by BUOW, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act (MBTA). If burrowing owls are present during the non-breeding season (September 1 through February 28), burrowing owl exclusion measures may be implemented in accordance with the MSHCP. Relocation outside of the nesting season by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites, in accordance with California Department of Fish and Wildlife (CDFW) guidelines. In the event that burrowing owls are occupying the Project site at the time of the pre-construction survey, passive relocation shall not be allowed, and owls shall be actively relocated. A grading permit may be issued once the species has been relocated. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

Mitigation Measure BIO-2: Nesting Bird Survey. Vegetation removal shall occur outside of the nesting bird season (generally between February 1 and September 15). If vegetation removal is required during the nesting bird season, the applicant must conduct take avoidance surveys for nesting birds prior to initiating vegetation removal/clearing. Surveys will be conducted by a qualified biologist(s) within three days of vegetation removal. If active nests are observed, a qualified biologist will determine appropriate minimum disturbance buffers and other adaptive mitigation techniques (e.g., biological monitoring of active nests during construction-related activities, staggered schedules, etc.) to ensure that impacts to nesting birds are avoided until the nest is no longer active. At a minimum, construction activities will stay outside of a 300-foot buffer around the active nests. For raptor species, the buffer is to be expanded to 500 feet. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and Riverside County Environmental Programs Department verify that the nests are no longer occupied, and the juvenile birds can survive independently from the nests. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities may occur.

Monitoring:

If active nesting birds are observed, a qualified biologist will determine appropriate minimum disturbance buffers or other adaptive mitigation techniques. Monitoring shall be conducted by a qualified biologist in coordination with the Riverside County Planning Department.

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

Source(s): Phase I Cultural Resources Study, prepared by BFSA Environmental Services, November 2025 (Appendix C).

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

Less than Significant Impact. The Project site is currently undeveloped and vacant, with evidence of prior grading associated with an approved residential subdivision. Background research conducted as part of the Phase I Cultural Resources Study identified one previously recorded historic-era resource (trash scatter) within the Project site. However, historic aerial imagery and site observations indicate that the property was extensively cleared and graded between approximately 2005 and 2009, resulting in the disturbance of native soils across the site. A pedestrian survey conducted on July 3, 2025 specifically revisited the recorded location of the resource and surrounding area; however, no cultural materials or evidence of the previously recorded resource were identified. Based on the extent of prior grading and the absence of materials during field verification, the resource is considered to have been removed and is no longer extant. As such, it does not qualify as a historical resource eligible for listing in the California Register of Historic Resources (CRHR). Additionally, the Project site is surrounded by existing residential development. No eligible historic sites are located within or adjacent to the Project site. Therefore, the Project would not alter or destroy a historic site, and impacts would be less than significant.

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

Less than Significant Impact. According to the State CEQA Guidelines, a historical resource is defined as something that meets one or more of the following criteria: (1) listed in, or determined eligible for listing in, the California Register of Historical Resources; (2) listed in a local register of historical resources as defined in Public Resources Code (PRC) Section 5020.1(k); (3) identified as significant in a historical resources survey meeting the requirements of PRC Section 5024.1(g); or (4) determined to be a historical resource by the Project's Lead Agency. The California Register of Historical Resources defines a "historical resource" as a resource that meets one or more of the following criteria: (1) associated with events that have made a significant contribution to the broad patterns or local or regional history of the cultural heritage of California or the United States; (2) associated with the lives of persons important to local, California, or national history; (3) embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values; or (4) has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Implementation of the proposed Project would not cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the State CEQA Guidelines, as no eligible historical resources are present on the Project site. A Phase I Cultural Resources Study was conducted for the Project to identify and evaluate any historic-era resources within the Project site (Appendix C). Background research identified one previously recorded historic-era resource within the Project site; however, the resource was determined to have been destroyed by prior grading activities and is no longer extant. As such, the resource does not qualify as a historical resource eligible for listing in the California Register of Historical Resources. Therefore, implementation of the Project would not result in a substantial adverse change in the significance of a historical resource, and impacts would be less than significant.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: None.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources a) Alter or destroy an archaeological site?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Source(s): Phase I Cultural Resources Study, prepared by BFSA Environmental Services, November 2025 (Appendix C).

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

Less than Significant with Mitigation Incorporated. The Project site is currently undeveloped vacant land with evidence of prior grading associated with a previously approved residential subdivision. As part of the Phase I Cultural Study, an archaeological records search was conducted through the Eastern Information Center. All pertinent data was researched, including previous studies for a 1-mile radius surrounding the Project area and the identification of recorded resources within one mile. In addition to the records search, a Sacred Lands File (SLF) search was requested from the Native American Heritage Commission (NAHC). The SLF search results were positive for Native American sacred sites or locations of religious or ceremonial importance within the vicinity of the Project site; therefore, consultation with local Native American tribes was conducted.

The records search indicated that 29 resources have been recorded within a 1-mile radius of the Project area. Of these resources, one historic-era trash scatter was previously recorded within the Project site; however, the resource was determined to have been destroyed by prior grading

activities and is no longer extant. The remaining recorded resources occur off-site. Furthermore, the cultural resources pedestrian survey conducted on July 3, 2025 found no existing archaeological resources within the Project site. Although the site has been previously disturbed, the presence of recorded cultural resources within the surrounding area and the positive Sacred Lands File results indicate that the Project site retains a moderate sensitivity for buried archaeological resources that may not be visible at the surface. In addition, prior grading activities may not have disturbed deeper subsurface deposits, which can remain intact and are not detectable through surface survey methods. As discussed in the Cultural Resources Study, there is a potential for inadvertent discovery of previously unknown archaeological resources during Project construction activities. Therefore, Mitigation Measures CUL-1 through CUL-5, which require archaeological monitoring and disposition requirements, shall be implemented to reduce impacts related to archaeological resources. With implementation of Mitigation Measures CUL-1 through CUL-5, impacts would be less than significant.

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

Less than Significant with Mitigation Incorporated. As described previously, the records search conducted as part of the Phase I Cultural Resources Study indicated that 29 archaeological resources have been recorded within a 1-mile radius of the Project area, including one previously recorded historic-era trash scatter within the Project site; however, this resource was determined to have been destroyed by prior grading activities and is no longer extant. In addition, the cultural resources pedestrian survey conducted on July 3, 2025 found that no existing archaeological resources are present within the Project site. However, as discussed in the Phase I Cultural Resources Study, there is a potential for inadvertent discovery of previously unknown archaeological resources during Project construction activities. Therefore, Mitigation Measures CUL-1 through CUL-5, which include archaeological monitoring and disposition requirements, shall be implemented to reduce impacts related to archaeological resources. With implementation of Mitigation Measures CUL-1 through CUL-5, impacts would be less than significant.

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

Less than Significant Impact. The Project site has not been used as a cemetery. Thus, human remains are not anticipated to be uncovered during project construction. In addition, California Health and Safety Code Section 7050.5, CEQA Section 15064.5, and Public Resources Code Section 5097.98, included as PPP CUL-1, mandate the process to be followed in the event of an accidental discovery of any human remains. Specifically, California Health and Safety Code Section 7050.5 requires that if human remains are discovered, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of death, and made recommendations concerning the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Compliance with existing law would ensure that impacts would be less than significant.

Plans, Programs, or Policies/Conditions of Approval:

PPP CUL-1: Human Remains (COA Planning-CUL-1). If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Mitigation:

Mitigation Measure CUL-1: Unanticipated Resources (COA Planning-CUL 2). The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the Project archaeologist shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the Project archaeologist, the Native American tribal representative, and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

Mitigation Measure CUL-2: Cultural Resource Monitoring Program (060-Planning-CUL.1). Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed in coordination with the consulting tribe(s) that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this Project. A fully executed copy of the contract and a digitally-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

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

Mitigation Measure CUL-3: Reburial Area (060-Planning-CUL.2). Prior to issuance of grading permits: the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate an area that will be protected and not disturbed in the future. This area will be to be used for reburial of any artifacts that will be impacted and/or discovered during grading. This is confidential and the exact nature of this area will not be called out on the grading plans.

Mitigation Measure CUL-4: Artifact Disposition (070-Planning-CUL.1). In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods.

Any artifacts identified and collected during construction grading activities are not to leave the Project area and shall remain on-site in a secure location until final disposition.

Historic Resources
All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

Prehistoric and/or Tribal Cultural Resources
One of the following treatments shall be applied.

1. Preservation-in-place, if feasible is the preferred option. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.

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

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

Mitigation Measure CUL-5: Phase IV Monitoring Report (070-Planning-CUL.2). Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

Monitoring:

Prior to the issuance of the first grading permit, the consultant shall submit a Cultural Resource Monitoring Program (CRMP) to the County Archaeologist and provide documentation identifying that the qualified archaeologist has been retained for activities detailed in Mitigation Measure CUL-2. Monitoring shall be conducted by a qualified archaeologist in coordination with the Riverside County Archaeologist.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ENERGY Would the project:				
10. Energy Impacts a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Source(s): Riverside County General Plan; Air Quality, Energy, and Greenhouse Gas Impact Analysis, prepared by EPD Solutions Inc., December 15, 2025 (Appendix A).

a) Would the Project result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less than Significant Impact.

Construction

During construction of the proposed Project would consume energy in three general forms:

1. Petroleum-based fuels used to power off-road construction vehicles and equipment on the Project site, construction worker travel to and from the Project site, and delivery truck trips;
2. Electricity associated with providing temporary power for lighting and electric equipment; and
3. Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Construction activities related to residential development and the associated infrastructure is not expected to result in demand for fuel greater on a per-development basis than other development projects in Southern California. Construction of the Project would result in fuel consumption from the use of construction tools and equipment, vendor and haul truck trips, and vehicle trips generated from construction workers traveling to and from the site. Table E-1 details the estimated fuel usage from on-site construction equipment over the Project's construction period.

Table E-1: Construction Equipment Fuel Usage (Off-Road)

Equipment Type	Equipment Quantity	Horse-power	Load Factor	Operating Hours per Day	Days of Construction	Total Horsepower-Hours[1]	Fuel Used (gallons)
Site Preparation							
Rubber Tired Dozers	3	367	0.40	8	25	88,080	4,175
Crawler Tractors	5	87	0.43	8	25	37,410	1,886
Grading							
Excavators	2	36	0.38	8	65	14,227	727
Graders	1	148	0.41	8	65	31,554	1,640
Rubber Tired Dozers	1	367	0.40	8	65	76,336	3,618
Scrapers	2	423	0.48	8	65	211,162	10,158
Crawler Tractors	3	87	0.43	8	65	58,360	2,942
Building Construction							
Cranes	1	367	0.29	8	165	140,488	7,570
Forklifts	3	82	0.20	8	165	64,944	3,471
Generator Sets	1	14	0.74	8	165	13,675	1,287
Tractors/Loaders/ Backhoes	3	84	0.37	8	165	123,077	5,707
Welders	1	46	0.45	8	165	27,324	939
Paving							
Pavers	2	81	0.42	8	25	13,608	703
Paving Equipment	2	89	0.36	8	25	12,816	8,507
Rollers	2	36	0.38	8	25	5,472	293
Architectural Coating							
Air Compressor	1	37	0.48	8	45	6,394	4,420
Total Off-Road Equipment Fuel Used during Construction (gallons)							**58,043**

Source: Appendix A

Table E-2 lists the estimated fuel usage from construction vehicles off-site. Table E-2 shows that construction workers would use approximately 14,948.5 gallons of gasoline fuel to travel to and from the Project site. Haul trucks would use 3,843.6 gallons of diesel fuel and vendor trucks would use 6,516.7 gallons of diesel fuel traveling to and from the Project site. This is in addition to the construction equipment fuel listed in Table E-1.

Table E-2: Construction Vehicle Fuel Usage

Construction Source	Total Number of Trips	VMT[1]	Fuel Rate	Gallons of Diesel Fuel	Gallons of Gasoline Fuel
Haul Trucks	1,220.5	24410.0	6.4	3,843.6	0
Vendor Trucks	5,079.9	51814.9	8.0	6,516.7	0
Worker Vehicles	22,715.3	420223.4	28.1	0	14,948.5
Total Vehicle Fuel Used during Construction (gallons)				**10,360.3**	**14,948.5**

Source: Appendix A

Table E-3 shows the overall fuel consumption for construction of the proposed Project, combining the results from Tables E-1 and E-2. As shown, construction of the Project would consume approximately 14,948.5 gallons of gasoline fuel and 68,403.3 gallons of diesel fuel, which would count for a nominal amount of fuel on a countywide basis.

Table E-3: Total Construction Fuel Usage

Construction Source	Gallons of Diesel Fuel	Gallons of Gasoline Fuel
Construction Vehicles	10,360.3	14,948.5
Off-Road Construction Equipment	58,043.0	0
Total	**68,403.3**	**14,948.5**
Countywide	123,686,000.0	430,881,898.5
Percentage Increase	**0.0553%**	**0.0035%**

Source: Appendix A

There are no unusual project characteristics that would cause the use of construction equipment that would be less energy efficient compared with other similar construction sites in other parts of the state. Construction contractors are required to demonstrate compliance with applicable CARB regulations governing the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. In addition, compliance with existing CARB idling restrictions and the use of newer engines and equipment would reduce fuel combustion and energy consumption. Overall, construction activities would require limited energy consumption as construction of the Project would last 15 months, and would comply with all existing regulations. Therefore, Project construction would not be expected to use large amounts of energy or fuel in a wasteful manner. Impacts related to construction energy usage would be less than significant.

Operation

Once operational, the Project would generate demand for electricity and gasoline. As a residential project, no diesel vehicles were assumed for operations. Operational use of energy includes the heating, cooling, and lighting of residential units, water heating, operation of electrical systems and plug-in appliances, outdoor lighting, and the transport of electricity and water to the areas of consumption. This use of energy is typical for residential development, and no operational activities or land uses would occur that would result in extraordinary energy consumption.

The State of California provides a minimum standard for building design and construction standards through Title 24 of the California Code of Regulations (CCR). Compliance with Title 24 is mandatory at the time new building permits are issued by local governments. The County's administration of the Title 24 requirements includes review of design components and energy conservation measures that occurs during the permitting process, which ensures that all requirements are met. Typical Title 24 measures include insulation; use of energy-efficient heating, ventilation and air conditioning equipment (HVAC); energy-efficient indoor and outdoor lighting systems; reclamation of heat rejection from refrigeration equipment to generate hot water; and incorporation of skylights, etc. The Project's compliance with Title 24 will be confirmed prior to issuance of building permits. In complying with the Title 24 standards, impacts to peak energy usage periods would be minimized, and impacts on statewide and regional energy needs would be reduced. Thus, operation of the Project would not use large amounts of energy or fuel in a wasteful manner, and operational energy impacts would be less than significant. As detailed in

Table E-4, operation of the proposed Project is estimated to result in the annual use of approximately 5,255,940.7 gallons of gasoline fuel and approximately 2,266,678.1 kilowatt-hours (kWh) of electricity, which would be nominal compared to county wide consumption.

Table E-4: Project Annual Operational Energy Demand Summary

Operational Source	Energy Usage
Electricity (Kilowatt-Hours)	
Proposed Project	2,266,678.1
Countywide Energy Consumption	16,286,000,000
Percentage Increase	**0.0139%**
Petroleum (Gallons of Gasoline Fuel)	
Proposed Project	5,255,940.7
Countywide Energy Consumption	430,881,898.5
Percentage Increase	**1.2198%**

Source: Appendix A

Overall, construction and operations-related fuel consumption by the Project would not result in inefficient, wasteful, or unnecessary energy use compared with other similar uses in the region, and impacts would be less than significant.

b) Would the Project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

Less than Significant Impact. The California Title 24 Building Energy Efficiency Standards are designed to ensure new and existing buildings achieve energy efficiency and preserve outdoor and indoor environmental quality. These measures (Title 24, Part 6) are listed in the California Code of Regulations. Typical Title 24 measures include insulation; use of energy-efficient heating, ventilation and air conditioning equipment (HVAC); energy-efficient indoor and outdoor lighting systems; reclamation of heat rejection from refrigeration equipment to generate hot water; and incorporation of skylights, etc. The California Energy Commission is responsible for adopting, implementing and updating building energy efficiency. Local city and county enforcement agencies have the authority to verify compliance with applicable building codes, including energy efficiency. As required by County Ordinance Number 457, prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project would be in compliance with the 2025 Title 24 Building Energy Efficiency Standards. Therefore, the Project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. As such, the Project would have less-than-significant impacts related to energy.

Plans, Programs, or Policies/Conditions of Approval:

PPP E-1: CALGreen Compliance: The Project is required to comply with the CALGreen Building Code as included by County Ordinance to ensure efficient use of energy. CALGreen specifications are required to be incorporated into building plans as a condition of building permit approval.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS Would the project directly or indirectly:				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	☒

Source(s): Riverside County General Plan Figure 1, *Fault Lines*; GIS database; Geotechnical Lotting Study Plan Review and Preliminary Grading and Foundation Design Recommendations, prepared by GeoSoils Inc, August 5, 2025 (Appendix D).

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?

No Impact. The Project site is not located within an Alquist-Priolo earthquake fault zone (Appendix D). There are no known active or potentially active faults mapped on the Project site. The closest Alquist-Priolo Earthquake Fault zone is the San Jacinto Fault zone that is located approximately 8 miles northeast of the Project site. Due to the distance of the Project site from the closest fault zone, there is no potential for the Project to be subject to rupture of a known earthquake fault. Impacts related to a fault zone would not occur from implementation of the proposed Project.

Plans, Programs, or Policies/Conditions of Approval: None.

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
12. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?	☐	☐	☒	☐

Source(s): Riverside County General Plan Figure 2, *Liquefaction Zones*; Geotechnical Lotting Study Plan Review and Preliminary Grading and Foundation Design Recommendations, prepared by GeoSoils, Inc., August 5, 2025 (Appendix D).

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

Less than Significant Impact. Liquefaction occurs when vibrations or water pressure causes soil particles to lose their friction properties. As a result, soil behaves like a liquid, has an inability to support weight, and can flow down very gentle slopes. This condition is usually temporary and is most often caused by an earthquake vibrating water-saturated fill or unconsolidated soil. However, effects of liquefaction can include sand boils, settlement, and structural foundation failures. Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands in areas where the groundwater table is within approximately 50 feet below ground surface.

According to the Geotechnical Lotting Study Plan Review and Preliminary Grading and Foundation Design Recommendations prepared by GeoSoils, Inc. (Appendix D), the Project site is underlain by engineered fill over dense to very dense alluvial soils. The report indicates that previous grading activities resulted in compacted fills, with minimum compaction levels of at least 90 percent relative compaction. In addition, the geotechnical evaluation did not identify shallow groundwater conditions at the site. Based on the documented soil density, compaction history, and absence of shallow groundwater, the site is suitable for the proposed development from a geotechnical standpoint and these site conditions are generally not conducive to liquefaction.

In addition, Riverside County mapping indicates that the Project site is located within an area of low susceptibility to liquefaction. This mapping provides further evidence that the potential for liquefaction-related ground failure at the site is low.

Additionally, all structures built in the County are required to be developed in compliance with the California Building Code (CBC) (California Code of Regulations, Title 24, Part 2), which is adopted by County Ordinance Number 457. Compliance with the CBC would require proper construction of building footings and foundations so that it would withstand the effects of potential ground movement, including liquefaction.

The Riverside County Department of Building and Safety reviews structural plans and geotechnical data prior to issuance of a grading permit and conducts inspections during construction, which would ensure that all required CBC measures are incorporated. Compliance with the CBC, as included as a condition of approval and verified by the County's review process, would ensure that impacts related to liquefaction are less than significant.

Plans, Programs, or Policies/Conditions of Approval: None.

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

Source(s): Riverside County General Plan Safety Element; Geotechnical Lotting Study Plan Review and Preliminary Grading and Foundation Design Recommendations, prepared by GeoSoils Inc, August 5, 2025 (Appendix D).

a) Be subject to strong seismic ground shaking?

Less than Significant Impact. The Project site, like much of southern California, is located in a seismically active region and could be subject to strong ground shaking during an earthquake. Ground shaking is a primary cause of earthquake-related structural damage, and the intensity of shaking at a site depends on factors such as the magnitude of a seismic event, distance to active faults, and local soil conditions.

The closest major active fault is the San Jacinto Fault Zone, which is located approximately 8 miles northeast of the Project site. The San Jacinto Fault Zone is a major component of the regional fault system in southern California and is capable of generating significant seismic events. An earthquake along this fault or other regional faults could result in strong ground shaking at the Project site.

However, all development within Riverside County is required to comply with the CBC (California Code of Regulations, Title 24, Part 2), which includes seismic design standards intended to reduce risks associated with strong ground shaking. CBC requirements account for site-specific factors such as soil conditions, structural design, and anticipated seismic forces, and require incorporation of appropriate seismic safety features, foundation systems, and structural reinforcement.

The Riverside County Department of Building and Safety reviews grading and structural plans, including geotechnical data, prior to permit issuance and conducts inspections during construction to verify compliance with applicable CBC requirements. Compliance with CBC seismic design standards and implementation of site-specific geotechnical recommendations would ensure that potential impacts related to strong seismic ground shaking are minimized. Therefore, impacts would be less than significant.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): On-site Inspection; Riverside County General Plan Figure 3, *Landslide Risk*; Harvest Valley/ Winchester Area Plan; Geotechnical Lotting Study Plan Review and Preliminary Grading and Foundation Design Recommendations, prepared by GeoSoils Inc, August 5, 2025 (Appendix D); Phase I Environmental Site Assessment, prepared by Thornburgh Consulting, Inc. June 12, 2025, (Appendix E).

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

Less than Significant Impact. Landslides are the downhill movement of masses of earth and rock and are often associated with earthquakes; but other factors, such as the slope, moisture content of the soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides. The elevation of the Project site is about 1,480 feet above mean sea-level (Appendix E). The geotechnical evaluation did not identify site conditions or geologic features indicative of landslide or slope instability hazards at or near the Project site. Furthermore, the Project area is not identified as an area having a risk of landslides in Harvest Valley/ Winchester Area Plan Figure 15, *Slope Instability*. Therefore, impacts related to landslides or rock falls would not occur from implementation of the proposed Project.

Lateral spreading is a type of liquefaction induced ground failure associated with the lateral displacement of surficial blocks of sediment resulting from liquefaction in a subsurface layer. Once liquefaction transforms the subsurface layer into a fluid mass, gravity plus the earthquake inertial forces may cause the mass to move downslope towards a free face (such as a river channel or an embankment). Lateral spreading may cause large horizontal displacements and such movement typically damages pipelines, utilities, bridges, and structures. No groundwater was encountered during the geotechnical investigation, and subsurface soils were identified as engineered fill over dense to very dense alluvial materials (Appendix D). Based on documented soil density, compaction conditions, and the absence of shallow groundwater, site conditions are generally not conducive to liquefaction. As liquefaction is a prerequisite for lateral spreading, the potential for lateral spreading is also considered low. Project development would be required to comply with the CBC, which includes seismic design standards intended to address site-specific geotechnical conditions. With compliance with applicable CBC requirements, impacts related to liquefaction and lateral spreading would be less than significant.

The Geotechnical Lotting Study Plan Review and Preliminary Grading and Foundation Design Recommendations estimates that post-construction total settlement of structural improvements would be less than approximately 2.0 inches, with differential settlement on the order of

approximately 1.0 inch over a 40-foot span in areas where variations in structural loading occur (Appendix D). Project development would be required to comply with the CBC and would be subject to review by the Riverside County Department of Building and Safety during the grading and building permit process. Implementation of compliance with applicable CBC requirements would ensure that settlement-related impacts would be less than significant.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): GIS database; Geotechnical Lotting Study Plan Review and Preliminary Grading and Foundation Design Recommendations, prepared by GeoSoils Inc, August 5, 2025 (Appendix D).

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

Less than Significant Impact. Ground subsidence is the gradual settling or sinking of the ground surface with little or no horizontal movement and can occur due to consolidation of soils, excessive groundwater withdrawal, or collapse of subsurface materials. Effects of subsidence may include ground fissures, depressions, and damage to structures and infrastructure. The Project site is not located within a mapped subsidence hazard zone, as indicated by review of available Riverside County GIS data and regional geologic information. The Preliminary Geotechnical Evaluation indicates that site soils consist of engineered fill over dense to very dense alluvial materials and did not identify geologic conditions associated with subsidence hazards (Appendix D).

In addition, compliance with the CBC would be required by the Riverside County Department of Building and Safety, as implemented as a condition of approval. Compliance with the requirements of the CBC as part of the building plan check and development review process, would ensure that impacts related to subsidence would be less than significant.

Plans, Programs, or Policies/Conditions of Approval: None.

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

Source(s): Geotechnical Lotting Study Plan Review and Preliminary Grading and Foundation Design Recommendations, prepared by GeoSoils, Inc., August 5, 2025 (Appendix D)

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

No Impact. A seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. The nearest water body is Lake Perris, which is located over 5.5 miles north of the Project site. Due to the distance of the closest water body, an impact related to seiche would not occur from the Project.

A mudflow is an earthflow consisting of material that is wet enough to flow rapidly and typically occurs in small, steep stream channels. The Project site slopes moderately down to the west. The elevation of the Project site is about 1,480 feet above mean sea-level (Appendix D). The Project site does not contain steep slopes and is not adjacent to any steep slopes that could be subject to a mudflow. Therefore, the proposed Project would not be subject to mudflow, and no impacts would occur.

In addition, there are no known volcanoes in the Project region. Thus, impacts related to volcanic hazards would not occur. Overall, the proposed Project would not result in impacts related to seiche, mudflow, or volcanic hazards.

Plans, Programs, or Policies/Conditions of Approval: None

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
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): Riv. Co. 800-Scale Slope Maps; Project Application Materials; Geotechnical Lotting Study Plan Review and Preliminary Grading and Foundation Design Recommendations, prepared by GeoSoils, Inc., August 5, 2025 (Appendix D); Phase I Environmental Site Assessment, prepared by Thornburgh Consulting, Inc. June 12, 2025, (Appendix E).

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

No Impact. As described previously, the Project site slopes moderately down to the west. The elevation of the Project site is about 1,480 feet above mean sea-level (Appendix E). The site does not contain steep slopes and is not adjacent to any steep slopes. Based on the Geotechnical Lotting Study Plan Review and Preliminary Grading and Foundation Design Recommendations (Appendix D), project development would include excavation of existing artificial fill soils and recompaction of on-site soils. The Project would involve the removal and recompaction of existing fill materials to achieve uniform support for proposed improvements and to address site-specific soil conditions. Excavated areas would be backfilled with properly compacted on-site soils and, where necessary, imported fill meeting the geotechnical specifications. Implementation of these grading and recompaction measures would occur as part of normal site preparation and would not result in substantial changes to existing topography or alteration of natural landforms. Therefore, the Project would not result in impacts related to changes in topography or ground surface relief features.

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

Less than Significant Impact. The proposed Project would be developed on previously graded, undeveloped land. According to the Geotechnical Lotting Study Plan Review and Preliminary Grading and Foundation Design Recommendations (Appendix D), Project grading would consist of typical site preparation activities, including excavation of existing artificial fill soils and recompaction to provide uniform support for proposed improvements.

Based on preliminary grading and geotechnical information, proposed slopes would be constructed at gradients of 2:1 (horizontal:vertical) or flatter, consistent with Riverside County standards and typical engineering practice, and would exceed 10 feet in height in certain locations. Although slopes greater than 10 feet would be created, ranging from 11 to 18 feet, they would not exceed 2:1 in steepness. As such, while the Project would create slopes higher than 10 feet, those slopes would be designed at stable gradients and would not represent unusually steep or unsafe slope conditions. In addition, the creation of slopes greater than 10 feet does not, by itself, constitute a significant impact where such slopes are engineered in accordance with applicable grading and geotechnical standards and are supported by site-specific recommendations.

All grading activities would be conducted in accordance with the Riverside County Grading Ordinance and would be subject to review and approval of detailed grading plans and geotechnical recommendations. These requirements include site-specific analysis of slope design, compaction, keying of fill where necessary, surface and subsurface drainage measures, and erosion protection to ensure long-term slope stability. Further, the site has already been previously graded, and the proposed grading would occur under controlled engineering design and County oversight, which reduces the potential for unstable cut or fill conditions. Implementation of standard requirements, including slope design, compaction, drainage control, and erosion protection measures, would ensure slope stability and minimize the potential for erosion or slope failure. Therefore, impacts would be less than significant.

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

No Impact. The Project includes installation of an on-site sewer system that would construct new sewer lines to connect to the Eastern Municipal Water District. The proposed sewer system would connect to an existing 15-inch sewer main located within Mapes Road near the intersection with Strikeout Drive, via a proposed 15-inch sewer line that would convey flows from the Project site. The installation and grading of the site would be completed pursuant to the County's and service provider's required specifications for sewer installation such that the Project would not negate the use of the sewage disposal systems. Therefore, no impacts would occur.

Plans, Programs, or Policies/Conditions of Approval: None.

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
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?	☐	☐	☒	☐
c) Have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Source(s): USDA Soil Conservation Service Soil Surveys; Project Application Materials; On-site Inspection; Geotechnical Lotting Study Plan Review and Preliminary Grading and Foundation Design Recommendations, prepared by GeoSoils, Inc., August 5, 2025 (Appendix D).

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

Less than Significant Impact. Construction of the proposed Project has the potential to contribute to soil erosion and the loss of topsoil. Grading activities that would be required for the Project would expose and loosen topsoil, which could be eroded by wind or water. However, County Ordinance No. 754, Article 2, *Stormwater Management and Discharge Controls*, implement the requirements of the Santa Ana Regional Water Quality Control Board (RWQCB) National Pollutant Discharge Elimination System (NPDES) Storm Water Permit Order No. R8-2010-0033 (MS4 Permit) and establishes minimum stormwater management requirements and controls that are required to be implemented for the Project.

To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by these County and RWQCB regulations to be developed by a QSD (Qualified SWPPP Developer), which would be implemented by the County's conditions of

approval. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and the loss of topsoil and provide erosion control best management practices (BMPs) to reduce or eliminate the erosion and loss of topsoil. Erosion control BMPs include use of silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. Based on compliance with the County Ordinance No. 754 stormwater management requirements, RWQCB SWPPP requirements, and installation of BMPs, which would be implemented by the County's project review by the Department of Building and Safety, construction impacts related to erosion and loss of topsoil would be less than significant.

b) Would the Project 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?

Less than Significant Impact. Expansive soils contain significant amounts of fine-grained silt and clay particles that swell when wet and shrink when dry. The amount of swelling and contracting is subject to the amount of fine-grained clay materials present in the soils, and the amount of moisture that the soil is exposed to. Foundations constructed on expansive soils are subjected to forces caused by the swelling and shrinkage of the soils, which can cause physical distress on the structure. Without proper measures taken, heaving and cracking of both building foundations and slabs-on-grade could result.

According to the Geotechnical Lotting Study Plan Review and Preliminary Grading and Foundation Design Recommendations, soils at the Project site are anticipated to have an expansion potential between "very low" to potentially "low". In addition, as described above, compliance with the CBC is a standard County practice and is included as a condition of approval. Therefore, compliance with the requirements of the CBC, as part of the building plan check and development review process, would ensure that expansive soil related impacts would be less than significant.

c) Would the Project have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?

No Impact. The Eastern Municipal Water District has provided a Will Serve letter for the proposed Project and will provide sewer and sanitation services to the Project site. The Project includes installation of a sewer system that would connect to the an existing 15-inch sewer main located within Mapes Road near the intersection with Strikeout Drive, and the Project would not use septic tanks or alternative wastewater disposal systems. As a result, no impacts related to septic tanks or alternative wastewater disposal systems would occur from implementation of the proposed Project.

Plans, Programs, or Policies/Conditions of Approval:

PPP GEO-1: CBC Compliance. The Project is required to comply with the California Building Standards Code as included in County Ordinance No. 457 to preclude significant adverse effects associated with seismic and soils hazards. CBC related and geologist and/or civil engineer specifications for the proposed Project are required to be incorporated into grading plans and building specifications as a condition of construction permit approval.

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
19. Wind Erosion and Blows and from project either on or off site. a) Be impacted by or result in an increase in wind erosion and blow sand, either on or off site?	☐	☐	☐	☒

Source(s): Riverside County General Plan Safety Element; Riverside County Ordinance No. 460, Article XV (Regulating the Division of Land); Riverside County Ordinance No. 484 (Control of Blowing Sand).

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

No Impact. Approximately 20 percent of the land area of Riverside County is vulnerable to "high" and "very high" wind erosion susceptibility. The Coachella Valley, the Santa Ana River Channel in northwestern Riverside County, and areas in and around the cities of Hemet and San Jacinto are zones of high wind erosion susceptibility. The Project site is not located within a high wind erosion susceptibility area. The General Plan Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads that are covered by the CBC. In addition, as described above, the proposed Project includes installation of landscaping throughout the Project site and a community park in the center of the Project site. With this landscaping, areas of loose topsoil that could be eroded by wind would not exist upon operation of the proposed Project. As described previously, the proposed Project would be developed in compliance with CBC regulations (included as PPP GEO-1), which would be verified by the County Department of Building and Safety prior to approval of building permits. Therefore, the Project would not result in an increase in wind erosion and blow sand, either on or off site, and impacts would not occur.

Plans, Programs, or Policies/Conditions of Approval:

PPP GEO-1: CBC Compliance. Listed previously under Section 18.

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
GREENHOUSE GAS EMISSIONS Would the project:				
20. Greenhouse Gas Emissions a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Source(s): Riverside County General Plan; Riverside County Climate Action Plan (CAP); CARB. (2022). *2022 Scoping Plan for Achieving Carbon Neutrality*. https://ww2.arb.ca.gov/sites/default/files/2023-04/2022-sp.pdf; Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis, prepared by EPD Solutions, Inc., December 15, 2025 (Appendix A).

Thresholds:

The analysis methodologies from SCAQMD and the Riverside County Climate Action Plan (CAP) are used in evaluating potential impacts related to GHG from implementation of the proposed project.

SCAQMD: SCAQMD does not have approved thresholds; however, SCAQMD does have draft thresholds that provide a tiered approach to evaluate GHG impacts. The current interim SCAQMD thresholds consist of the following:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a GHG reduction plan. If a project is consistent with a qualifying local GHG reduction plan, it does not have significant GHG emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project's construction emissions are averaged over 30 years and are added to the project's operational emissions. If a project's emissions are below one of the following screening thresholds, then the project is less than significant:
  - Residential and Commercial land use: 3,000 $MTCO_2e$ per year
  - Industrial land use: 10,000 $MTCO_2e$ per year
  - Based on land use type: residential: 3,500 $MTCO_2e$ per year; commercial: 1,400 $MTCO_2e$ per year; or mixed use: 3,000 $MTCO_2e$ per year
- Tier 4 has the following options:
  - Option 1: Reduce BAU emissions by a certain percentage; this percentage is currently undefined.
  - Option 2: Early implementation of applicable AB 32 Scoping Plan measures

- Option 3, 2020 target: For service populations (SP), which includes residents and employees: 4.8 $MTCO_2e$/SP/year for projects and 6.6 $MTCO_2e$/SP/year for plans.
- Option 3, 2035 target: 3.0 $MTCO_2e$/SP/year for projects and 4.1 $MTCO_2e$/SP/year for plans.

- Tier 5 involves mitigation offsets to achieve target significance threshold.

The assessment of the proposed Project applies the Tier 3: Numerical Screening Thresholds approach. In addition, SCAQMD methodology for project construction is to average them over 30-years and then add them to the project's operational emissions to determine if the project would exceed the screening values listed above (Appendix A).

Climate Action Plan: The County of Riverside adopted the Riverside County CAP on December 8, 2015. The CAP was designed under the premise that Riverside County's emission reduction efforts should coordinate with the State strategies of reducing emissions in order to accomplish these reductions in an efficient and cost-effective manner. The County of Riverside CAP Update, November 2019 (CAP Update) establishes GHG emission reduction programs and regulations that correlate with and support evolving State GHG emissions reduction goals and strategies. The CAP Update includes reduction targets for year 2030 and year 2050. These reduction targets require the County to reduce emissions by at least 525,511 $MTCO_2e$ below the Adjusted Business As Usual (ABAU)[1] scenario by 2030 and at least 2,982,948 $MTCO_2e$ below the ABAU scenario by 2050 (CAP Update, p.7-1).

In order to evaluate consistency of development projects with the CAP, the CAP includes Screening Tables to aid in measuring the reduction of GHG emissions attributable to certain design and construction measures incorporated into development projects. The CAP contains a menu of measures potentially applicable to discretionary development that include energy conservation, water use reduction, increased residential density or mixed uses, transportation management and solid waste recycling. Individual sub-measures are assigned a point value within the overall screening table of GHG implementation measures. The point values are adjusted according to the amount of GHG emissions reduced by the measures.

The CAP identifies a two-step approach in evaluating GHG emissions. First, a screening threshold of 3,000 $MTCO_2e$ per year is used to determine if additional analysis is required. The 3,000 $MTCO_2e$ per year value is used in defining small projects that, when combined with the modest efficiency measures required by Title 24 requirements, are considered less than significant. Projects that exceed the 3,000 $MTCO_2e$ per year are required to quantify and disclose the anticipated GHG emissions, then either (1) demonstrate GHG emissions reductions at project buildout year levels from implementation of project design features and/or mitigation measures to reduce GHG emissions, or (2) garner 100 points through the Screening Tables.

Projects that garner at least 100 points (equivalent to an approximate 49 percent reduction in GHG emissions) are determined to be consistent with the reduction quantities anticipated in the CAP. As such, pursuant to the County's CAP, projects that achieve a total of 100 points or more are considered to have a less-than-significant individual and cumulative impact on GHG emissions.

[1] Adjusted Business As Usual (ABAU) Scenario reflects GHG emissions reductions achieved through anticipated future State actions (CAP Update, p. 2-1).

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

Less than Significant Impact. Construction activities produce combustion emissions from various sources, such as site excavation, grading, utility engines, heavy-duty construction vehicles on-site, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. Exhaust emissions from on-site construction activities would vary daily as construction activity levels change.

In addition, operation of the proposed residential development would result in area and indirect sources of operational GHG emissions that would primarily result from vehicle trips, electricity consumption, water transport (the energy used to pump water), and solid waste generation. GHG emissions from electricity consumed by the building would be generated off-site by fuel combustion at the electricity provider. GHG emissions from water transport are also indirect emissions resulting from the energy required to transport water from its source.

The estimated GHG emissions from Project construction are shown in Table GHG-1, and the estimated operational GHG emissions that would be generated from implementation of the proposed Project are shown in Table GHG-2. In accordance with SCAQMD recommendation, the Project's amortized construction related GHG emissions are added to the operational emissions estimate in order to determine the Project's total annual GHG emissions. As shown in Table GHG-2, GHG emissions from the proposed Project would be less than the SCAQMD's Tier 3 threshold and the Riverside CAP threshold of 3,000 $MTCO_2e$. Therefore, impacts related to GHG emissions would be less than significant.

Table GHG-1: Project Construction GHG Emissions

Activity	Annual GHG Emissions ($MTCO_2e$)
2027	315
2028	318
Total Emissions	633
Total Emissions Amortized over 30 Years	**21**

Source: Appendix A

Table GHG-2: Total Project GHG Emissions

Activity	Annual GHG Emissions ($MTCO_2e$)
Project Operation	
Mobile	*1,984*
Area	*3*
Energy	*358*
Water	*17*
Waste	*45*
Refrigerant	*1*
Total Project Gross Operational Emissions	2,407
Project Construction	
Amortized Construction Emissions	21
Project Construction and Operation	
Project Total Emissions	**2,428**
CAP Significance Threshold	3,000
Threshold Exceeded	**No**

Source: Appendix A

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

Less than Significant Impact. On December 15, 2022, CARB adopted the 2022 Scoping Plan (CARB, 2022). This plan includes measures and goals to reach the State's goal for carbon neutrality by 2045. The proposed Project involves the development of a 157-unit single-family residential community, including associated infrastructure, landscaping, and open space amenities. The proposed Project would comply with the goals and measures within the 2022 Scoping Plan, as well as all mandatory measures under California Title 24, California Energy Code, and the CALGreen Code, which would provide for efficient energy and water consumption.

As previously shown in Table GHG-2, the Project would result in GHG emissions that would not exceed the Riverside CAP screening threshold of 3,000 $MTCO_2e$. Therefore, the Project is considered consistent with the Riverside CAP. As the CAP regulates GHG emissions from the Project area, the Project would not conflict with existing plans, policies, and regulations adopted for the purpose of reducing the emissions GHG and impacts would be less than significant.

Plans, Programs, or Policies/Conditions of Approval:

PPP E-1: CALGreen Code. Listed previously in Section 10.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Project Application Materials; Phase I Environmental Site Assessment, prepared by Thornburgh Consulting, Inc. June 12, 2025, (Appendix E).

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

Less than Significant Impact. A hazardous material is typically defined as any material that, due to its quantity, concentration, or physical or chemical characteristics, poses a significant potential hazard to human health and safety or the environment if released. Hazardous materials may include, but are not limited to hazardous substances, hazardous wastes, and any material that would be harmful if released.

Construction

Construction activities for the proposed Project would involve routine transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and calking. In addition, routine hazardous materials would be used for fueling and serving construction equipment on-site. These types of hazardous materials routinely used during construction are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by existing State and federal laws that the Project is required to strictly adhere to.

As part of Project construction contractors would be required to comply with federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous materials. Applicable laws and regulations include CCR, Title 8 Section 1529 (pertaining to ACM) and Section 1532.1 (pertaining to LBP); CFR, Title 40, Part 61, Subpart M (pertaining to ACM); CCR, Title 23, Chapter 16 (pertaining to UST); CFR, Title 29, Hazardous Waste Control Act; CFR, Title 49, Chapter I; and Hazardous Materials Transportation Act requirements as imposed by the US Department of Transportation (USDOT), California Division of Occupational Safety and Health (CalOSHA), California Environmental Protection Agency (CalEPA) and California Department of Toxic Substances Control (DTSC). Additionally, construction activities would require a SWPPP, which is mandated by the NPDES General Construction Permit (included as PPP HYD-2 herein) and enforced by the Santa Ana RWQCB. The SWPPP will include strict on-site handling rules and BMPs to minimize potential adverse effects to workers, the public, and the environment during construction, including, but not limited to:

- Establishing a dedicated area for fuel storage and refueling activities that includes secondary containment protection measures and spill control supplies;
- Following manufacturers' recommendations on the use, storage, and disposal of chemical products used in construction;
- Avoiding overtopping construction equipment fuel tanks;
- Properly containing and removing grease and oils during routine maintenance of equipment; and
- Properly disposing of discarded containers of fuels and other chemicals.

Mandatory compliance with applicable laws and regulations related to the routine transport, use, and disposal of hazardous materials during construction activities at the Project site would limit potentially significant hazards to construction workers, the public, and the environment. Impacts would be less than significant.

Operation

The Project involves operation of 157 new residential units, which involve routinely using hazardous materials including solvents, cleaning agents, paints, pesticides, batteries, fertilizers, and aerosol cans. These types of materials are not acutely hazardous and would only be used and stored in limited quantities. The normal routine use of these hazardous material products pursuant to existing regulations would not result in a significant hazard to people or the environment in the vicinity of the Project. Therefore, operation of the Project would not result in a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous waste, and impacts would be less than significant.

b) Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less than Significant Impact. In 2025, a Phase I Environmental Site Assessment (ESA) was conducted for the Project site by Thornburgh Consulting, Inc. (Appendix E). The Phase I ESA did not identify any recognized environmental conditions (RECs), controlled RECs, or historic RECs.

Other Environmental Concerns

Construction

As described previously, construction of the proposed Project would involve the limited use and disposal of hazardous materials. Equipment that would be used in construction of the project has the potential to release gas, oils, greases, solvents; and spills of paint and other finishing substances. However, the amount of hazardous materials on-site would be limited, and construction activities would be required to adhere to all applicable regulations regarding hazardous materials storage and handling, as well as to implement construction BMPs (through implementation of a required SWPPP implemented by County conditions of approval, and included as PPP HYD-1) to prevent a hazardous materials release and to promptly contain and clean up any spills, which would minimize the potential for harmful exposures. Compliance with existing laws and regulations, which is mandated by the County through construction permitting, the Project's construction-related impacts would be less than significant.

Operation

As described previously, operation of the proposed 157 residential units includes use of limited hazardous materials, such as solvents, cleaning agents, paints, pesticides, batteries, fertilizers, and aerosol cans. Normal routine use of typical residential products pursuant to existing regulations would not result in a significant hazard to the environment, residents, or workers in the vicinity of the Project. As a result, operation of the proposed Project would not create a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the environment, and impacts would be less than significant.

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

Less than Significant Impact. The County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan (July 2018) that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters. The proposed Project would be developed and operated in compliance with existing safety regulations, such as the CBC and California Fire Code (included in County Ordinance No. 457 and County Ordinance No. 787, respectively) to ensure that it would not conflict with implementation of the Multi-Jurisdictional Local Hazard Mitigation Plan.

Construction

The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent areas. The Project site does not currently include existing driveways or connections to public roadways. Any future driveway construction or utility connections to County roads would be coordinated through the County's permitting process and implemented in accordance with applicable traffic control, safety, and emergency access requirements. Construction activities would be required to maintain adequate emergency access at all times. If temporary lane closures or traffic control measures are required, they would be implemented in accordance with applicable County requirements. Compliance with applicable County, fire authority, and public works requirements would ensure that construction activities do not interfere with implementation of adopted emergency response or evacuation plans.

Operation

Operation of the proposed Project would also not result in physical interference with an emergency response evacuation. Direct access to the Project site would be provided from Tradewinds Drive and Palomar Road which are adjacent to the Project site. The Project would also be required to design and construct internal access roadways and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the County Ordinance No. 787, and the Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the International Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9. As a result, the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

d) Would the Project 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?

No Impact. The closest school to the Project site is the Romoland Elementary School, located at 25890 Antelope Road in Menifee, approximately 0.8 miles south of the Project site. Therefore, there are no schools located within 0.25 miles of the Project site. As such, there would be no impacts that would occur to any schools in the vicinity of the Project.

As described previously, the use of hazardous materials related to the proposed residential development would be limited to typical household products, maintenance supplies, and construction-related materials and would be used and disposed of in compliance with federal, State, and local regulations, which would reduce the potential of accidental release into the environment. Also, the emissions that would be generated from construction and operation of the proposed Project were evaluated in the air quality analysis presented in Section 6, and the emissions generated from the proposed Project would not cause or contribute to an exceedance of the federal or State air quality standards. Thus, the proposed Project would not emit hazardous or handle acutely hazardous materials, substances, or waste within 0.25 miles of a school, and no impacts would occur.

e) Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. The Phase I ESA conducted database searches to determine if the Project area or any nearby properties are identified as currently having hazardous materials. The Project site is not located on which is included on a list of hazardous materials sites pursuant to Government Code Section 65962.5 (Appendix E). As such, no impacts would occur.

Plans, Programs, or Policies/Conditions of Approval: None.

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
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): GIS database; March Air Reserve Base Land Use Compatibility Plan, 2014 (ALUCP 2014).

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

Less than Significant Impact. The nearest airport to the Project site is the March Air Reserve Base, which is located approximately 8.16 miles northwest of the Project site. The Project site is located within the March Air Reserve Base Influence Area and is within Compatibility Zone D in the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUCP) as identified on March Air Reserve Base ALUCP Figure 4, *Airport Land Use and Compatibility Map*. The D zone is identified as a flight corridor buffer zone for March Air Reserve Base. The ALUCP does not restrict the number of people within the D zone. Hazards to flight are a prohibited use in zone D. In addition, zone D requires that a deed notice shall be provided to all prospective purchasers of the property and tenants of the building notifying them of the airport in the vicinity.

On December 15, 2025, the Project was reviewed for consistency with the ALUCP by the Riverside County Airport Land Use Commission (ALUC). ALUC determined the Project would be consistent with the ALUCP, subject to conditions of approval set forth in PPP HAZ-1. With implementation of these conditions of approval listed in PPP HAZ-1, impacts related to an inconsistency with an Airport Master Plan would be less than significant.

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

Less than Significant Impact. As described in the previous response, the Project has been reviewed for consistency with the March Air Reserve Base/ Inland Port Airport ALUCP by the Riverside ALUC. ALUC determined the Project would be consistent with the ALUCP, subject to conditions of approval set forth in PPP HAZ-1. With implementation of these conditions of approval, impacts related to inconsistency with an Airport Master Plan would be less than significant.

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?

Less than Significant Impact. The Project site is approximately 8.16 miles southeast of the March Air Reserve Base. As described previously, the Project site is identified as within Compatibility Zone D, which is a flight corridor buffer zone. The Project has been reviewed by the Riverside County ALUC. ALUC determined the Project would be consistent with the ALUCP, subject to conditions of approval set forth in PPP HAZ-1. These conditions of approval include actions that would minimize the potential for harm to residents at the Project site, such as requiring prospective purchasers of the property and tenants be notified of the vicinity of the local airport through a deed notice. With implementation of these conditions of approval, impacts related to a safety hazard for people residing or working in the Project area would be less than significant.

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The Project site is not located within the vicinity of a private airstrip or heliport and would not result in a safety hazard related to an airstrip or heliport for people residing or working in the Project Area. No impacts would occur.

Plans, Programs, or Policies/Conditions of Approval:

PPP HAZ-1: ALUC Conditions. The Project will be required to comply with the following conditions issued by the Airport Land Use Commission on December 15, 2025:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses/activities are not included in the proposed Project and shall be prohibited at this site:
   a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight or circling climb following takeoff or toward an aircraft engaged in a straight or circling final approach toward a landing at an airport, other than a DoD or FAA-approved navigational signal light or visual approach slope indicator.
   b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight or circling climb following takeoff or towards an aircraft engaged in a straight or circling final approach towards a landing at an airport.
   c. Any use which would generate smoke or water vapor, or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
   d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
   e. Hazards to flight

3. The attached notice shall be provided to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.

4. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in Project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

   Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

   A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

   March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

5. The project has been evaluated to subdivide 39.09-acres into 158 single family residential lots, any change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.

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
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): Riverside County General Plan Figure 4, *Flood Hazard Zone*; Riverside County General Plan Figure 5, *Dam Hazard Inundation*; GIS database; Preliminary Water Quality Management Plan, prepared by KWC Engineers, July 2026 (Appendix F); Preliminary Drainage Study, prepared by KWC Engineers, July 2026 (Appendix G); EMWD. (2021). *2020 Urban Water Management Plan*.

a) Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. The Project site is within the Santa Ana Watershed Region of Riverside County, within the Lake Elsinore and San Jacinto Sub-Watershed and under the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB), which establishes water quality standards for all ground and surface waters within its region. Water quality standards

are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and surface waters overseen by the Santa Ana RWQCB are documented in its Basin Plan, and the regulatory program of the Santa Ana RWQCB is designed to minimize and control discharges to surface and groundwater through permitting requirements.

Receiving waters of the Project site include the San Jacinto River, Canyon Lake, and Lake Elsinore. Beneficial uses of these receiving waters include municipal and domestic supply, agricultural supply, groundwater recharge, water contact recreation, non-contact recreation, warm freshwater habitat, and wildlife habitat (Appendix F).

Construction

Construction of the proposed Project would require construction of new improvements on the site and excavation of soils, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would require the use of heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents, and paints. These potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff could wash into and pollute waters.

These types of water quality impacts during construction of the Project would be prevented through implementation of a grading and erosion control plan that is required by the Construction Activities General Permit (State Water Resources Board Order No. 2022-0057-DW, NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer, as discussed previously in Section 18. The SWPPP is required for plan check and approval by the County's Building and Safety Division, prior to provision of permits for the Project, and would include construction BMPs such as:

- Silt fencing, fiber rolls, or gravel bags
- Street sweeping and vacuuming
- Storm drain inlet protection
- Stabilized construction entrance/exit
- Vehicle and equipment maintenance, cleaning, and fueling
- Hydroseeding
- Material delivery and storage
- Stockpile management
- Spill prevention and control
- Solid waste management
- Concrete waste management

Adherence to the existing requirements and implementation of the appropriate BMPs per the permitting process would ensure that activities associated with construction would not violate any water quality standards. The Project would be required to have an approved grading and erosion control plan and approval of a SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution, per County conditions of approval, which would be implemented during construction to protect water quality. As a result, impacts related to the degradation of water quality during construction of the proposed Project would be less than significant.

Operation

Currently, the site is vacant and undeveloped. Development of the proposed Project would result in 711,032 SF of impervious area, resulting in an overall increase in impervious area on the site. Post construction, the Project site would support 157 dwelling units. Project operation would introduce the potential for residential-related pollutants, including sediment from landscaping and grading activities, trash and debris, nutrients and pesticides from landscape maintenance, and minor amounts of oil and grease from residential vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality. However, in accordance with State Water Resources Board Order No. 2022-0057-DWQ, NPDES No. CAS000002 the proposed Project would be required to incorporate a WQMP with post-construction (or permanent) low impact development (LID) site design, source control, and treatment control BMPs, included as PPP HYD-1. The LID site design would minimize impervious surfaces and provide infiltration of runoff into landscaped areas.

Under proposed conditions, stormwater runoff generated from on-site impervious surfaces, including rooftops, driveways, and internal roadways, would be collected via catch basins and storm drain inlets and conveyed through a proposed storm drain system to on-site water quality treatment facilities, including a bioretention basin. The basin would be designed to detain, treat, and convey stormwater runoff in accordance with applicable National Pollutant Discharge Elimination System (NPDES) requirements and Riverside County standards, thereby reducing pollutant loads prior to discharge.

Off-site runoff originating from the east would be intercepted by the proposed on-site storm drain system and conveyed to the northwest corner of the Project site. A portion of the off-site area located to the southeast, totaling approximately 1.9 acres, would drain toward Mapes Road and be collected by a proposed catch basin at the intersection of Mapes Road and Tradewinds Drive, together with runoff from the Mapes Road half-street improvements. The proposed drainage improvements, including storm drain infrastructure and the proposed bioretention basin, would ensure that both on-site and off-site flows are properly conveyed and treated prior to discharge. For DMA-B, DMA-C, and DMA-D, where direct routing to the basin is not feasible, the proposed bioretention basin would overtreat the additional design capture volume required for those areas (Appendix F).

The source control BMPs would minimize the introduction of pollutants that may result in water quality impacts; and treatment control BMPs that would treat stormwater runoff. The proposed Project is designed such that most runoff from the Project site would drain to a proposed bioretention basin located at the northwest corner of the Project site. After treatment, outflows from the basin would drain into the proposed storm drain systems, flowing west. The proposed storm drain system would drain into an existing County maintained storm drain pipe. The proposed bioretention basin would consist of layers of engineered soil and gravel, perforated underdrain pipes and overflow outlets following the procedures given in the Riverside County Water Quality Guidance Document. The additional types of BMPs that would be implemented as part of the proposed Project are listed in Table HYD-1.

Table HYD-1: Permanent and Operational Source Control Measures

Potential Sources of Runoff Pollutants	Permanent Structural Source Control BMPs	Operational Source Control BMPs
On-site Storm Drain Catch Basins and grated inlet.	Mark all inlets with the words "Only Rain Down the Storm Drain" or similar.	Maintain and periodically repaint or replace inlet markings.
Vehicle and Equipment Washing	None	Do not discharge wash water to the storm drain system
Pools, spas, ponds, decorative fountains, and other water features	None	
Landscape/outdoor pesticide use	State that final landscape plans will accomplish all of the following: • Preserve existing native trees, shrubs, and ground cover to the maximum extent possible. • Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. • Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. • Consider using pest-resistant plants, especially adjacent to hardscape. • To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.	Maintain landscaping using minimum or no pesticides. Provide IPM information to new owners, lessees and operators.
Sidewalks	None	Prevent accumulation of litter and debris.

Potential Sources of Runoff Pollutants	Permanent Structural Source Control BMPs	Operational Source Control BMPs
Need for future indoor and structural pest control	Note building design features that discourage entry of pests	Provide Integrated Pest Management information to owners, lessees, and operators

Source: Appendix F

With implementation of the operational source and treatment control BMPs that are outlined in the preliminary WQMP (Appendix F) that would be reviewed and approved by the County during the Project permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed Project would not substantially degrade water quality. Therefore, impacts would be less than significant.

b) Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than Significant Impact. The proposed Project would not deplete groundwater supplies. The Eastern Municipal Water District (EMWD) has provided a Will Serve Letter for the proposed Project and will provide water service to the Project site which receives a large portion of water from imported sources (EMWD, 2021). The Project area overlies the Perris South Groundwater Basin, which is located within the West San Jacinto Basin, and is managed through the West San Jacinto Groundwater Management Plan. The plan manages groundwater extraction, supply, and quality. Because the groundwater basin is managed through this plan, which limits the allowable withdrawal of water from the basin by water purveyors, and the Project would not pump water from the project area (as water supplies would be provided by EMWD), the proposed Project would not result in a substantial depletion of groundwater supplies.

In addition, development of the proposed Project would result in 711,032 SF of impervious area. As such, the majority of the Project site would remain pervious, allowing for potential groundwater recharge. The Project design includes a bioretention basin that would consist of layers of engineered soil and gravel, perforated underdrain pipes and overflow outlets following the procedures given in the Riverside County Water Quality Guidance Document. As a result, the proposed Project would not decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin. The proposed Project would have a less than significant impact.

c) Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?

Less than Significant Impact. The Project site does not include, nor is it adjacent to, any river or stream. Thus, impacts related to alteration of the course of a stream or river would not occur. The Project site slopes moderately down to the west.

Under proposed conditions, on-site runoff from impervious surfaces, including rooftops, roadways, and landscaped areas, would be collected via a dedicated storm drain system and conveyed to a proposed water quality/detention basin located within the Project site. The basin is designed to treat and detain stormwater runoff prior to discharge, thereby maintaining controlled discharge rates and minimizing changes to existing drainage patterns.

Off-site runoff originating from adjacent areas would be conveyed separately through the Project site via a dedicated storm drain system and directed to the same basin without mixing with on-site flows, consistent with the Project's drainage design. A portion of the off-site area located to the southeast, totaling approximately 1.9 acres, would drain toward Mapes Road and be collected by a proposed catch basin at the intersection of Mapes Road and Tradewinds Drive, together with runoff from the Mapes Road half-street improvements

Stormwater runoff would generally maintain existing flow patterns and the existing outlet discharge point. Drainage would be controlled and would not result in substantial alteration of the drainage pattern. In addition, a WQMP would be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the permitting process and conditions of approval. Therefore, the proposed Project would result in less than significant impacts related to alteration of the drainage pattern of the site or area.

d) Would the Project result in substantial erosion or siltation on-site or off-site?

Less than Significant Impact. As described previously, existing RWQCB and County regulations require the Project to implement a project-specific SWPPP during construction activities, included as PPP HYD-2, that would implement erosion control BMPs, such as silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. to reduce the potential for siltation or erosion. In addition, the Project is required to implement a WQMP that would provide operational BMPs to ensure that operation of the residential development would not result in erosion or siltation. With implementation of these regulations, impacts related to erosion or siltation on-site or off-site would be less than significant.

e) Would the Project substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?

Less than Significant Impact. As detailed previously, runoff generated by the proposed Project would be conveyed to a bioretention basin that would be developed on the northwest corner of the site. The basin would filter, retain, and slowly drain stormwater into the proposed storm drain systems, flowing west that would connect to a County maintained storm drain pipe such that drainage would not result in an increase in runoff that could result in on or off-site flooding. In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting process to ensure that the proposed Project would meet the stormwater control requirements. Therefore, the proposed Project would not increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site, and impacts would be less than significant.

f) Would the Project 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?

Less than Significant Impact. As detailed previously, most runoff generated by the proposed Project would be conveyed to a bioretention basin that would be developed on the northwest corner of the site. The basin would filter, retain, and slowly drain stormwater into the proposed storm drain system, which would flow west and connect to a County maintained storm drain pipe such that drainage would not result in an increase in runoff that could result in on or off-site flooding.

The proposed bioretention basin has been conceptually designed in accordance with applicable WQMP requirements to capture and treat the required stormwater runoff volume generated by the Project, including runoff from impervious surfaces. The Preliminary Drainage Study details that the proposed storm drain facilities have been sized adequately for a 100-year storm event (Appendix G). Thus, runoff from the Project site would not exceed the capacity of stormwater drainage systems.

In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting process to ensure that the proposed Project would not provide additional sources of polluted runoff. As listed previously in Section 18, implementation of a WQMP during the County's standard review and permitting process would result in less than significant impacts related to the stormwater drainage system and polluted runoff.

g) Would the Project impede or redirect flood flows?

No Impact. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel No. 06065C1445H, the Project site is not located within a Special Flood Hazard Area (SFHA) or other designated flood zone (Appendix G). The Project site is not subject to inundation from a 100-year flood event and does not contain floodways, floodplains, or other mapped flood conveyance features.

The proposed Project would not introduce structures or grading that would impede or redirect flood flows. Drainage improvements associated with the Project would be designed to convey stormwater runoff in a controlled manner consistent with existing drainage patterns. Therefore, the Project would not impede or redirect flood flows, and no impacts would occur.

h) Would the Project, in flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?

No Impact. As described above, the Project is not located within a flood zone. Therefore, the Project would not potentially risk the release of pollutants due to project inundation. The Project site is located over 36 miles east of the Pacific Ocean and separated by the Santa Ana Mountains. Therefore, the Project is not located within a tsunami zone and no impacts would occur. Similarly, a seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. There are no water bodies near enough to the Project site to pose a flood hazard to the site resulting from a seiche. The nearest body of water is Lake Perris, which is located approximately 5.5 miles north of the Project site. Therefore, no seiche impacts would occur.

i) Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than Significant Impact. As described previously, the Project would be required to have an approved SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution. For operations, the proposed Project would be required to implement source control BMPs to minimize the introduction of pollutants; and treatment control BMPs to treat runoff. With implementation of the operational source and treatment control BMPs that would be required by the County during the project permitting and approval process, potential

pollutants would be reduced to the maximum extent feasible, and implementation of the proposed Project would not obstruct implementation of a water quality control plan.

Also, as described previously, the Project site overlies the Perris South Groundwater Basin, which is located within the West San Jacinto Basin, and is managed through the West San Jacinto Groundwater Management Plan. The plan limits the allowable withdrawal of water from the basin by water purveyors. Additionally, the Project would not pump groundwater and water supplies would be provided by the EMWD. Thus, the proposed Project would not conflict with or obstruct a groundwater management plan, and impacts would be less than significant.

Plans, Programs, or Policies (PPPs)/Conditions of Approval:

PPP HYD-1: Comply with NPDES. Since this Project is one acre or more, the permit holder shall comply with all of the applicable requirements of the National Pollutant Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

PPP HYD-2: NPDES/SWPPP. Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of submitting a Notice of Intent (NOI), develop and implement a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.

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

Source(s): Riverside County General Plan Land Use Element, Circulation Element, Safety Element, Noise Element, Air Quality Element, Healthy Communities Element; Riverside County Ordinance No. 348 (Providing For Land Use Planning And Zoning Regulations And Related Functions).

a) Would the Project 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?

Less than Significant Impact. The Project site is currently vacant and undeveloped and is surrounded by rural residential properties and scattered single-family homes. The site is surrounded by roadways and large lot residential uses. The proposed Project would develop 157 residential dwelling units and associated infrastructure. The Project site has a Riverside County General Plan Land Use designation of Community Development: Low Density Residential (CD:LDR). The proposed Project would require a General Plan Amendment to Community Development: Medium Density Residential (CD:MDR), which is intended for single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. As shown in Table LU-1, the proposed Project would be consistent with applicable Riverside County General Plan Policies.

Table LU-1: General Plan Consistency

General Plan Policy	Project Consistency
Land Use Element	
LU 1.6 Coordinate with local agencies, such as LAFCO, service providers and utilities, to ensure adequate service provision for new development. (AI 4)	**Consistent.** The EMWD has provided a Will Serve Letter for the proposed Project and will provide water and sewer service to the Project site.
LU 1.8 As required by the Airport Land Use Law, submit certain proposed actions to the Riverside County Airport Land Use Commission for review. Such actions include proposed amendments to the General Plan, area plans, or specific plans, as well as proposed revisions to the zoning ordinance and building codes. (AI 4)	**Consistent**. The proposed Project was reviewed by the Riverside County Airport Land Use Commission (ALUC) on December 15, 2025, and was found to be consistent with the applicable Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport Influence Area.

General Plan Policy	Project Consistency
LU 5.1 Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, educational and day care centers transportation systems, and fire/police/medical services. (AI 3, 4, 32, 74)	**Consistent**. As discussed in Sections 30-34, *Public Services,* the Project would not exceed the ability to provide adequate supporting infrastructure and services. The Project Applicant shall pay all development fees pursuant to Ordinance No. 659.
LU 5.2 Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service. (AI 3, 4, 32, 74)	**Consistent.** The proposed Project has been reviewed in coordination with applicable service providers, including Eastern Municipal Water District and other utility agencies, and is supported by technical studies demonstrating adequate capacity to serve the Project. Implementation of the Project, including payment of applicable development impact fees and compliance with County standards, would ensure that infrastructure and public services are provided at acceptable levels of service and that growth does not exceed system capacities.
LU 5.3 Review all projects for consistency with individual urban water management plans (AI 3).	**Consistent**. As discussed above, EMWD will provide water service to the Project site. According to the UWMP, EMWD's projected water demand through 2045 is estimated at approximately 123,000 AFY. As discussed in Section 40, *Water*, the proposed Project would result in a water demand of 158.57 AFY. The Project's water demand is approximately 0.13 percent of EMWD's projected water demand through 2045. As such, the Project would be consistent with the UWMP.
LU 7.1 Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts. (AI 1, 3)	**Consistent**. As previously discussed, the proposed Project includes a General Plan Amendment to Community Development: Medium Density Residential (CD:MDR). As outlined in the Project Description, the proposed Project would be consistent with the applicable development standards for the Medium Density Residential designation.
LU 9.2 Require that development protect environmental resources by compliance with the Multipurpose Open Space Element of the General Plan and federal and state regulations such as CEQA, NEPA, the Clean Air Act, and the Clean Water Act. (AI 3, 10)	**Consistent**. As discussed throughout this IS/MND, the proposed Project would be consistent with CEQA and would not result in significant impacts to the environment.
LU 9.3 Incorporate open space, community greenbelt separators, and recreational amenities into Community Development areas in order to enhance recreational opportunities and community aesthetics, and improve the quality of life. (AI 9, 28)	**Consistent:** The Project incorporates on-site open space and a centrally located community park that provides both active and passive recreational opportunities for future residents. These features enhance neighborhood aesthetics, create green separation within the development, and contribute to an improved quality of life.

General Plan Policy	Project Consistency
LU 9.6 If any area is classified by the State Geologist as an area that contains mineral deposits and is of regional or statewide significance, and Riverside County either has designated that area in its general plan as having important minerals to be protected pursuant to subdivision (a) of Section 2761 of the Surface Mining and Reclamation Act, or has otherwise not yet acted pursuant to subdivision (a), then prior to permitting a use which would threaten the potential to extract minerals in that area, Riverside County shall prepare, in conjunction with its project CEQA documentation, a statement specifying its reason for permitting the proposed use, and shall forward a copy to the State Geologist and the State Mining and Geology Board for review.	**Consistent**. As discussed in Section 25, *Mineral Resources,* the Project site is located within Mineral Resource Zone 3, which indicates that information related to mineral deposits is unknown. Therefore, the Project would not impact known mineral deposits.
LU 10.1 Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities. (AI 3)	**Consistent**. As discussed in Sections 30-34, *Public Services,* the Project would have a less than significant effect on the ability of public services (fire services, sheriff services, schools, libraries, and health services) to provide adequate supporting infrastructure and services. The Project Applicant shall pay all development fees pursuant to Ordinance No. 659.
LU 11.2 Ensure adequate separation between pollution producing activities and sensitive emission receptors, such as hospitals, residences, child care centers and schools. (AI 3)	**Consistent**. The nearest sensitive receptor is a residence located approximately 56 feet west of the proposed Project boundary. As discussed in Section 6*, Air Quality,* emissions of criteria pollutants and diesel particulate matter from construction of the proposed Project would be below SCAQMD thresholds. Operation of the Project would not result in significant pollution producing activities.
LU 11.5 Ensure that all new developments reduce Greenhouse Gas emissions as prescribed in the Air Quality Element and Climate Action Plan.	**Consistent**. As described in Section 20, *Greenhouse Gas Emissions,* Project GHG emissions would be less than SCAQMD's Tier 3 threshold and Riverside CAP threshold of 3,000 $MTCO_2e$. Since the Project's GHG emissions would not exceed the Riverside CAP threshold, the Project is considered consistent with the Riverside CAP.
LU 18.1 Ensure compliance with Riverside County's water-efficient landscape policies. Ensure that projects seeking discretionary permits and/or approvals develop and implement landscaping plans prepared in accordance with the Water-Efficient Landscape Ordinance (Ordinance No. 859), the County of Riverside Guide to California Friendly Landscaping and Riverside County's California Friendly Plant List. Ensure that irrigation	**Consistent**. As shown in Figure 3-7, *Landscaping Plan,* the proposed Project would provide drought-tolerant, water-efficient landscaping throughout the Project site and in the public right-of-way.

General Plan Policy	Project Consistency
plans for all new development incorporate weather-based controllers and utilize state-of-the-art water-efficient irrigation components.	
LU 28.1 Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.	**Consistent**. The Project proposes residential development on a site designated for residential uses under the General Plan and applicable Area Plan land use maps. The proposed single-family residential units are generally consistent with the planned land use designations and would support the County's housing goals.
LU 28.3 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed residential land use. (AI 3)	**Consistent**. The EMWD has provided a Will Serve Letter for the proposed Project and would provide water and sewer service to the Project site upon development of the Project. As discussed in the Utilities section, the EMWD would have sufficient water supplies, ample wastewater treatment plant capacity, and adequate planned infrastructure to serve the Project site. Additionally, as further discussed in the Transportation section, the proposed Project would not result in adverse impacts on the County's level of service requirements and would be within the capacity of the existing circulation system.
LU 28.6 Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting agricultural, roadway, commercial, and industrial uses. (AI 3)	**Consistent**. The Project incorporates perimeter setbacks, parkway landscaping, and slope transitions along Mapes Road and Tradewinds Drive to provide buffering between residential lots and adjacent roadways and surrounding rural uses. These design features, including landscaped frontage areas and setback zones, help reduce visual, noise, and compatibility impacts to the extent feasible.
LU 28.8 Establish activity centers within or near residential neighborhoods that contain services such as child or adult-care, recreations, public meeting rooms, convenience commercial uses, or similar facilities.	**Consistent**. The Project incorporates building setbacks, internal circulation, and landscaped buffer areas to separate residential units from adjacent roadway and surrounding land uses. These design features would minimize potential land use conflicts and provide appropriate buffering consistent with Policy LU 28.6.
LU 28.10 Require that residential units/projects be designed to consider their surroundings and visually enhance, not degrade, the character of the immediate area. (AI 3)	**Consistent**. The proposed Project would change the scenic quality of the site from undeveloped to a development with 157 residential dwelling units, a basin, and a community park. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and driveways. The Project site is surrounded by large lot residential uses. The proposed Project would install landscaping on-site. Areas adjacent to the Project site would be

General Plan Policy	Project Consistency
	landscaped with trees and a variety of shrubs and ground covers. The layering of landscaping would provide visual depth and distance between the roadway and residential community. Thus, the Project would visually enhance the character of the site and the surrounding area.
Circulation Element	
C 2.1 The following minimum target levels of service have been designated for the review of development proposals in the unincorporated areas of Riverside County with respect to transportation impacts on roadways designated in the Riverside County Circulation Plan (Figure C-1) which are currently County maintained, or are intended to be accepted into the County maintained roadway system: LOS C shall apply to all development proposals in any area of the Riverside County not located within the boundaries of an Area Plan, as well those areas located within the following Area Plans: & Level of Service A qualitative measure describing the efficiency of traffic flow. Level of Service designations are used to describe the operating characteristics of the street system in terms of level of congestion or delay experienced by traffic. County of Riverside General Plan July 7, 2020 C-7 REMAP, Eastern Coachella Valley, Desert Center, Palo Verde Valley, and those non-Community Development areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Harvest Valley/ Winchester Area Plans. LOS D shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Harvest Valley/ Winchester Area Plans. LOS E may be allowed by the Board of Supervisors within designated areas where transit-oriented development and walkable communities are proposed.	**Consistent.** The Project is located within the Harvest Valley/Winchester Area Plan, where a minimum Level of Service (LOS) D standard applies; however, the Traffic Impact Analysis evaluates operations consistent with Riverside County Transportation Analysis Guidelines and the Circulation Element standards. The analysis indicates that study intersections are anticipated to operate at acceptable LOS conditions under Project Completion scenarios, and where future cumulative deficiencies may occur, improvements such as signalization are identified to maintain acceptable operations.

General Plan Policy	Project Consistency
Notwithstanding the forgoing minimum LOS targets, the Board of Supervisors may, on occasion by virtue of their discretionary powers, approve a project that fails to meet these LOS targets in order to balance congestion management considerations in relation to benefits, environmental impacts and costs, provided an Environmental Impact Report, or equivalent, has been completed to fully evaluate the impacts of such approval. Any such approval must incorporate all feasible mitigation measures, make specific findings to support the decision, and adopt a statement of overriding considerations. (AI 3)	
C 2.2 Require that new development prepare a traffic impact analysis as warranted by the Riverside County Traffic Impact Analysis Preparation Guidelines or as approved by the Director of Transportation. Apply level of service targets to new development per the Riverside County Traffic Impact Analysis Preparation Guidelines to evaluate traffic impacts and identify appropriate mitigation measures for new development. (AI 3)	
C 2.3 Traffic studies prepared for development entitlements (tracts, public use permits, conditional use permits, etc.) shall identify project related traffic impacts and determine the significance of such impacts in compliance with CEQA and the Riverside County Congestion Management Program Requirements. (AI 3)	
C 2.4 The direct project related traffic impacts of new development proposals shall be mitigated via conditions of approval requiring the construction of any improvements identified as necessary to meet level of service targets.	
C 2.5 The cumulative and indirect traffic impacts of development may be mitigated through the payment of various impact mitigation fees such as County of Riverside Development Impact Fees, Road and Bridge Benefit District Fees, and Transportation Uniform Mitigation Fees to the extent that these programs provide funding for the improvement of facilities impacted by development.	
C 3.6 Require private developers to be primarily responsible for the improvement of streets and highways that serve as access to developing commercial, industrial, and residential areas. These may include road construction or widening, installation of turning lanes and traffic signals, and	

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the improvement of any drainage facility or other auxiliary facility necessary for the safe and efficient movement of traffic or the protection of road facilities.	
C 5.2 Encourage the use of drought-tolerant native plants and the use of recycled water for roadway landscaping.	**Consistent**. As shown on Figure 3-7, *Landscaping Plan,* the Project would install landscaping, including native plants, within the public right-of-way.
Safety Element	
S 1.1 Mitigate hazard impacts through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified.	**Consistent**. The proposed Project would be consistent with the requirements set forth by the 2025 CBC, as verified through the plan check process.
S 2.2 Request geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landslides, or settlement, for any building proposed for human occupancy and any structure whose damage would cause harm, except for accessory structures/buildings, as determined by County officials. Any studies or surveys should be prepared/completed by a state-licensed professional. (AI 81)	**Consistent**. As discussed previously, a Preliminary Geotechnical Evaluation was conducted for the proposed Project and is included as Appendix D. As demonstrated by the investigation, the proposed Project would not result in significant impacts related to geologic hazards.
S 2.3 Require that a state-licensed professional investigate the potential for liquefaction in areas designated as underlain by "Susceptible Sediments" and "Shallow Groundwater" for all proposed critical facilities, except for accessory buildings. Any studies must be prepared/completed by a state-licensed professional.	**Consistent**. A Preliminary Geotechnical Evaluation was conducted for the proposed Project and is included as Appendix D. As discussed in the Preliminary Geotechnical Evaluation, based on the documented soil density, compaction history, and absence of shallow groundwater, the site is suitable for the proposed development from a geotechnical standpoint; these site conditions are generally not conducive to liquefaction
S 2.4 Request that engineered slopes be designed to resist seismically-induced failure as appropriate. For lower-risk projects, this may include requiring slope design to be based on pseudo-static stability analyses using soil engineering parameters that are established on a site-specific basis. For higher-risk projects, appropriate standards may include requiring the stability analyses to factor in the intensity of expected ground-shaking, using a Newmark-type deformation analysis or other analyses as appropriate.	**Consistent**. The Project would not create any slopes based on the recommendations contained in the Preliminary Geotechnical Evaluation.
S 2.5 Request that cut-and-fill transition lots appropriately mitigate the potential of seismically-induced differential settlement, including through using over-excavation or other techniques as required by geotechnical, soils, and grading requirements.	**Consistent**. The proposed Project would be constructed and graded in compliance with the requirements set forth in the 2022 California Building Code and the Project-specific recommendations included in the Geotechnical Investigation.

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S 2.6 Request structures in liquefaction and slope instability hazard zones to mitigate the potential of seismically-induced differential settlement through appropriate techniques as determined by geotechnical studies, including a 100-percent maximum variation of fill depths as warranted.	**Consistent**. The Geotechnical Lotting Study Plan Review and Preliminary Grading and Foundation Design Recommendations indicated that previous grading activities resulted in compacted fills, with minimum compaction levels of at least 90 percent relative compaction. In addition, the geotechnical evaluation did not identify shallow groundwater conditions at the site. Based on the documented soil density, compaction history, and absence of shallow groundwater, the site is suitable for the proposed development from a geotechnical standpoint and these site conditions are generally not conducive to liquefaction. Therefore, impacts related to liquefaction and landslides would not occur from implementation of the proposed Project.
S 2.8 Request the following in landslide potential hazard management zones, or when deemed necessary for compliance with the California Environmental Quality Act (CEQA), prior to the issuance of development permits or approval of project designs: (AI 104) a) Preliminary geotechnical and geologic investigations, including certification regarding the stability of the site against adverse effects of earthquake and subsidence. b) Evaluations of site stability, including any possible impact on adjacent properties. c) Consultant reports, investigations, and design recommendations required for grading permits, building permits, and subdivision applications, shall be prepared by state-licensed professionals.	**Consistent**. The Project site slopes moderately to the west. The Preliminary Geotechnical Evaluation described that research and field observations do not indicate the presence of landslides on the site or in the immediate vicinity. Furthermore, the Project area is not identified as an area having a risk of landslides on Harvest Valley/Winchester Area Plan Figure 15, *Slope Instability*. Therefore, impacts related to landslides would not occur from implementation of the proposed Project.
S 2.9 Require new development in areas prone to geologic hazards (e.g., landslides, steep topography, slope instability) to be adequately mitigated against these hazards, as feasible. Any development in hillside areas should prepare drainage plans to direct runoff and drainage away from potentially unstable slopes. New developments should incorporate hillside design techniques and features to mitigate and support slope stability. (AI 102)	
S 2.10 Identify and request mitigation of on-site slope instability, debris flow, and erosion hazards on lots undergoing substantial improvements, particularly during the entitlement or permitting process.	**Consistent**. As described above, the Project area is not identified as an area having a risk of landslides. As described in Section 18, *Soils*, existing RWQCB and County regulations require the Project to implement a project-specific SWPPP during construction activities, included as PPP

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	HYD-2, that would implement erosion control BMPs, such as silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. to reduce the potential for siltation or erosion. In addition, the Project is required to implement a WQMP that would provide operational BMPs to ensure that operation of the proposed residential development would not result in erosion or siltation.
S 2.15 Request geotechnical studies within documented subsidence zones, as well as zones that may be susceptible to subsidence, prior to the issuance of development permits. Within the documented subsidence zones of the Coachella, San Jacinto, and Elsinore Valleys, the studies should address the potential for reactivation of these zones, consider the potential impact on the project, and provide adequate and acceptable mitigation measures.	**Consistent**. The Project site is not located within a mapped subsidence hazard zone, as indicated by review of available Riverside County GIS data and regional geologic information. The Preliminary Geotechnical Evaluation indicates that site soils consist of engineered fill over dense to very dense alluvial materials and did not identify geologic conditions associated with subsidence hazards. Also, groundwater extraction is managed by groundwater management plans, which limits the allowable withdrawal of water and potential of subsidence.
S 2.18 Request studies that assess the potential of this hazard on proposed development within "High" and "Very High" wind erosion hazard zones and request appropriate mitigation to wind erosion hazards prior to the issuance of development permits. **S 2.19** Request a disclosure about wind erosion susceptibility on property title for those properties located within "High" and "Very High" wind erosion hazard zones, in connection with entitlement requests. (AI 92) **S 2.20** Request buildings to be designed to resist wind loads as appropriate for their form and location.	**Consistent**. As discussed in Section 19, *Wind Erosion*, the Project site is not located within a high wind erosion susceptibility area. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads that are covered by the CBC. The proposed Project would be developed in compliance with CBC regulations (included as PPP GEO-1), which would be verified by the County Department of Building and Safety prior to approval of building permits. Therefore, the Project would not result in impacts related to wind erosion.
S 3.1 All residential, commercial, and industrial structures should be flood-proofed, to the maximum extent possible and as required by law, from the mapped 100-year storm flow, or to an appropriate level determined by site-specific hydrological studies for areas not mapped by the Federal Emergency Management Agency. This may require that the finished floor elevation be constructed at such a height as to meet this requirement. Nonresidential (commercial or industrial) structures may be allowed with a "flood-proofed" finished floor below the Base Flood Elevation (i.e., 100-year flood surface) to the extent permitted by state, federal, and local regulations. New critical facilities should be constructed above-	**Consistent**. The proposed Project would install a bioretention basin on-site that would retain and convey storm flows to the off-site drainage system. The bioretention basin has been sized to accommodate the anticipated flows, and would control drainage, such that it would not exceed the capacity of the stormwater drainage system. The Preliminary Drainage Study (Appendix G) details that the proposed storm drain facilities have been sized adequately for a 100-year storm event.

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grade to the satisfaction of the Building Official, based on federal, state, or other reliable hydrologic studies. Residential, commercial, and industrial structures shall meet these standards as a condition of approval. (AI 25, 59, 60, 88)	
S 3.6 All projects in unincorporated Riverside County should address and mitigate where applicable, adverse impacts to the carrying capacity of local and regional storm drain systems.	
S 3.14 Development using, storing, or otherwise involved with substantial quantities of on-site hazardous materials should not be permitted within a 100-year floodplain or dam inundation zone, unless all standards for evaluation, anchoring, and flood-proofing have been satisfied. Hazardous materials should be stored in watertight containers, not capable of floating, to the extent required by state and federal laws and regulations. Facilities storing substantial quantities of hazardous materials within inundation zones should be adequately flood-proofed and hazardous materials containers shall be anchored and secured to prevent flotation and contamination. (AI 25)	**Consistent**. According to the FEMA FIRM map (06065C1370G), the Project site is not located within a flood hazard area (Appendix G). According to Riverside County General Plan Figure 5, *Dam Hazard Inundation*, the Project site is not located within a dam inundation zone. Therefore, the Project would not use, store, or otherwise involve substantial quantities of hazardous materials within a 100-year floodplain or dam inundation zone.
S 4.1 All development and construction within Fire Hazard Severity Zones shall be reviewed by the Riverside County Fire Department and Building and Safety Department for consistency with the following requirements before the issuance of any building permits: (AI 25, 81.1, 81.2, 104.1) a) All proposed development and construction shall meet minimum state, county, and local standards and other legal requirements for fire safety, as defined in the Riverside County Building or Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency, based on building type, design, occupancy, and use. b) In addition to the standards and guidelines of the California Building Code, California Fire Code, Riverside County Ordinances, Title 14 of the California Code of Regulations, and other appropriate fire safety provisions, developments shall incorporate additional standards for high-risk, high-occupancy, and dependent facilities where appropriate under the Riverside County Fire Code (Ordinance No. 787) Ordinance. These shall include	**Consistent**. The County of Riverside GIS database and Riverside County General Plan Safety Element Figure 6 show that the Project site is within a Moderate to Very High Fire Hazard Severity Zone (FHSZ). The Project site is located in a Local Responsibility Area (LRA) as designated by CAL FIRE (CAL FIRE 2026). Within the LRA, local fire agencies are responsible for fire prevention and suppression, which in this area is provided by the Riverside County Fire Department. The County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters. The Project would be required to meet the specific standards and regulations outlined by the California Fire Code Chapter 47 and the Riverside County Ordinance No. 787, included as PPP WF-1, which would be verified during the County's permitting process. Access to the proposed Project would be provided via two proposed driveways from Tradewinds Drive and Palomar Road. Both driveways would provide ingress and egress for automobiles.

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assurance that structural and nonstructural architectural elements of the building will not impede emergency egress for fire safety staffing/personnel, equipment, and apparatus; nor hinder evacuation from fire, including potential blockage of stairways or fire doors. c) Proposed development and construction in Fire Hazard Severity Zones shall provide secondary public access, in accordance with Riverside County ordinances, where required. There shall be multiple points of ingress and egress that allow for emergency response vehicle access. Points of access shall also include visible street addresses and signs and sufficient water supplies, infrastructure for structural fire suppression, and other applicable local and state requirements. d) Proposed development and construction in Fire Hazard Severity Zones shall use single loaded roads to enhance fuel modification areas, unless otherwise determined by the Riverside County Fire Chief. e) Proposed development and construction in Fire Hazard Severity Zones shall provide a defensible space or fuel modification zones to be located, designed, constructed, and maintained to provide adequate defensibility from wildfires. f) Prior to the approval of all parcel maps and tentative maps, the County shall require, as a condition of approval and as feasible and appropriate, the developer meet or exceed the State Responsibility Area Fire Safe Regulations and the Fire Hazard Reduction Around Buildings and Structures Regulations, particularly those regarding road standards for ingress, egress, and fire equipment access (see Gov. Code, Section 66474.02.) g) Proposed development and construction of more than four residential units or more than 10,000 square feet of nonresidential space located in Very High Fire Hazard Severity Zones, or other appropriate zones as determined by the Riverside County Fire Department, shall submit and implement a fire protection	

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plan as feasible and appropriate. This plan shall include provisions for roadways and access, firefighting infrastructure, signage, vegetation management, construction materials, and evacuations.	
S 4.2 Require continued long-term operation and maintenance of fuel breaks, brush management, controlled burning, revegetation, and fire roads by Riverside County and private landowners. (AI 25)	
S 4.3 Monitor fire-prevention measures (e.g., fuel reduction) through a site-specific fire-prevention plan to reduce long-term fire risks in Very High Fire Hazard Severity Zones. (AI 25, 88)	
S 4.4 Discourage development and activities in areas with limited water and access roads, unless adequate measures are implemented. (AI 60)	**Consistent.** The Project is located in an area served by existing roadway corridors and would construct internal streets and frontage improvements along Mapes Road and Tradewinds Drive to ensure adequate access. In addition, the Project would connect to existing water infrastructure and incorporate drainage and stormwater facilities, ensuring adequate services and access consistent with this policy.
S 4.5 Require proposed development in High or Very High Fire Hazard Severity Zones be located where fire and emergency services are available or will be constructed as part of the proposed development activities, to the extent such locations are available. These services should meet the minimum response times as established by the Riverside County Fire Department. (AI 60, 61)	**Consistent**. The County of Riverside GIS database and the Riverside County General Plan Safety Element Figure 6 show that the Project site is within a Moderate to Very High FHSZ. The Project site is located in a Local Responsibility Area (LRA) as designated by the CAL FIRE (CAL FIRE, 2026). Within the LRA, local fire agencies are responsible for fire prevention and suppression, which in this area is provided by the Riverside County Fire Department. The County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters. The Project site and Project vicinity are currently served by Riverside County Fire Department Station 54, located at 25730 Sultanas Road, 3.2 miles from the Project site.
S 4.6 Request that conceptual landscaping plans for development in Fire Hazard Severity Zones be reviewed by TLMA and Fire Department prior to the issuance of development permits. The conceptual landscaping plan of the proposed development should, at a minimum, include: (AI 25) a) Plant palette suitable for high fire hazard areas to reduce the risk of fire hazards. b) Retention of existing natural vegetation to the maximum extent feasible.	**Consistent**. The Fire Department would review the development plans as part of the permitting procedures to ensure the conceptual landscaping plans comply with the requirements of applicable ordinances, including but not limited to Ordinance 859.3, Ordinance 348, and Ordinance 461.

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c) Removal of on-site combustible plants.	
S 4.7 Site design for development in Fire Hazard Severity Zones should be required to account for topographical conditions and reduce the increased risk for sites located near ridgelines, plateau escarpments, saddles, hillsides, peaks, or other areas where the terrain or topography affect its susceptibility to wildfires by: (AI 60, 81.2, 91) a) Providing fuel modification zones with removal of combustible vegetation while minimizing visual impacts and limiting soil erosion. b) Replacing combustible vegetation with fire resistant vegetation to stabilize slopes. c) Submitting topographic map with site-specific slope analysis. d) Submitting erosion and sedimentation control plans. e) Providing a setback from the edge of the fuel modification zones as deemed appropriate by the Fire Department. f) Minimizing disturbance of 25 percent or greater natural slopes. g) Or enacting other efforts as appropriate to provide comparable protection.	**Consistent**. According to the County of Riverside GIS database and CAL FIRE's FHSZ mapping, the Project site is within a Moderate to Very High FHSZ in a LRA. The Project site slopes moderately down to the west. The site does not contain steep slopes and is not adjacent to any steep slopes. There is no indication of landslides, slumps, rock fall hazard, debris flow or slope instability surrounding the Project site. In addition, the Project would be required to meet the specific standards and regulations outlined by California Fire Code Chapter 47 and Riverside County Ordinance No. 787, included as PPP WF-1, which would be verified during the County's permitting process.
S 4.10 Establish neighborhood and building design standards that minimize fire hazards in high fire hazard severity zones, as feasible.	**Consistent**. The Project would be required to meet the specific standards and regulations outlined by the California Fire Code Chapter 47 and Riverside County Ordinance No. 787, included as PPP WF-1, which would be verified during the County's permitting process.
S 5.2 Review all proposed development projects that manufacture, use, or transport hazardous materials for compliance with the CHWMP. Such projects shall provide a buffer zone, to be determined by the County, between the installation and property boundaries sufficient to protect public safety.	**Consistent**. Construction activities for the proposed Project would involve routine transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and calking. These types of hazardous materials routinely used during construction are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by existing State and federal laws that the Project is required to strictly adhere to. Additionally, the Project would implement construction BMPs (through implementation of a required SWPPP implemented by County conditions of approval and included as PPP HYD-1) to prevent a hazardous materials release and to promptly contain and clean up any
S 5.3 Require that applications for discretionary development projects that will generate hazardous wastes or use hazardous materials include detailed information on hazardous waste reduction, recycling, and storage.	
S 5.5 Regulate the storage of hazardous materials and wastes and require secondary containment and periodic examination for all such materials as necessary.	

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S 5.6 Require that any business that handles a hazardous material prepare a plan for emergency response to a release or threatened release of a hazardous material, including providing updated information to emergency responders on the type and quantity of hazardous materials kept on-site.	spills, which would minimize the potential for harmful exposures. Operation of the proposed residential community includes use of limited solvents, cleaning agents, paints, pesticides, batteries, fertilizers, and aerosol cans. These types of hazardous materials are not acutely hazardous and regulated by existing laws that have been implemented to reduce risks related to the use of these substances. Therefore, impacts related to hazardous materials would not be significant.
S 5.8 Ensure that the use and disposal of hazardous materials in the County complies with local, state, and federal safety standards.	
S 7.9 Encourage new developments and existing property owners to incorporate sustainable, energy efficient, and environmentally regenerative features into their facilities, landscapes, and structures to reduce energy demands and improve on-site resilience. Support financing efforts to increase community access to these features. (AI 88, 153)	**Consistent**. The California Title 24 Building Energy Efficiency Standards are designed to ensure new and existing buildings achieve energy efficiency and preserve outdoor and indoor environmental quality. These measures (Title 24, Part 6) are listed in the California Code of Regulations. As required by County Ordinance No. 457, prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project would be in compliance with 2025 Title 24 requirements. Therefore, the Project would incorporate energy efficiency measures as required by 2025 Title 24 requirements.
Noise Element	
N 1.1 Protect noise-sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas. If the noise-producing land use cannot be relocated, then noise buffers such as setbacks, landscaping, or block walls shall be used. (AI 107)	**Consistent**. As discussed further in Section 27*, Noise Effects by the Project,* a Noise and Vibration Impact Analysis, included as Appendix H, was prepared for the proposed Project. The Noise Impact Analysis analyzed noise levels associated with construction and operation of the proposed Project in relation to the County's applicable noise regulations. Construction activities associated with site grading, infrastructure installation, and off-site roadway improvements would generate temporary noise at nearby residences; however, predicted daytime construction noise levels at the closest off-site homes would remain below the Federal Transit Administration's 80 dBA Leq significance threshold for residential receptors. The nearest sensitive receptors are single-family residences located approximately 25 feet from roadway improvement areas and 56 feet from the Project site boundary, and while short-term noise increases would occur, impacts would be temporary and limited to daytime construction hours. Implementation of standard
N 1.3 Consider the following uses noise-sensitive and discourage these uses in areas in excess of 65 CNEL: schools, hospitals, rest homes, long term care facilities, mental care facilities, residential uses, libraries, passive recreation uses, places of worship. According to the State of California Office of Planning and Research General Plan Guidelines, an acoustical study may be required in cases where these noise-sensitive land uses are located in an area of 60 CNEL or greater. Any land use that is exposed to levels higher than 65 CNEL will require noise attenuation measures.	
N 1.4 Determine if existing land uses will present noise compatibility issues with proposed projects by undertaking site surveys. (AI 106, 109)	
N 1.5 Prevent and mitigate the adverse impacts of excessive noise exposure on the residents,	

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employees, visitors, and noise-sensitive uses of Riverside County. (AI 105, 106, 108)	construction practices, including properly maintained equipment and compliance with County construction hour restrictions, would ensure construction noise remains within applicable standards. Operational noise in the Project vicinity is dominated by roadway traffic along Mapes Road and nearby local streets. Existing ambient noise measurements in the area range from approximately 53 to 65 dBA Leq, reflecting typical roadway-related noise conditions. Traffic noise modeling indicates that future noise levels associated with project-generated traffic would remain below the County's 70-dBA land use compatibility noise level for residential uses, and Project-related increases in roadway noise (0.6 to 11.5 dBA) would not exceed the applicable increase thresholds identified in the Noise and Vibration Impact Analysis. In addition, compliance with CBC standards would ensure acceptable interior noise levels for future residents. Because operational noise levels would remain within applicable thresholds and would not substantially increase ambient conditions, operational noise impacts would be less than significant.
N 1.7 Require proposed land uses, affected by unacceptably high noise levels, to have an acoustical specialist prepare a study of the noise problems and recommend structural and site design features that will adequately mitigate the noise problem. (AI 106, 107)	
N 2.2 Require a qualified acoustical specialist to prepare acoustical studies for proposed noise sensitive projects within noise impacted areas to mitigate existing noise. (AI 105, 107)	
N 2.3 Mitigate exterior and interior noises to the levels listed in Table N-2 below to the extent feasible, for stationary source: Interior Standards between 7am and 10pm to 55 Leq and from 10pm to 7am to 40 Leq; Exterior Standards between 7am and 10pm to 65 Leq and from 10pm to 7am to 45 Leq. (AI 105)	
N 4.1 Prohibit facility-related noise received by any sensitive use from exceeding the following worst case noise levels: a. 45 dBA-10-minutes Leq between 10:00 p.m. and 7:00 a.m. b. 65 dBA-10-minutes Leq between 7:00 a.m. and 10:00 p.m. (AI 105)	
N 4.2 Develop measures to control non-transportation noise impacts. (AI 105)	
N 4.3 Ensure any use determined to be a potential generator of significant stationary noise impacts be properly analyzed and ensure that the recommended mitigation measures are implemented. (AI 105, 106, 109)	
N 4.4 Require that detailed and independent acoustical studies be conducted for any new or renovated land uses or structures determined to be potential major stationary noise sources. (AI 105)	
N 4.5 Encourage major stationary noise-generating sources throughout the County of Riverside to install additional noise buffering or reduction mechanisms within their facilities to reduce noise generation levels to the lowest extent practicable prior to the renewal of conditional use permits or business licenses or prior to the approval and/or issuance of new conditional use permits for said facilities. (AI 105, 107)	
N 4.7 Evaluate noise producers for the possibility of pure-tone producing noises. Mitigate any pure	

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tones that may be emitted from a noise source. (AI 106, 107)	
N 7.1 New land use development within Airport Influence Areas shall comply with airport land use noise compatibility criteria contained in the corresponding airport land use compatibility plan for the area. Each Area Plan affected by a public-use airport includes one or more Airport Influence Areas, one for each airport. The applicable noise compatibility criteria are fully set forth in Appendix I-1and summarized in the Policy Area section of the affected Area Plan.	
N 7.2 Adhere to applicable noise compatibility criteria when making decisions regarding land uses adjacent to airports. Refer to the Airports section of the Land Use Element (Page LU-32) and the Airport Influence Area sections of the corresponding Area Plans.	
N 7.4 Check each development proposal to determine if it is located within an airport noise impact area as depicted in the applicable Area Plan's Policy Area section regarding Airport Influence Areas. Development proposals within a noise impact area shall comply with applicable airport land use noise compatibility criteria.	
N 12.1 Utilize natural barriers such as hills, berms, boulders, and dense vegetation to assist in noise reduction. (AI 108)	
N 12.2 Utilize dense landscaping to effectively reduce noise. However, when there is a long initial period where the immaturity of new landscaping makes this approach only marginally effective, utilize a large number of highly dense species planted in a fairly mature state, at close intervals, in conjunction with earthen berms, setbacks, or block walls. (AI 108)	
N 13.1 Minimize the impacts of construction noise on adjacent uses within acceptable practices. (AI 105, 108)	
N 13.2 Ensure that construction activities are regulated to establish hours of operation in order to prevent and/or mitigate the generation of excessive or adverse noise impacts on surrounding areas. (AI 105, 108)	
N 13.3 Condition subdivision approval adjacent to developed/occupied noise-sensitive land uses (see policy N 1.3) by requiring the developer to submit a construction-related noise mitigation plan to the County for review and approval prior to issuance of a grading permit. The plan must depict the location	

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of construction equipment and how the noise from this equipment will be mitigated during construction of this project, through the use of such methods as: a. Temporary noise attenuation fences; b. Preferential location of equipment; and c. Use of current noise suppression technology and equipment. (AI 107)	
N 13.4 Require that all construction equipment utilizes noise reduction features (e.g. mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer. (AI 105, 108)	
N 14.1 Enforce the California Building Standards that sets standards for building construction to mitigate interior noise levels to the tolerable 45 CNEL limit. These standards are utilized in conjunction with the Uniform Building Code by the County's Building Department to ensure that noise protection is provided to the public. Some design features may include extra-dense insulation, double-paned windows, and dense construction materials.	
N 14.2 Continue to develop effective strategies and mitigation measures for the abatement of noise hazards reflecting effective site design approaches and state-of-the-art building technologies. (AI 108)	
N 14.3 Incorporate acoustic site planning into the design of new development, particularly large scale, mixed-use, or master planned development, through measures which may include: • Separation of noise-sensitive buildings from noise generating sources. • Use of natural topography and intervening structure to shield noise-sensitive land uses. • Adequate sound proofing within the receiving structure. (AI 106)	
N 14.4 Consider and, when necessary, to lower noise to acceptable limits, require noise barriers and landscaped berms. (AI 108)	
N 14.9 Mitigate 600 square feet of exterior space to 65 dB CNEL when new development is proposed on residential parcels of 1 acre or greater.	
N 16.1 Restrict the placement of sensitive land uses in proximity to vibration-producing land uses. (AI 105)	
N 16.2 Consider the following land uses sensitive to vibration: hospitals, residential areas, concert	

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halls, libraries, sensitive research operations, schools, and offices	
Air Quality Element	
AQ 4.1 Require the use of all feasible building materials/methods which reduce emissions.	**Consistent**. The proposed Project would utilize standard building materials for construction. As shown in Section 6, *Air Quality,* the Project's construction air quality emissions would be less than applicable SCAQMD thresholds. Furthermore, the Project would comply with SCAQMD Rules 402, 403, and 1113, included as PPP AQ-1 through PPP AQ-3.
AQ 4.2 Require the use of all feasible efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces, and boiler units.	**Consistent**. The proposed Project would comply with current CALGreen requirements for building energy efficiency.
AQ 4.7 To the greatest extent possible, require every project to mitigate any of its anticipated emissions which exceed allowable emissions as established by the SCAQMD, MDAQMD, SCAB, the Environmental Protection Agency and the California Air Resources Board	**Consistent**. As shown in Section 6, *Air Quality,* the Project's construction and operational air quality emissions would be less than applicable SCAQMD thresholds and impacts would be less than significant. Furthermore, the Project would comply with SCAQMD Rules 402, 403, and 1113, included as PPP AQ-1 through PPP AQ-3.
Healthy Communities Element	
HC 9.4 Improve safety and the perception of safety by requiring adequate lighting, street visibility, and defensible space.	**Consistent**. The Project would include outdoor lighting throughout the site and would include setbacks along all property lines.
HC 14.2 When feasible, avoid locating new sources of air pollution near homes and other sensitive receptors.	**Consistent**. As shown in Section 6, *Air Quality,* the Project's construction and operational air quality emissions would be less than applicable SCAQMD thresholds and impacts would be less than significant. Furthermore, the Project would comply with SCAQMD Rules 402, 403, and 1113, included as PPP AQ-1 through PPP AQ-3.
HC 14.3 When feasible incorporate design features into projects, including flood control and water quality basins, to minimize the harborage of vectors such as mosquitoes.	**Consistent**. As discussed in Section 23, *Water Quality Impacts,* the proposed Project would include landscaping to infiltrate stormwater and a bioretention basin to treat stormwater on-site. As such, the Project would minimize areas that would contribute to the harborage of vectors such as mosquitos.
HC 16.12 Plan and implement complete streets which include sidewalks, greenbelts, and trails to facilitate use by pedestrians and bicyclists where such facilities are well separated from parallel or cross through traffic to ensure pedestrian and cyclist safety and rehabilitate/expand existing to achieve same or similar design features.	**Consistent.** The Project includes frontage improvements and internal street design consistent with complete streets principles, including sidewalks, parkway landscaping, and pedestrian pathways that enhance walkability and neighborhood connectivity. Sidewalks and landscaped parkways along Mapes Road, Tradewinds Drive, and the proposed interior

General Plan Policy	Project Consistency
	streets provide separation between pedestrians and vehicle travel lanes, improving safety and usability. The inclusion of pedestrian infrastructure, landscaped buffers, and traffic-calming residential street design supports safe pedestrian circulation and is compatible with future bicycle connectivity along surrounding roadways. These improvements contribute to a safer, more walkable streetscape and are consistent with the intent of providing complete streets features in unincorporated Riverside County.
HC 16.16 Apply pollution control measures such as landscaping, vegetation, and green zones (in cooperation with the SCAQMD) and other materials, which trap particulate matter or control air pollution.	**Consistent**. The Project would include landscaping throughout the Project site and within the public right-of-way.

The proposed Project would develop 157 single-family residential lots and associated roadway, drainage, and infrastructure improvements consistent with the density and residential character envisioned under the MDR designation and R-4 zoning district. Therefore, with approval of the requested General Plan amendment and zone change, the Project would be consistent with the applicable land use designations and zoning regulations, and implementation of the Project would not conflict with a land use plan or policy adopted for the purpose of avoiding or mitigating an environmental effect. Impacts would be less than significant.

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

No Impact. The Project site is currently vacant and undeveloped and is surrounded by rural residential properties and scattered single-family homes. As described previously, the Project would require a zone change to Planned Residential (R-4) and a General Plan Amendment to Community Development: Medium Density Residential (CD:MDR). The proposed residential subdivision would be consistent with the surrounding residential land use pattern and planned growth for the area.

The Project includes internal residential streets and frontage improvements along Mapes Road and Tradewinds Drive but would not introduce barriers or infrastructure that would divide existing neighborhoods. The Project would not alter neighborhood connectivity or disrupt the physical arrangement of the established community. Therefore, implementation of the Project would not divide or disrupt an established community, and no impact would occur.

Plans, Programs, or Policies (PPPs)/Conditions of Approval: None.

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
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 Resource Zones*.

a) Would the Project result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

No Impact. The Riverside County General Plan Figure OS-6, *Mineral Resource Zones*, identifies the Project site and vicinity as within MRZ-3 Mineral Resource Zone, which indicates that information related to mineral deposits is unknown. No mining activities occur within the Project site or within the surrounding Project vicinity. Thus, impacts related to the loss of availability of a known mineral resource that would be of value to the region, or the residents of the state, would not occur from implementation of the proposed Project.

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

No Impact. The Riverside County General Plan Figure OS-6, *Mineral Resource Zones*, identifies the Project site as within Mineral Resource Zone 3 (MRZ-3), which indicates that information related to mineral deposits is unknown. Thus, impacts related to the loss of availability of a mineral resource recovery site delineated on a land use plan would not occur from implementation of the proposed Project.

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

No Impact. There are no existing surface mines in the vicinity of the Project site. Thus, impacts related to incompatible land uses in mine areas, and impacts related to exposure to hazards from quarries or mines would not occur from implementation of the proposed Project.

Plans, Programs, or Policies (PPPs)/Conditions of Approval: None.

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
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): Harvest Valley/Winchester Area Plan Figure 6, *MJARB Airport Influence Area*, March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, 2014 (ALUCP 2014); Noise and Vibration Impact Analysis, prepared by EPD Solutions, Inc., October 2026 (Appendix H)

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?

Less than Significant Impact. The nearest airport to the Project site is the March Air Reserve Base approximately 8.16 miles northwest of the Project site. The Project site is located outside of the 60 dBA CNEL noise level contour boundary of the airport as shown in the March ARB Land Use Compatibility Plan (LUCP). As the Project is located outside of the airport's 60 dBA CNEL contour, the Project would not expose people residing or working in the Project area to excessive noise levels. The County of Riverside guidelines indicate that residential development, such as the proposed Project, are discouraged where the exterior noise levels exceed 60 dBA CNEL. As the Project is located outside of the airport's 60 dBA CNEL contour, the Project would not expose people residing or working in the Project area to excessive noise levels. Therefore, noise impacts related to the March Air Reserve Base would be less than significant.

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?

No Impact. The Project site is not located within the vicinity of a private airstrip and would not result in excessive noise related to an airstrip. Therefore, no impacts would occur.

Plans, Programs, or Policies (PPPs)/Conditions of Approval: None.

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
27. Noise Effects by the Project	☐	☐	☒	☐
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?				
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐

Source(s): Riverside County General Plan, Table N-1, *Land Use Compatibility for Community Noise Exposure*; Noise and Vibration Impact Analysis, prepared by EPD Solutions, Inc., October 2026 (Appendix H).

County Noise and Vibration Standards

General Plan Noise Element Policy N 4.1: The exterior noise limit is not to be exceeded for a cumulative period of more than ten minutes in any hour of 65 dBA Leq for daytime hours of 7:00 a.m. to 10:00 p.m., and 45 dBA Leq during the noise-sensitive nighttime hours of 10:00 p.m. to 7:00 a.m.

General Plan Noise Element Policy N 16.3: Prohibit exposure of residential dwellings to perceptible ground vibration. Perceptible motion shall be presumed to be a motion velocity of 0.01 inches/second over a range of 1 to 100 Hz.

Ordinance No. 847 Regulating Noise Section 2i, Construction Noise: Noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is considered exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May.

a) Would the Project result in 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?

Less than Significant Impact. The Noise Impact Analysis describes that the background ambient noise levels in the Project area are dominated by transportation-related noise associated with surface streets, including the auto and heavy truck activities on study area roadway segments near the noise level measurement locations, in addition to noise from regular aircraft flight overhead. The noise level measurement completed for the Noise Impact Analysis, as shown in Table N-1, shows that the existing ambient noise in the Project area is between 53.4 and 65.4 dBA Leq, with maximum noise levels ranging up to 82.2 dBA Lmax and minimum noise levels as low as 36.8 dBA Lmin.

Table N-1: Ambient Noise Levels

Location		Equivalent Sound Level (Leq, dBA)	Maximum Sound Level (Lmax, dBA)	Minimum Sound Level (Lmin, dBA)
NM-1	In front of 28309 Mapes Road	65.4	82.2	36.9
NM-2	Along Palomar Road, west of the residential located northeast of the Palomar Road and Mapes Road intersection	53.7	70.7	37.1
NM-3	East of 28243 Tower View Court, along Tradewinds Drive	53.4	72.9	36.8
NM-4	East of 28190 Sparacio Road	56.7	74.0	42.3

Source: Appendix H.

Construction Noise

As described above, Riverside County Ordinance No. 847 Section 2i exempts construction noise between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. The Project would comply with the County's construction hours regulations, as required by standard County Conditions of Approval. A construction-related noise level threshold is applied from the Federal Transit Administration's (FTA) Transit Noise and Vibration Impact Assessment Manual. To evaluate whether the Project would generate potentially significant short-term noise levels at off-site sensitive receiver locations a construction-related FTA noise level threshold of 80 dBA Leq is used.

For the purposes of the Noise Impact Analysis, the nearest noise sensitive receptors are residences located approximately 56 feet west and east of the Project site boundary. The geographic center of the Project site, which is used to model construction noise levels, is approximately 720 feet from the closest residential properties. Sensitive receptors would be located as close as 25 feet to the south and west of off-site roadway improvements. Other noise sensitive land uses near the Project site are located at greater distances than those listed above and would experience lower noise levels than those detailed below due to the additional attenuation from distance and the shielding of intervening structures.

Noise generated by construction equipment would include a combination of dozers, tractors, graders, and scrapers that when combined can reach high levels. Construction is expected to occur in the following stages: site preparation, grading, building construction, paving, and architectural coating. Noise levels generated by heavy construction equipment can range from approximately 74 to 84 dBA Lmax when measured at 50 feet, as shown on Table N-2.

The nearest sensitive receptors are located approximately 56 feet from the Project site boundary; however, construction associated with off-site roadway improvements along Mapes Road, Palomar Road, and Tradewinds Drive could occur as close as 25 feet from nearby residences. Although construction noise levels would be incrementally higher at these closer distances due to reduced attenuation, the Noise and Vibration Impact Analysis demonstrates that even under conservative assumptions (i.e., all equipment operating simultaneously), predicted construction noise levels at the nearest receptors would range from approximately 50.5 to 65.0 dBA Leq, which

remains well below the Federal Transit Administration (FTA) threshold of 80 dBA Leq for residential uses (Appendix H).

In addition, construction of off-site roadway improvements would be temporary, localized, and mobile in nature, typically involving only one piece of equipment at a time and moving along the roadway corridor, thereby limiting the duration of exposure at any single receptor. All construction activities would occur within the permitted hours established by Riverside County Municipal Code, further reducing potential noise exposure.

As shown in Table N-2, the estimated temporary noise levels from Project construction activities at the nearest sensitive receptors would range from 50.5 dBA to 65.0 dBA, which would not exceed the FTA threshold of 80 dBA for residential property.

Table N-2: Construction Equipment Noise Levels

Activity	Equipment Description	Maximum Noise Level @ 50 Feet[2,3]	Noise Level @ 50 Feet[2,3]	Noise Level from the center of construction activities to nearest sensitive recpetors[2,3]
		dBA Lmax	dBA Leq	dBA Leq
Site Preparation	Rubber Tired Dozers	81.7	87.6	64.5
	Crawler Tractors	84.0		
Grading	Excavators	80.7	85.0	65.0
	Graders	85.0		
	Rubber Tired Dozers	81.7		
	Scrapers	83.6		
	Crawler Tractors	84		
Building Construction	Cranes	80.6	86.1	62.9
	Forklift	74.7		
	Generator Sets	80.6		
	Tractors/Loaders/Backhoe	84.0		
	Welders	74.0		
Paving	Pavers	77.2	86.5	63.4
	Paving Equipment	89.5		
	Rollers	80.0		
Architectural Coating	Air Compressors	77.7	73.7	50.5

Source: Noise and Vibration Impact Analysis, prepared by EPD Solutions, Inc., October 2026
1. The equipment list at each construction phase is based on the California Emissions Estimator Model and questionnaire filled by the applicant.
2. Federal Highway Administration. (2006). *Construction Noise Handbook*.
3. The noise levels are based on Table 9.1 of the Construction Noise Handbook. If the exact equipment listed is not available, a default noise level of 85 dBA, representative of typical construction equipment, is used.

Activity	Equipment Description	Maximum Noise Level @ 50 Feet[2,3]	Noise Level @ 50 Feet[2,3]	Noise Level from the center of construction activities to nearest sensitive recpetors[2,3]
		dBA Lmax	dBA Leq	dBA Leq

Specifically, the Forklift is modeled using this default value. Additionally, for the category of Tractors/Loaders/Backhoes, the noise level of a Tractor (84 dBA) is used, as it represents the loudest among the three.

Operational Noise

On-Site HVAC & Vehicle Noise
The General Plan Noise Element establishes a noise standard for sensitive uses of 45 dBA Leq between 10:00 p.m. and 7:00 a.m. and 55 dBA Leq between 7:00 a.m. and 10:00 p.m. The Noise Impact Analysis prepared for the Project evaluated potential impacts to ambient noise levels at the nearest sensitive receptors resulting from the proposed on-site noise sources such as HVAC and vehicle noises. Based on the modeling results from the Noise Impact Analysis, the noise generated from HVAC units and parking activities would be 50.2 dBA during the daytime and 42.7 dBA during the nighttime at the site boundary, which would not exceed the County's exterior thresholds of 55 dBA Leq and 45 dBA Leq at a residential property, respectively. Therefore, on-site noise generated from operation of the proposed Project would not exceed noise standards and would be less than significant.

Off-Site Traffic Noise
Roadway segment noise levels for the "Existing" and "Existing with Project" scenarios were compared to evaluate Project-related operational noise impacts. According to the Mapes Residential Transportation Impact Analysis, dated February 2026, prepared by EPD Solutions, Inc., the Project would generate an estimated 1,427 daily trips. As shown in Table N-3, Existing Plus Project Traffic Noise Levels, the noise level under the "Existing" scenario from the roadway centerline to curbside ranges from 46.6 to 60.8 dBA. With the addition of the Project, the noise level would range from 58.1 to 62.1 dBA. The increase due to the Project would range from 0.6 to 11.5 dBA, depending on the roadway segment.

As described in Section 5.3 of the Noise and Vibration Impact Analysis, a project-related increase in off-site traffic noise is considered significant only if both of the following conditions are met: (1) the resulting noise levels exceed applicable land use compatibility standards, and (2) the increase in ambient noise exceeds the applicable significance threshold based on existing noise levels. For existing improved roadway segments, the Noise and Vibration Impact Analysis applies Federal Interagency Committee on Noise (FICON) incremental thresholds based on the existing ambient noise level: an increase of 5 dBA or greater where ambient noise levels are less than 60 dBA, 3 dBA where ambient noise levels range from 60 to 65 dBA, and 1.5 dBA or greater where ambient noise levels exceed 65 dBA. In addition, the Noise and Vibration Impact Analysis applies the Caltrans 12 dBA substantial increase criterion to the existing unimproved Palomar Road and Tradewinds Drive segments due to their low existing traffic volumes. The applicable land use compatibility noise level for the residential uses along the analyzed roadway segments is 70 dBA.

Under the County's land use compatibility guidelines, noise levels of 50 to 60 dBA are considered normally acceptable and noise levels of 55 to 70 dBA are considered conditionally acceptable for low-density single-family residential uses.

Along Mapes Road (west of Tradewinds Drive, between Tradewinds Drive and Palomar Road, and east of Palomar Road), Project-related noise increases would range from 0.6 to 1.3 dBA, which would be less than the applicable 1.5 dBA threshold and would not exceed applicable significance thresholds. Along Palomar Road (north of Mapes Road) and Tradewinds Drive (north of Mapes Road), Project-related noise increases would range from approximately 7.6 to 11.5 dBA. Because these two segments are existing unimproved roadway segments with low existing traffic volumes, the Caltrans 12 dBA criterion was used to evaluate the noise level increase, and these increases would not exceed the applicable significance threshold. In addition, the resulting noise levels along all analyzed roadway segments (58.1 to 62.1 dBA) would remain below the 70 dBA land use compatibility noise level. According to the California Governor's Office of Planning and Research land use compatibility guidelines, as utilized by Riverside County, noise levels below 70 dBA are considered within the conditionally compatible range for residential land uses.

Furthermore, the existing residential receptors along these roadway segments are characterized by typical suburban development conditions, including setbacks of approximately 30 feet or greater from the roadway and the presence of intervening features such as walls and backyard areas that provide additional attenuation. As a result, Project-related increases in traffic noise along all analyzed roadway segments would not exceed the applicable increase thresholds, and the resulting noise environment would remain within conditionally compatible levels for residential uses and would not result in a substantial adverse effect. Therefore, operational off-site traffic noise impacts would be less than significant.

Table N-3: Existing Plus Project Traffic Noise Level

Roadway Segment	Existing		Existing Plus Project				Increase over Existing Scenario (dBA)
	Existing ADT[1]	dBA @ curbside from Roadway Centerline	Existing Plus Project ADT[2]	dBA @ curbside from Roadway Centerline	Centerline to 60 dBA CNEL (feet)	Centerline to 55 dBA CNEL (feet)	
Mapes Rd (West of Tradewinds Dr)	3,070	60.8	4,120	62.1	81	256	1.3
Mapes Rd (Between Tradewinds Dr and Palomar Rd)	2,770	60.4	3,390	61.2	67	210	0.8
Mapes Rd (East of Palomar Rd)	3,125	60.9	3,570	61.5	70	222	0.6
Palomar Rd (North of Mapes Rd)	40	46.6	800	58.1	-	51	11.5
Tradewinds Dr (North of Mapes Rd)	100	50.6	830	58.2	-	53	7.6

Notes: ADT= average daily traffic; CNEL=Community Noise Equivalent Level; dBA=A-weighted decibels. - = still within the roadway.
1. The existing ADT values are from Table 4-2, Existing Traffic Noise Levels, in Appendix H.

Roadway Segment	Existing		Existing Plus Project				Increase over Existing Scenario (dBA)
	Existing ADT[1]	dBA @ curbside from Roadway Centerline	Existing Plus Project ADT[2]	dBA @ curbside from Roadway Centerline	Centerline to 60 dBA CNEL (feet)	Centerline to 55 dBA CNEL (feet)	

2. ADT were calculated based on the Mapes Residential Project Traffic Impact Analysis, dated March 2026, prepared by EPD Solutions.
3. The land use compatibility noise level is based on the land use along the roadway. Increase thresholds are based on the ambient noise level measured along the corresponding roadway (1.5 dBA where ambient noise levels exceed 65 dBA). In addition, the Caltrans 12-dBA criterion was used for the existing unimproved Palomar Road (North of Mapes Road) and Tradewinds Drive (North of Mapes Road) segments. None of the analyzed roadway segments would exceed the applicable thresholds.

b) Would the Project result in generation of excessive ground-borne vibration or ground-borne noise levels?

Less than Significant Impact.

Construction

Based on the equipment list in Table N-2, *Construction Equipment Noise Levels*, the Project construction would use vibration-heavy equipment on-site that includes rubber tired dozers, loaded trucks, and graders. The nearest residential structure would be located as close as 30 feet from on-site construction activities. As shown in Table N-4, *Construction Equipment Vibration Levels*, the vibration level at the nearest residential structure would range from 0.002 to 0.068 PPV (inches per second), which would not exceed the threshold of 0.3 inches per second established by Caltrans.

In addition, off-site roadway improvements would occur closer to some receptors, as close as approximately 25 feet; however, these activities would involve limited equipment operating intermittently and moving along the roadway corridor rather than remaining stationary. For off-site improvements, vibration would range from 0.003 to 0.089 PPV at 25 feet, which would not exceed the 0.3 PPV threshold established by Caltrans. As such, vibration impacts during construction would be less than significant.

Table N-4: Construction Equipment Vibration Levels

Equipment	Reference Vibration Level at 25 Feet (PPV [inches/second])[1]	Vibration Level at 30 Feet (PPV [inches/second])[2]
Large Bulldozer	0.089	0.068
Loaded Trucks	0.076	0.058
Small Bulldozer	0.003	0.002

Source: Noise and Vibration Impact Analysis, prepared by EPD Solutions, Inc., October 2026
1. FTA. (2018). *Transit Noise and Vibration Impact Assessment Manual*.
2. $PPV_{equip} = PPV_{ref} \times (25/D)^{1.5}$, D = distance between the equipment to the sensitive receptors

Operation

The Project proposes a 157-unit single-family residential development, which would not involve railroads or substantial heavy truck operations that are typically associated with significant operational vibration. Operation of the residences would include heavy trucks for residents moving in and out of the units and garbage trucks for solid waste disposal, which would not be frequent daily activities. Truck vibration levels are dependent on vehicle characteristics, load, speed, and pavement conditions. Garbage trucks and delivery trucks on-site would be travelling at very low speeds and on new pavement installed by the Project, so it is expected that vibration from these trucks at nearby sensitive receptors would not be noticeable. Therefore, operational vibration impacts from the proposed residential Project would be less than significant.

Plans, Programs, or Policies (PPPs)/Conditions of Approval: None.

Mitigation: None

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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; GIS Database;

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

Less than Significant with Mitigation Incorporated. The Project consists of earthmoving activities, including grading, trenching, and excavation activities that could have the potential to disturb previously unknown paleontological resources if earthmoving activities occur at substantial, undisturbed depths. The Project site is mapped by the County of Riverside as being within a high sensitivity (High B) zone for paleontological sensitivity; the category High B indicates that fossils are likely to be encountered at or below four feet of depths and may be impacted during excavation by construction activities. As a result, Mitigation Measure PAL-1 is included to require preparation of a Paleontological Resources Impact Mitigation Plan (PRIMP) and that any mass grading and excavation activities in undisturbed sediments be monitored to identify and recover any significant fossil remains. With implementation of Mitigation Measure PAL-1, impacts to paleontological resources would be less than significant.

Plans, Programs, or Policies (PPPs)/Conditions of Approval: None.

Mitigation:

Mitigation Measure PAL-1: Paleontological Monitoring. Prior to the issuance of grading permits, the applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). The project paleontologist retained shall review the approved development plan 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). This PRIMP shall be submitted for approval by the County Geologist prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

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 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. All reports shall be signed by the qualified paleontologist responsible for the report's content. All reports shall also be signed by all other parties responsible for the report's content (e.g. Professional Geologist), as necessary. A signed electronic copy of the report, project plans, and all required review applications shall be uploaded to the County's PLUS Online System.

Monitoring: Paleontological Monitoring shall be conducted by a qualified paleontologist in coordination with the County Geologist pursuant to Mitigation Measure PAL-1, above.

	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): Project Application Materials; GIS database; Riverside County General Plan Housing Element; California Employment Development Department. (2024). *Riverside County, California*. https://www.labormarketinfo.edd.ca.gov/geography/riverside-county.html.

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

No Impact. The Project site is currently vacant and undeveloped and is surrounded by rural residential properties and scattered single-family homes. There are no residential structures on the site. Therefore, development of the proposed Project would not displace any housing or people and thus would not necessitate the construction of replacement housing elsewhere. No impact would occur.

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

Less than Significant Impact. The Project proposes the development of new residential units on a currently undeveloped site. Because the Project itself would provide housing, it would directly meet, rather than generate, demand for additional housing in the County. The proposed subdivision would increase the County's overall housing supply and would contribute to accommodating existing and projected population growth anticipated in the Riverside County General Plan, including within the Harvest Valley/Winchester Area Plan. Because the Project adds market-rate residential housing rather than generating the need for new households, and because it is consistent with planned growth assumptions in the County's Housing Element and Area Plan, impacts related to the demand for additional affordable housing would be less than significant.

c) Would the Project 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)?

Less than Significant Impact. The Project would construct 157 new residential dwelling units. Based on the Riverside County General Plan Socioeconomic Buildout Assumptions & Methodology appendix, the average household size for the Harvest Valley/Winchester Area Plan is 2.91 persons per household. Applying this factor, the Project would result in an estimated population increase of approximately 457 persons.

Based on this information, the proposed 157 residential units would result in an increase of approximately 457 new residents. The 2025-2050 SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) assumed the population within the County of Riverside to grow from 2,386,000 in 2019 to 2,992,000 in 2050 (an increase of approximately 25.4 percent). The addition of 457 new residents would represent a population increase of 0.075 percent of SCAG's anticipated growth. Thus, while the Project itself would result in population growth, it would not induce any unplanned population growth. As the Project consists of development that would generate less than one percent growth, potential impacts related to substantial unplanned population growth would be less than significant. Additionally, the proposed Project is surrounded by areas of residential use in the County and is already connected to existing County-maintained roads. No infrastructure would be extended to serve areas beyond the Project site, and indirect impacts related to growth would not occur from implementation of the proposed Project. Therefore, potential impacts related to inducement of unplanned population growth, either directly or indirectly, would be less than significant.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan Safety Element; Riverside County General Plan EIR No. 441; Riverside County Ordinance No. 659 (Establishing Development Impact Fees); Preliminary Fire Protection Plan and Fuel Modification Plan Map, prepared by Firewise2000, LLC, May 14, 2026 (Appendix J).

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

Less than Significant Impact. Fire protection in unincorporated Riverside County is provided by the Riverside County Fire Department in contract with CAL FIRE. The nearest fire station to the Project site is Riverside County Fire Station 54, located at 25730 Sultanas Road, 3.2 miles southeast of the Project site. The Preliminary Fire Protection Plan (PFPP) notes that as the closest responding fire station, it estimates an approximate response time of 6 to 8 minutes (Appendix J). A portion of the Project site is located in the Local Responsibility Area " Very High Fire Hazard Severity Zone." As a condition of Project approval, the Project would also be required to conform to the special construction provisions contained in Riverside County Ordinance 787.8, Title 14, the CBC, California Fire Code, Riverside County Land Division Ordinance, and Riverside County Fire Department Information Bulletin #08-05 Fuel Modification Standard. As part of the Project's conditions of approval, plans would be required to be submitted to the Fire Department for review and approval prior to building permit issuance in order to demonstrate compliance with the applicable construction provisions.

Implementation of the proposed Project would be required to adhere to the California Fire Code, as included in the Riverside County Ordinance No. 787, *Fire Code*. Compliance with these requirements, included as PPP WF-1, would be reviewed by the County's Department of Building and Safety to ensure that the Project plans meet the fire protection requirements.

In addition, Riverside County Ordinance No. 659, included as PPP PS-1, sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

Development of the proposed 157 residential dwelling units would result in an additional increase in demand for fire protection and emergency medical services. However, the Project site and vicinity are currently served by the Riverside County Fire Department, with the closest fire station to the Project site being 3.2 miles away. The proposed Project would incrementally increase the

demand for service from Station 54, the station closest to the Project site. The PFPP concludes that the Riverside County Fire Department, CAL FIRE, and nearby fire departments would be able to provide adequate emergency services to the Project, with mutual aid available as necessary. Fire protection equipment and staffing can be augmented by the County as needed (with assistance from revenue provided by the proposed Project and the development impact fee required per Riverside County Ordinance No. 659) to expand, improve, and maintain fire protection and emergency services and facilities. As such, an increase in fire service demands from the Project would not require construction of a new or physically altered fire station that could cause environmental impacts. Overall, with the Project's contribution to funding for fire protection services through development impact fees per Riverside County Ordinance No. 659 (PPP PS-1) and its compliance with the California Fire Code per Riverside County Ordinance No. 787 (PPP WF-1), impacts related to fire services would be less than significant.

Plans, Programs, or Policies/Conditions of Approval:

PPP PS-1: Ordinance No. 659. Prior to the issuance of building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to providing services and/or the funding and installation of facilities (including fire facilities, library facilities, flood control infrastructure, transportation improvements, park facilities, trail facilities, etc.) and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects, and it establishes the authorized uses of the fees collected.

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
31. Sheriff Services	☐	☐	☒	☐

Source(s): Riverside County General Plan; Riverside County Ordinance No. 659 (Establishing Development Impact Fees); Riverside County General Plan EIR No. 441 – Public Facilities.

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

Less than Significant Impact. Riverside County Sheriff's Office provides law enforcement services to the unincorporated County via 10 Sheriff's Office stations spread across the region. The nearest Riverside County Sherriff's Office station to the Project site is located at 137 N Perris Blvd in Perris, approximately 3.8 miles northwest of the Project site. Development of the proposed Project would result in an additional increase in demand for sheriff services. Crime and safety issues during project construction may include theft of building materials and construction equipment, malicious mischief, graffiti, and vandalism. The operation of a residential community

may generate a typical range of sheriff service calls, such as property theft, vandalism, disturbance calls, domestic disputes, and traffic-related incidents. Pursuant to the County's existing permitting process, the Sheriff's Department would review and approve the site plans to ensure that crime prevention and emergency access measures are incorporated appropriately to provide a safe environment. Unincorporated Riverside County has established a service goal of 1.0 deputy per 1,000 residents. Additionally, Mitigation Measure 4.15.C of EIR No. 441 states that Riverside County shall meet and maintain a goal of 1.5 sworn peace officers per 1,000 population.

Development of the proposed Project would introduce approximately 457 new residents, which equates to demand for roughly 0.69 additional sworn peace officers based on the County's established staffing ratio of 1.5 deputies per 1,000 residents (457 total residents × 1.5 sworn peace officers/1,000 persons = 0.69 sworn peace officers). While the Project would incrementally contribute to Countywide service demand, it would not independently generate the need for construction of new sheriff facilities or expansion of existing stations to maintain response times or service levels. The proposed Project's contribution to overall law enforcement service requirements would be accommodated through existing and planned Sheriff's Department resources serving the region.

In addition, Riverside County Ordinance No. 659, included as PPP PS-1, sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. Therefore, implementation of the Project would not result in the need for new or expanded sheriff facilities, and impacts would be less than significant.

Plans, Programs, or Policies/Conditions of Approval:

PPP PS-1: Ordinance No. 659: Listed previously in 30, *Fire Services*.

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
32. Schools	☐	☐	☒	☐

Source(s): GIS database

a) 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 school services?

Less than Significant Impact. The Project would develop 157 residential dwelling units, The State Office of Public School Construction utilizes a student yield factor of 0.7 students per dwelling unit. Using this factor, the proposed157 residences could result in approximately 110 new students that would range in age from elementary through high school. Pursuant to Government Code Section 65995 et seq., the need for additional school facilities is addressed through

compliance with school impact fee assessment. SB 50 (Chapter 407 of Statutes of 1998) sets forth a State school facilities construction program that includes restrictions on a local jurisdiction's ability to condition a project on mitigation of a project's impacts on school facilities in excess of fees set forth in the Government Code. These fees, included in PPP PS-2, are collected by school districts at the time of issuance of building permits for development projects. Pursuant to Government Code Section 65995 applicants shall pay developer fees to the appropriate school districts at the time building permits are issued; and payment of the adopted fees provides full and complete mitigation of school impacts. As a result, impacts related to school facilities would be less than significant with the Government Code required fee payments.

Plans, Programs, or Policies/Conditions of Approval:

PPP PS-2: School Fees. Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall provide payment of applicable school impact fees to the appropriate school district(s) related to the funding of school facilities pursuant to Government Code Section 65995 et seq.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan; Riverside County Ordinance No. 659 (Establishing Development Impact Fees).

a) 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 library services?

Less than Significant Impact. The Project includes development of 157 residential dwelling units that would increase the population by approximately 457 people who may utilize libraries. Riverside County Ordinance No. 659, included as PPP PS-1, sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. Payment of applicable development impact fees would fund the expansion or construction of library facilities, as needed, to maintain acceptable service levels. Therefore, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, and impacts would be less than significant.

Plans, Programs, or Policies/Conditions of Approval:

PPP PS-1: Ordinance No. 659: Listed previously in Section 30, *Fire Services*.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan; Riverside County Ordinance No. 659 (Establishing Development Impact Fees); Riverside County General Plan EIR No. 441

a) 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 health services?

Less than Significant Impact. The nearest hospital to the Project site is Menifee Global Medical Center, located approximately 2.5 miles south of the Project site. Development of the proposed 157-unit residential community is estimated to introduce approximately 457 new residents to the area. Using the County's established medical demand factor of 1.9 hospital beds per 1,000 residents (as identified in Section 4.17, Public Facilities, of EIR No. 441), the Project would generate the need for approximately 0.87 hospital beds (457 residents × 1.9 beds / 1,000 residents = 0.87 beds). This level of demand represents a minor incremental addition to countywide medical service needs and does not independently necessitate the construction of new medical facilities.

In addition, new residential projects are required to contribute to public facility funding through County Ordinance No. 659, which includes a development impact fee that supports public health infrastructure. With compliance with Ordinance No. 659 and existing County programs for medical facilities planning and expansion, impacts to public medical services would be less than significant.

Plans, Programs, or Policies/Conditions of Approval: None.

PPP PS-1: Ordinance No. 659: Listed previously in Section 30, *Fire Services*.

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
RECREATION Would the project:				
35. Parks and Recreation a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☒	☐

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

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

Less than Significant Impact. Development of the proposed Project would introduce an estimated 457 new residents. Riverside County Ordinance No. 460 establishes a standard of 3.0 acres of parkland per 1,000 residents, which would translate to a demand of approximately 1.37 acres of parkland associated with the Project (457 residents × 3.0 acres / 1,000 residents = 1.37 acres).

The Project includes the construction of an on-site community park of approximately 1.12 acres in size with accessible open space areas that would serve future residents. These amenities would be designed to meet the recreational needs of residents. In addition, Project residents would have access to the County's broader park system, trails, and recreation facilities within the Harvest Valley/Winchester planning area.

Although the proposed on-site park would be 0.25 acres short of the full requirement under Ordinance No. 460, remaining parkland demand would be satisfied through payment of development impact fees required by Riverside County Ordinance No. 659. Riverside County Ordinance No. 659, included as PPP PS-1, sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. Thus, the proposed Project would not generate a need for construction or expansion of recreational facilities. Overall, impacts would be less than significant.

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?

Less than Significant Impact. As described above, the Project would construct a community park to help meet its parkland and recreation service demand and would not result in a need for new or expanded off-site recreational facilities as the Project would provide on-site recreational amenities that would serve the proposed residences. The remaining demand would be addressed through payment of development impact fees pursuant to County ordinances, which fund the acquisition and improvement of park and recreational facilities.

Although the proposed on-site park would be 0.25 acres short of the full requirement under Ordinance No. 460, remaining parkland demand would be satisfied through payment of development impact fees required by Riverside County Ordinance No. 659. Riverside County Ordinance No. 659, included as PPP PS-1, sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. Payment of these fees ensures that parkland acquisition, expansion, and improvements to existing recreational facilities are funded to accommodate increased demand generated by new development. In addition, the Project would provide on-site recreational amenities that would serve a portion of the Project's demand, thereby reducing reliance on off-site facilities. The Project includes a General Plan Amendment, and upon approval, would be consistent with the Riverside County General Plan land use designations, which anticipate residential growth in the Project area and include planning for adequate park and recreational facilities to serve such growth. Given the relatively small increase of approximately 457 residents in the context of Countywide planned growth, the Project would not substantially increase the use of existing parks such that deterioration would occur or be accelerated. Impacts would be less than significant.

c) Would the Project be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Less than Significant Impact. The Project site is located within a CSA or recreation park district within the Lakeview/Romoland/Homeland 146 CSA. The Quimby Act, Section 66477 of the California Government Code, allows the County to require parkland dedications of three acres per 1,000 residents. As previously discussed, the Project would generate 457 new residents, resulting in a parkland demand of approximately 1.37 acres. The Project would include the development of a 1.12-acre community park, falling 0.25 acres short of the 1.37 acres of parkland required. Compliance with the necessary county-related park fees ensures that the Project would contribute its proportional share toward the acquisition and improvement of recreational facilities serving future residents. Therefore, although the site is located within a CSA, the Project would include development of a 1.12-acre community park to meet the majority of the Project's recreational demands, and the Applicant would be required to pay all necessary recreation fees. Impacts would be less than significant.

Plans, Programs, or Policies/Conditions of Approval:

PPP PS-1: Ordinance No. 659: Listed previously in Section 30, *Fire Services*.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
36. Recreational Trails a. Include the construction or expansion of a trail system?	☐	☐	☒	☐

Source(s): Riverside County General Plan; Riverside County Ordinance No. 659 (Establishing Development Impact Fees).

a) Would the Project include the construction or expansion of a trail system?

Less than Significant Impact. The proposed Project would not include the construction or expansion of any public trail facilities or regional trail systems. The site is planned to be developed with 157 residential units and associated internal circulation facilities, including sidewalks, roads, and pedestrian pathways intended solely to serve Project residents. These internal pedestrian improvements do not constitute a public trail facility and would not extend or connect to any regional or County-adopted trail system. Thus, the proposed Project would not include the construction or expansion of trails, and impacts would be less than significant.

In addition, Riverside County Ordinance No. 659, included as PPP PS-1, sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

Plans, Programs, or Policies/Conditions of Approval:

PPP PS-1: Ordinance No. 659: Listed previously in 30, *Fire Services*.

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
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; Traffic Impact Analysis, prepared by EPD Solutions, Inc. on April 2026 (Appendix I); and Vehicle Miles Traveled (VMT) Screening Analysis, prepared by EPD Solutions, Inc., on February 2026 (Appendix I).

a) Would the Project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Less than Significant Impact.

Construction

Construction activities associated with the Project would generate temporary vehicular trips from construction workers, delivery of materials, and haul trips. These activities would occur over an anticipated 15-month construction period and would be temporary in nature. Temporary lane closures or traffic control measures may occur; however, such activities would be implemented in accordance with County requirements to maintain adequate circulation and emergency access. Therefore, construction-related impacts to the circulation system would be less than significant.

Operation

The proposed Project involves the construction of 157 residential dwelling units, associated parking, landscaping, and utility improvements to serve the site. Operation of the proposed Project would generate approximately 1,427 daily trips, including 110 AM peak-hour trips and 146 PM peak-hour trips. Project traffic would be accommodated on the existing roadway network, including Mapes Road, Palomar Road, and Tradewinds Drive, which serve the Project area.

The Project includes frontage improvements along Mapes Road, Palomar Road, and Tradewinds Drive, including sidewalk improvements and contributions to planned community trails along the Project frontage, which would enhance pedestrian connectivity and support multimodal circulation consistent with the Riverside County General Plan. In addition, the Project would include internal circulation improvements designed to County standards, including roadway widths, turning radii, and pedestrian facilities to ensure safe and efficient on-site circulation.

A Traffic Impact Analysis (Appendix I) was prepared in accordance with Riverside County Transportation Analysis Guidelines. The analysis determined that all study intersections would operate at a satisfactory LOS during AM and PM peak hours under Project Completion conditions. The analysis included a signal warrant evaluation at the Menifee Road/Mapes Road intersection, which determined that a traffic signal would be warranted under future conditions. Installation of the signal would improve traffic control and safety for Project-related and cumulative traffic. The Project would contribute toward such improvements through payment of applicable Riverside County Development Impact Fee (DIF) fees in accordance with County requirements.

The Project does not remove or degrade existing transportation facilities, nor does it conflict with adopted plans or policies addressing roadway, pedestrian, bicycle, or transit systems. Rather, the Project would improve local circulation infrastructure and maintain consistency with applicable County standards and planning documents.

Therefore, the Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, and impacts would be less than significant.

b) Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less than Significant Impact. Senate Bill (SB) 743 was signed by Governor Brown in 2013 and required the Governor's Office of Planning and Research (OPR) to amend the CEQA Guidelines to provide an alternative to LOS for evaluating Transportation impacts. SB 743 specified that the new criteria should promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks and a diversity of land uses. The bill also specified that delay-based level of service could no longer be considered an indicator of a significant impact on the environment. In response, Section 15064.3 was added to the CEQA Guidelines beginning January 1, 2019. Section 15064.3, *Determining the Significance of Transportation Impacts*, states that Vehicle Miles Traveled (VMT) is the most appropriate measure of transportation impacts and provides lead agencies with the discretion to choose the most appropriate methodology and thresholds for evaluating VMT. Section 15064.3(c) states that the provisions of the section shall apply statewide beginning on July 1, 2020.

The County of Riverside Transportation Department's *Transportation Analysis Guidelines for Level of Service Vehicle Miles Traveled and Level of Service Assessment* were adopted in December 2020 and contain the following screening thresholds to assess whether further VMT analysis is required. If the project meets any of the following screening thresholds, then the VMT impact of the project is considered less than significant and further VMT analysis is not required.

1. Small Projects: This applies to projects with low trip generation (110 trips per day), or projects that have GHG emissions that are less than 3,000 metric tons of carbon dioxide equivalent ($MTCO_2e$) per year.

2. Projects Located Near High Quality Transit: Projects which are located within a Transit Priority Area (TPA) are presumed to have a less-than-significant impact on VMT and therefore would not need to prepare a full VMT analysis.
3. Affordable Housing Projects: Residential projects that have a high percentage of affordable housing.
4. Local Serving Retail: Retail that does not exceed 50,000 SF
5. Local Essential Services: Projects that include Day Care, Public School, and Police or Fire facilities.
6. Low VMT Area Screening: Areas of development that is under threshold as shown on a screening map.
7. Redevelopment Projects: Projects that replace existing land uses with an existing VMT that is higher than the proposed project.

The applicability of each screening criteria in comparison to the proposed Project is discussed below.

Screening Criterion 1 – Small Projects: According to the County's Guidelines, projects that would generate 110 or fewer net new daily trips or that would generate less than 3,000 $MTCO_2e$ annually are presumed to have a less-than-significant impact on VMT. The proposed Project is expected to generate 1,427 daily trips, which is above the 110-trip threshold. As shown in Table GHG-2, *Total Project GHG Emissions*, the proposed Project is expected to generate 2,428 $MTCO_2e$ annually, which is less than the 3,000 $MTCO_2e$ threshold. Therefore, the proposed Project would meet Screening Criterion 1.

Screening Criterion 2 – Transit Priority Area (TPA) Screening: Per the County's VMT screening criteria, projects located within an existing TPA may be presumed to result in a less-than-significant VMT impact. Based on the Western Riverside Council of Governments (WRCOG) VMT Tool, the proposed Project is not located within an existing TPA (VMT Screening Analysis 2026). Therefore, the Project does not meet Screening Criterion 2.

Screening Criterion 3 – Locally Serving Retail: According to the County's Guidelines, projects that propose locally serving retail uses of 50,000 square feet or less are presumed to have a less-than-significant impact on VMT. The proposed Project is not classified as retail under these definitions and therefore does not meet Screening Criterion 3.

Screening Criterion 4 – Affordable Housing: The County Guidelines provide a VMT screening exemption for residential projects that include affordable housing units. The proposed Project does not include any affordable housing units and therefore does not meet Screening Criterion 4.

Screening Criterion 5 – Local Essential Service: According to the County's Guidelines, projects that propose local essential services such as police or fire facilities, dental/medical offices, government offices, local parks, etc., are presumed to have a less-than-significant impact on VMT. The proposed Project is not classified as a local essential service and therefore does not meet Screening Criterion 5.

Screening Criterion 6 – Map-Based Screening: The County's Guidelines include a screening threshold for projects located in a low VMT generating area, which is defined as a TAZ with total daily VMT per capita that is below the County-wide average. As the Project would require a General Plan Amendment and zone change, this screening criteria is not applicable. Therefore, the Project does not meet Screening Criterion 6.

Screening Criterion 7 – Redevelopment Projects: According to the County Guidelines, projects that replace an existing VMT-generating land use and do not result in a net overall increase in VMT are presumed to have a less-than-significant impact on VMT. The proposed Project does not replace an existing VMT-generating land use and therefore does not meet Screening Criterion 7.

Since the proposed Project is expected to generate less than the 3,000 $MTCO_2e$ annual threshold, Screening Criterion 1 would be met and the Project's impact on VMT would be considered less than significant.

c) Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than Significant Impact. Vehicular access to the Project site would be provided via two proposed entry points, one off of Palomar Road on the eastern boundary of the site and another off of Tradewinds Drive off the western boundary of the site. The proposed entry points would be 60 feet wide and would provide both ingress and egress for automobiles. Vehicular traffic to and from the Project site would utilize the existing network of regional and local roadways that currently serve the Project site. The proposed Project would not introduce a land use that would conflict with existing rural residential and semi-rural land uses in the surrounding area. The proposed Project includes internal roads that would provide access for passenger vehicles throughout the project site. The on-site circulation design prepared for the Project would provide fire truck accessibility and turning ability throughout the site. Design of the proposed Project, including the internal private roadway, ingress, egress, and other streetscape changes are subject to the County's development standards.

In addition, a Traffic Impact Analysis prepared for the Project included a signal warrant evaluation at the Menifee Road/Mapes Road intersection. The analysis determined that a traffic signal would be warranted under future conditions, and installation of the signal would improve intersection safety by providing controlled traffic movements and reducing the potential for conflicts between turning and through vehicles.

The Project does not include geometric design features such as sharp curves, substandard roadway widths, or obstructed sight distances that would create hazardous conditions. All access points and internal roadways would be designed in accordance with County standards to ensure safe vehicle operations and visibility. Thus, impacts related to vehicular circulation design features would be less than significant.

d) Would the Project cause an effect upon, or a need for new or altered maintenance of roads?

Less than Significant Impact. Construction of the proposed Project would temporarily increase heavy vehicle traffic associated with delivery of materials, export of debris, and construction worker trips. These activities could result in short-term wear on local roadway surfaces, particularly along Mapes Road, Palomar Road, and other local routes used for site access. However, construction activities would be limited to an anticipated 15-month construction period, and standard construction practices and County requirements would minimize potential roadway damage. In addition, Riverside County requires developers to comply with grading, encroachment, and haul route conditions that ensure any roadway damage caused during construction is repaired. Compliance with these requirements would ensure that Project-related effects on roadway maintenance during construction are minimized.

Under operational conditions, the Project would generate approximately 1,427 daily vehicle trips, including 110 AM peak hour trips and 146 PM peak hour trips, which would be accommodated on the existing roadway network. The Project does not propose roadway realignments, lane reductions, or modifications that would fundamentally alter roadway function.

The Project would include frontage improvements along Mapes Road, Palomar Road, and Tradewinds Drive, consisting of half-width roadway widening, paving, curb, gutter, and sidewalk improvements in accordance with County standards. The Project would also provide roadway improvements along Mapes Road to accommodate turning lanes. These improvements would enhance roadway conditions and are not anticipated to increase long-term maintenance needs beyond typical conditions for public roadways.

In addition, the Project would be required to pay applicable development impact fees (DIF) and other roadway-related fees, which contribute to the funding of roadway improvements and ongoing maintenance within the County transportation system. Required roadway improvements, including traffic signal installation at the intersection of Menifee Road and Mapes Road, would be implemented through the County's capital improvement process and are intended to improve long-term operations, not increase maintenance burdens. Therefore, the Project would not result in a substantial increase in roadway maintenance needs beyond existing conditions, and impacts would be less than significant.

e) Would the Project cause an effect upon circulation during the project's construction?

Less than Significant Impact. Construction of the proposed Project would result in temporary and short-term effects on circulation due to construction worker trips, delivery of materials and equipment, and the export of excavated materials and debris. These activities would occur over an anticipated 15-month construction period and would be temporary in nature.

Temporary lane closures or traffic control measures may occur during infrastructure installation and driveway construction; however, any such activities would be implemented in accordance with County requirements and through encroachment permits to ensure that adequate circulation and emergency access are maintained at all times. The extent and duration of any closures would be limited and coordinated with the County.

Construction-related traffic would be intermittent and dispersed throughout the day. Based on CalEEMod modeling outputs, construction activities would generate up to approximately 56.52 one-way worker trips per day and 16.78 one-way vendor trips per day during the building construction phase, and up to approximately 18.75 one-way haul truck trips per day during the grading phase (Appendix A). These trips would vary by construction phase, remain temporary in nature, and would not result in substantial or sustained increases in traffic volumes on the surrounding roadway network. As such, construction traffic would not substantially degrade roadway operations or cause sustained congestion on the surrounding roadway network.

Emergency access would be maintained at all times during construction in compliance with applicable codes and County standards. Therefore, although temporary and localized circulation effects could occur during construction, these effects would not result in a substantial disruption of traffic flow or emergency access. Construction activities would be required to ensure emergency access in accordance with Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9), which would be ensured through the County's permitting process.

Therefore, the short-term vehicle trips and circulation impacts from construction of the Project would be less than significant.

f) Would the Project result in inadequate emergency access or access to nearby uses?

No Impact.

Construction

The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site and would not restrict access of emergency vehicles to the project site or adjacent areas. Temporary lane closures or traffic control measures may occur during construction of driveways and utility connections; however, the extent and duration of any closures are not known at this time and would be subject to review and approval by the County through encroachment permits.

Any such closures would be required to maintain adequate emergency access at all times in accordance with County requirements and applicable fire code standards. Therefore, impacts related to inadequate emergency access during construction activities would not occur.

Operation

Operation of the proposed Project would also not result in inadequate emergency access or access to nearby uses. Direct access to the Project site would be provided from entry points at Palomar Road and Tradewinds Drive, located on the eastern and western boundaries of the Project site, which would provide adequate ingress and egress for emergency responders.

The Project would be required to design and construct internal access roadways and fire protection features (e.g., hydrants and sprinkler systems) in accordance with County standards. Internal roadways would be designed to accommodate emergency vehicle access, including appropriate widths, turning radii, and unobstructed access. The Riverside County Fire Department would review the development plans prior to approval to ensure compliance with the International Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9).

As a result, the proposed Project would not result in inadequate emergency access or access to nearby uses, and no impacts would occur.

Plans, Programs, or Policies/Conditions of Approval:

PPP PS-1: Ordinance No. 659. Listed previously in Section 30, *Fire Services*.

Mitigation: None

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
38. Bike Trails a. Include the construction or expansion of a bike system or bike lanes?	☐	☐	☐	☒

Source(s): Riverside County General Plan

a) Would the Project include the construction or expansion of a bike system or bike lanes?

No Impact. The proposed Project consists of 157 residential dwelling units and does not include the construction or expansion of a bike system or bike lanes. The Project does not propose any bicycle-specific infrastructure or modifications to existing bicycle facilities. Therefore, no impacts would occur.

In addition, Riverside County Ordinance No. 659, included as PPP PS-1, sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

Plans, Programs, or Policies/Conditions of Approval:

PPP PS-1: Ordinance No. 659. Listed previously in Section 30, *Fire Services*.

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
TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
39. Tribal Cultural Resources a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	☐	☒	☐	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	☐	☒	☐	☐

Source(s): County Archaeologist, AB 52 and SB 18 Tribal Consultation, Phase I Cultural Resources Assessment, prepared by BFSA Environmental Services, November 2025 (Appendix C).

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)?

Less than Significant with Mitigation Incorporated. Assembly Bill (AB) 52 requires meaningful consultation between lead agencies and California Native American tribes regarding potential impacts on tribal cultural resources (TCRs). TCRs are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources (PRC Section 21074). In compliance with AB 52, notices regarding this project were mailed to all requesting tribes on December 09, 2025. There was no response from the Santa Rosa Band of Cahuilla Indians, Colorado River Indian Tribes (CRIT), Cahuilla Band of Indians, Ramona Band of Cahuilla Indians, Torres-Martinez Desert Cahuilla Indians, Rincon Band of Luiseno Indians, Ft. Yuma Quechan Indian Tribe, Pala Band of Mission Indians, Morongo Band of Mission Indians, Cabazon Band of Cahuilla Indians, or the Augustine Band of Cahuilla Indians.

Since the Project involves a General Plan Amendment, it is also subject to Senate Bill (SB) 18. SB 18 requires cities or counties to consult with California Native American tribes before amending their general plans for the purpose of preserving or mitigating impacts to Native American cultural and historic resources, sacred sites, features, and objects that are located within the city or county's jurisdiction. In compliance with SB 18, Riverside County requested a

Sacred Lands File search and a consultation list from the Native American Heritage Commission (NAHC) of tribes whose historical extent includes the project area. The Sacred Lands File Search came back negative. Project notices were sent on October 29, 2025, to 33 contacts provided by the NAHC. There was no response from the Torres-Martinez Desert Cahuilla Indians, Torres-Martinez Desert Cahuilla Indians, Rincon Band of Luiseno Indians, Ramona Band of Cahuilla, Pauma Band of Luiseno Indians, Pala Band of Mission Indians, Morongo Band of Mission Indians, Los Coyotes Band of Cahuilla and Cupeño Indians, Ft. Yuma Quechan Indian Tribe, Cahuilla Band of Indians, Cabazon Band of Cahuilla Indians, or the Augustine Band of Cahuilla Indians.

The Agua Caliente Band of Cahuilla Indians responded in an emailed letter dated January 16, 2026, requesting consultation. The Tribe indicated that the Project is located within its Traditional Use Area and requested formal government-to-government consultation. The Tribe also requested that a cultural resources inventory be conducted by a qualified archaeologist prior to development, along with copies of all cultural resource documentation, including records searches, survey reports, and associated site records. Project documents were provided to the Tribe on January 23, 2026. Consultation was concluded on January 26, 2026.

The Soboba Band of Luiseño Indians responded in an emailed letter dated December 9, 2025, requesting consultation. The Tribe indicated that the Project area is considered culturally sensitive, noting the presence of known cultural resources in the surrounding area and identifying multiple areas of potential concern based on an internal records search. Project documents were provided to the Tribe on December 9, 2025, January 26, 2026, and February 25, 2026. Consultation was concluded on March 5, 2026.

The Pechanga Band of Indians responded in an email dated November 21, 2025, requesting consultation under Assembly Bill 52. The Tribe indicated that the Project is located within ‘Atáaxum (Luiseño) territory, which is considered part of the Tribe’s aboriginal territory, and identified the area as culturally sensitive due to the presence of cultural features associated with religious practices and an extensive archaeological record in the vicinity. The Tribe noted its cultural affiliation with the area based on longstanding ties and prior involvement in projects within the region. Project documents were provided to the Tribe on December 3, 2025, and February 25, 2026. Consultation was concluded on April 6, 2026.

Although no specific TCRs were identified within the Project site vicinity, the Agua Caliente Band, Soboba Band, and Pechanga Band expressed concerns that the Project site has the potential for uncovering previously unidentified subsurface TCRs from their tribes during ground disturbing activities. Thus, Mitigation Measures TCR-1 through TCR-5 have been incorporated to address the potential for impacts to TCRs. These measures include preparation of an Environmental Constraints Sheet identifying a confidential reburial area (TCR-1); retention of Native American monitors and implementation of cultural sensitivity training during ground-disturbing activities (TCR-2); requirements for the proper treatment and disposition of cultural materials, including reburial procedures (TCR-3); compliance with State requirements for the discovery and treatment of human remains (TCR-4); and implementation of protocols for the discovery and evaluation of unanticipated cultural resources (TCR-5). Therefore, with implementation of Mitigation Measures TCR-1 through TCR-5, impacts to TCRs would be less than significant.

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.)

Less than Significant with Mitigation Incorporated. In accordance with Public Resource Code (PRC) Section 5024.1(c), a resource is considered historically significant if it meets at least one of the following criteria:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Associated with the lives of persons important to local, California or national history;
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The Project site does not meet any of the criteria listed above from PRC Section 5024.1(c). As described in the Phase I Cultural Resources Study prepared for the Project Study identified one previously recorded historic-era resource (trash scatter) within the Project site. However, subsequent site observations, including historic aerial imagery review and a pedestrian survey conducted on July 3, 2025, confirmed that the site was extensively cleared and graded between approximately 2005 and 2009, resulting in the disturbance of native soils and removal of the previously recorded resource. No cultural materials or evidence of the resource were identified during field verification, and the resource is therefore considered no longer extant and not eligible for listing in the California Register of Historical Resources (CRHR). As described in the previous response, SLF search results from the NAHC were negative for Native American sacred sites or locations of religious or ceremonial importance within the vicinity of the Project. During the AB 52 and SB 18 consultation process, three Native American tribes—Agua Caliente Band of Cahuilla Indians, Soboba Band of Luiseño Indians, and Pechanga Band of Indians—expressed concerns that the Project site has the potential for uncovering previously unidentified subsurface TCRs from their tribes during ground disturbing activities. Thus, Mitigation Measure TCR-2 has been included to require the applicant to retain a Native American Monitor prior to any ground disturbing activity, Mitigation Measure TCR-1 would require an identified reburial area, Mitigation Measure TCR-3 provides requirements for artifact disposition, Mitigation Measure TCR-4 sets forth requirements for the inadvertent discovery of human remains, and Mitigation Measure TCR-5 sets forth requirements for inadvertent discovery of unanticipated resources. Therefore, with the implementation of Mitigation Measures TCR-1, TCR-2, TCR-3, TCR-4, and TCR-5, impacts to TCRs would be less than significant.

Additionally, as discussed previously under Section 9, *Archaeological Resources*, in the unlikely event that human remains are encountered during grading or soil disturbance activities, compliance with the established regulatory framework (i.e., California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, included as PPP CUL-1) would provide that any potential impacts to human remains and TCRs would be less than significant.

Plans, Programs, or Policies/Conditions of Approval:

PPP CUL-1: Human Remains (COA Planning-CUL-1). As listed previously in Section 9, *Archaeological Resources.*

Mitigation:

Mitigation Measure TCR-1: ECS Sheet-Reburial Area. Prior to issuance of grading permits: the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate an area that will be used, if needed, for reburial of any artifacts that have been identified during grading and cannot be avoided. This area will be protected and not disturbed in the future. This is confidential information, and the exact nature of this area will not be called out on the grading plans.

This agreement shall not modify any condition of approval or mitigation measure.

Mitigation Measure TCR-2: Native American Monitor. Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for the appropriate number of Native American Monitor(s).

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

Activities will be documented in Tribal Monitoring Notes which will be required to be submitted to the County Archaeologist prior to grading final inspection.

The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

Mitigation Measure TCR-3: Artifact Disposition. Prior to Grading Permit Final Inspection. In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred the items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods.

Pre-contact resources-A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe(s) or band(s). This shall include measures and provisions to protect the reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report. The details of any disposition of artifacts shall be documented in the Phase IV report.

Mitigation Measure TCR-4: Human Remains. If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

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

Mitigation Measure TCR-5: Unanticipated Resources. The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource/Tribal Cultural Resources shall be halted and the Project archaeologist shall contact the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist***, the Native American tribal representative, and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, avoidance, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

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

* A Tribal Cultural Resources are defined as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a tribe that are listed, or determined to be eligible for listing, in the national or state register of historical resources, or listed in a local register of historic resources; or resources that the lead agency determines, in its discretion, are tribal cultural resources.

**If not already employed by the project developer, a County approved archaeologist and a Native American Monitor from the consulting tribe(s) shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Monitoring: Prior to the issuance of the first grading permit, the applicant shall provide a letter to the County Planning Department, or designee identifying that the agreement for the Native American monitor for activities detailed in MM TCR-2 has been completed.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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): Riverside County. (2015). *Riverside County General Plan Update Program EIR No. 521*, https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-general-plan-2015-DEIR-521-DEIR-No.-521.pdf; EMWD. (2021). *2020 Urban Water Management Plan*. https://www.emwd.org/what-we-do/water-supply/urban-water-management-plan

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?

Less than Significant Impact.

Water

The Project proposes a number of improvements to provide potable and non-potable water service to the site. Environmental impacts associated with the construction of these proposed facilities have been evaluated throughout this Initial Study (e.g., air quality, biological resources, greenhouse gas emissions, noise), and where impacts have been identified, mitigation is proposed, where feasible, to reduce potential impacts to the greatest extent possible. Accordingly, the discussion below focuses on whether the proposed Project would require or result in new or expanded regional water or wastewater treatment facilities, or a need for new or expanded water supply entitlements.

The EMWD is responsible for supplying potable and non-potable water to the Project site. As documented in EMWD's adopted 2020 Urban Water Management Plan (UWMP), EMWD has determined that sufficient water supplies are available to meet existing and projected demands within its service area through at least 2045, including under normal, single-dry, and multiple-dry year conditions

EMWD's demand projections are based on adopted land use designations within the general plans of cities and unincorporated areas throughout Riverside County. To further assess the Project's water service needs, EMWD has prepared a "will serve" letter for the proposed development, confirming that adequate water supplies are available to serve the Project and that

service can be provided consistent with EMWD standards. Therefore, implementation of the Project would not require new or expanded water supply entitlements.

The Project would connect to EMWD's existing water distribution system and would require local distribution-level improvements, including construction of an 8-inch water line extension along Tradewinds Drive, connections to the existing 8-inch water main in Mapes Road, and extension of a new 8-inch water line along Palomar Road. These facilities would be owned, operated, and maintained by EMWD and are located within existing public rights-of-way that contain previously disturbed roadway corridors. Construction of these improvements would not result in new environmental impacts beyond those already evaluated in this Initial Study, and where applicable, mitigation has been identified.

Because the UWMP does not specify water demand rates, water demand rates were taken from the Riverside County 2015 General Plan Update EIR. According to the Riverside County 2015 General Plan Update EIR, the water demand rate for residential land uses is 1.01 AFY per dwelling unit (Riverside County, 2015, Table 4.19-BK).

Table UT-1: Proposed Project Estimated Water Demand

Land Use Type	Dwelling Units	Unit Water Demand Factor[1]	Annual Water Usage (AFY)
Residential	157	1.01 AFY/DU	158.57 AFY
Total Water Demand			**158.57 AFY**

1. Riverside County 2015 General Plan Update EIR Table 4.19-BK

EMWD's 2020 Urban Water Management Plan projects that total potable and raw water demands within EMWD's service area would be approximately 123,000 acre-feet per year by 2045. As shown in Table UT-1, the proposed Project would result in a water demand of 158.57 AFY. The proposed Project's water demand is approximately 0.13 percent of EMWD's projected water demand through 2045. Thus, the EMWD would have sufficient water supplies and adequate planned infrastructure to serve the Project site. Therefore, no new or expanded water treatment facilities would be required as a result of the proposed Project. Impacts related to water infrastructure would be less than significant.

Wastewater Treatment

Wastewater service would be provided by EMWD through connections to existing sewer infrastructure. The Project would develop 157 residential dwelling units that would generate increased wastewater flows from the site. The Project would install new on-site sewer lines and construct off-site sewer improvements, including extension of an approximately 15-inch sewer line along Mapes Road for an estimated length of approximately 420 linear feet to connect to the existing system. Final alignment and design of these improvements would be confirmed during preparation of construction plans.

EMWD has provided a Will Serve letter for the proposed Project and would provide sewer and sanitation services to the Project site. EMWD operates four Regional Water Reclamation Facilities (RWRFs) located throughout the District. These facilities are interconnected through the local collection system, providing operational flexibility, improved system reliability, and expanded opportunities for recycled water delivery. All EMWD RWRFs produce tertiary-treated effluent, which is suitable for all permitted uses, including irrigation of food crops and uses involving full-

body contact. Collectively, the four RWRFs have a combined treatment capacity of approximately 86,300 acre-feet per year (AFY), as documented in EMWD's adopted planning documents.

Because the UWMP does not specify wastewater generation rates, wastewater generation rates were taken from the Riverside County 2015 General Plan Update EIR. According to the Riverside County 2015 General Plan Update EIR, the wastewater generation rate for residential land uses is 230 gpd per unit (Riverside County, 2015, Table 4.19-BL).

Table UT-2: Proposed Project Estimated Wastewater Generation

Land Use Type	Units	Unit Wastewater Generation Factor[1]	Annual Wastewater Generation (gpd)
Residential	157	230 gpd/unit	36,110 gpd
Total Wastewater Demand			**36,110 gpd (40.5 AFY)**

1. Riverside County 2015 General Plan Update EIR Table 4.19-BL

As shown in Table UT-2, the proposed Project would generate approximately 40.5 AFY of wastewater. This represents less than 0.05 percent of EMWD's total treatment capacity of approximately 86,300 AFY, indicating that substantial excess capacity exists within the system. Thus, the wastewater treatment plant has ample capacity, and the Project would not create the need for any new or expanded regional wastewater treatment facilities to serve the proposed Project. The proposed on-site sewer lines and off-site sewer improvements, including the 15-inch sewer line extension described above, would be constructed as part of the Project, and their potential environmental effects have been evaluated in this Initial Study. Therefore, impacts related to wastewater infrastructure would be less than significant.

Stormwater Drainage

Storm water drainage improvements would include on-site detention and conveyance facilities and off-site drainage improvements, as described in Section 3.2, Project Features, designed in accordance with Riverside County and applicable water quality requirements. These improvements would manage runoff generated by the Project and would not require regional drainage system expansion. The on-site drainage system has been sized to sufficiently handle flows from 100-year storm events. The proposed on-site and off-site stormwater drainage infrastructure is included as part of the construction of the proposed Project and would not result in any physical environmental effects beyond those identified in other sections of this document. Therefore, impacts related to drainage infrastructure would be less than significant.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Less than Significant Impact. Water supplies to the Project site are currently provided by the EMWD. EMWD has provided a Will Serve Letter for the proposed Project and will provide water service to the Project site. EMWD's service area is approximately 355,200 acres in western Riverside County. EMWD had a water demand of 84,673 AFY in 2020 and projects a water demand of 123,000 AFY through 2045 (EMWD, 2021). The UWMP specifically states that there is adequate supply under normal, single dry, and multiple dry years to meet water demand through 2045 (EMWD, 2021).

The UWMP identifies water supply demands through 2045 and indicates it would meet all anticipated water supply needs within EMWD's service area. As shown in Table UT-1, the proposed Project would result in a water demand of 158.57 AFY, which is approximately 0.13 percent of EMWD's projected water demand through 2045. While the proposed Project is not

specifically identified in EMWD's UWMP, the UWMP's demand projections are based on regional land use forecasts and anticipated growth within the service area. Given that the Project's estimated water demand of 158.57 AFY represents approximately 0.13 percent of EMWD's projected 2045 demand, the Project's water demand would be accommodated within the existing and planned water supplies identified in the UWMP under normal, single dry, and multiple dry year conditions. In addition, County Ordinance No. 859, included as PPP UT-1, requires compliance with the County's Water Efficient Landscape Ordinance. Therefore, EMWD would have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years, and impacts would be less than significant.

Plans, Programs, or Policies/Conditions of Approval:

PPP UT-1: County Ordinance No. 859. Project plans and specifications shall comply with Riverside County Ordinance No. 859, Water Efficient Landscape Ordinance.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Sewer a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	☐	☐	☒	☐
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): Riverside County. (2015). *Riverside County General Plan Update Program EIR No. 521*, https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-general-plan-2015-DEIR-521-DEIR-No.-521.pdf; EMWD. (2021). *2020 Urban Water Management Plan*. https://www.emwd.org/what-we-do/water-supply/urban-water-management-plan

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?

Less than Significant Impact. As described previously, the proposed Project consists of 157 new residential dwelling units that would generate wastewater. The Project includes construction of new connections to the existing EMWD sewer line 2,900 feet south of the intersection of Mapes

Road and Palomar Road and approximately 2,050 feet west of the intersection of Tradewinds Drive and Mapes Road.

The Project would install new on-site sewer lines and construct off-site sewer improvements to connect to the existing EMWD system, including extension of an approximately 15-inch sewer line along Mapes Road for an estimated length of approximately 420 linear feet. Final alignment and design of these improvements would be confirmed during preparation of construction plans. These improvements represent typical infrastructure extensions required to serve new development and would occur within existing public rights-of-way or previously disturbed areas

Project impacts and the impacts associated with construction of sewer infrastructure have been addressed in various sections of this document. As discussed in Section 40, *Water*, the RWRF has ample capacity to treat the increased wastewater resulting from the Project. Thus, the Project would not require expansion of any treatment facilities to serve the proposed Project and impacts related to wastewater infrastructure would be less than significant.

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?

Less than Significant Impact. As described previously in Section 40, *Water*, the four RWRFs in the EMWD have a combined treatment capacity of approximately 86,300. As shown in Table UT-2, the proposed Project would generate approximately 40.5 AFY of wastewater. Implementation of the Project would utilize approximately 0.05 percent of the EMWD's treatment capacity. Therefore, impacts related to wastewater treatment plant capacity would be less than significant.

Plans, Programs, or Policies/Conditions of Approval: None.

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
42. Solid Waste a. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
b. Comply with federal, State, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	☐	☐	☐	☒

Source(s): Riverside County General Plan; Riverside County Waste Resources. (2023). California Department of Resources Recycling and Recovery (CalRecycle). (2026). *SWIS Facility/Site Activity Details*,

https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2246?siteID=2368

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?

Less than Significant Impact. The closest landfill to the Project site that is permitted to operate into the future is the Lamb Canyon Sanitary Landfill, which is located at 16411 Lamb Canyon Rd, approximately 12.82 miles northeast of the Project site. The landfill is permitted to accept 5,000 tons per day of solid waste and is permitted to operate through 2032 (CalRecycle, 2026). As of September 2020, the Lamb Canyon Landfill has a remaining capacity of 14,540,000 cubic yards.

The CalEEMod solid waste generation rate for the proposed residential land use is 0.915 tons per year per dwelling unit. The 157 dwelling units would generate approximately 143.72 tons of solid waste per year or 0.39 tons of solid waste per day (based on a seven-day week), which is within the existing available permitted capacity of the Lamb Canyon Landfill. Therefore, Lamb Canyon Sanitary Landfill would be able to accommodate solid waste from operation of the proposed Project, and impacts related to landfill capacity would be less than significant.

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)?

No Impact. The proposed Project would be required to comply with all applicable federal, State, and local statutes and regulations related to solid waste, including the County Integrated Waste Management Plan (CIWMP).

Construction of the Project would be required to comply with the California Green Building Standards Code (CALGreen), which requires diversion of a minimum of 65 percent of construction and demolition waste from landfills through recycling, reuse, or salvage. Operation of the proposed residential development would be subject to applicable State and local solid waste regulations, including requirements for recycling and organic waste diversion pursuant to State law (e.g., Senate Bill 1383). Solid waste generated by the Project would be collected and managed by Waste Management Company, the applicable local service provider, in accordance with established programs and regulations.

All development projects within Riverside County are subject to review during the permitting process to ensure compliance with applicable solid waste regulations and the CIWMP. Therefore, the Project would comply with federal, State, and local management and reduction statutes and regulations related to solid waste, and no impacts would occur.

Plans, Programs, or Policies/Conditions of Approval: None

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
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

a) Electricity

Less than Significant Impact. Electric service would be available to the proposed Project site through Southern California Edison, and existing facilities would need to be expanded as necessary to provide service to the Project's planned 157 residential dwelling units. SCE issued a Will Serve Letter dated April 6, 2026, confirming that it would serve the Project's electrical requirements. However, existing transmission lines occur adjacent to the southern boundary of the site (along Mapes Road), and there is an existing substation located the southwest corner of Menifee Road and Highway 74. If there is insufficient capacity on the existing "Napa" 12-kV circuit along Mapes Road, the Project may extend a new overhead circuit from the existing substation during Project construction. If this new overhead circuit is required, it would utilize existing distribution poles within the existing right-of-way and would not result in any new ground disturbance. Therefore, the construction of electrical facilities necessary to serve the proposed Project would result in a less than significant impact to the environment.

b) Natural gas

No Impact. The proposed Project would not utilize natural gas for building operations or energy use. As such, the Project would not require connection to Southern California Gas Company infrastructure, nor would it result in the construction or expansion of natural gas facilities. Because no natural gas service would be required, the Project would not result in any impacts related to natural gas utilities.

c) Communications systems

Less than Significant Impact. The Project site is located within an area served by existing residential development and public roadways, including Mapes Road, Palomar Road, and Tradewinds Drive, where communication infrastructure is present within public rights-of-way. The proposed Project would connect to existing communication systems serving the surrounding area and would not require the construction of major new off-site communication infrastructure.

Any required utility connections or minor extensions would occur within existing public rights-of-way and previously disturbed areas. Construction of these connections would not result in environmental impacts beyond those already evaluated in this Initial Study. Therefore, impacts related to communications systems would be less than significant.

d) Street lighting

Less than Significant Impact. The Project would provide street lighting as required by the County in accordance with Ordinance No. 461 (Roadway Standards) and Ordinance No. 460 (Subdivision of the Land). All physical environmental impacts associated with street lighting and maintenance would occur within the boundaries of the Project site and off-site improvement areas, the impacts of which are described throughout this Initial Study. Therefore, no new impacts to the environment would occur, and street lighting improvements would result in a less than significant impact to the environment.

e) Maintenance of public facilities, including roads

Less than Significant Impact. Implementation of the proposed Project would result in the construction of internal private roadways within the Project site, as well as off-site frontage improvements along adjacent public roadways. The internal roadways would be privately maintained while the frontage improvements would be dedicated to the County and maintained as part of the public roadway system. Long-term maintenance of public roadway facilities would be funded through development impact fees (DIF) paid by the Project and through property taxes generated by future residents, while private roadway maintenance would be the responsibility of the Project's managing entity. Therefore, the maintenance of roadway facilities associated with the Project would not result in new or substantially increased environmental impacts beyond those disclosed in this Initial Study, and impacts would be less than significant.

f) Other government services

Less than Significant Impact. Based on the foregoing analysis, impacts associated with the construction or expansion of other governmental or municipal utilities would be less than significant or otherwise mitigated to the maximum feasible extent by this Initial Study. No additional mitigation would be required, and impacts would be less than significant.

Plans, Programs, or Policies/Conditions of Approval: None.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
44. Wildfire Impacts 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 Figure 6, *Fire Hazard Severity Zones;* GIS database; CAL FIRE. (2026). *Fire Hazard Severity Zones*. https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones; Project Application Materials; Preliminary Fire Protection Plan and Fuel Modification Plan Map, prepared by Firewise2000, LLC, May 14, 2026 (Appendix J).

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

Less than Significant Impact. The County of Riverside GIS database and Figure 6 of the Riverside County General Plan Safety Element show that the Project site ranges between a Moderate to Very High Fire Hazard Severity Zone (FHSZ). The Project site is located in a Local Responsibility Area (LRA) as designated by CAL FIRE (CAL FIRE, 2026). Within the LRA, local fire agencies are responsible for fire prevention and suppression, which in this area is provided by the Riverside County Fire Department. As described previously in the Hazards and Hazardous Materials analysis section of this ISMND, the County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters.

Construction

The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent areas. Temporary lane closures or traffic control measures may occur during construction; however, any such activities would be coordinated with the County of Riverside and implemented in accordance with applicable local and State requirements to maintain adequate emergency access at all times. In addition, the Project would be required to comply with California Fire Code Chapter 47 and the Riverside County Ordinance No. 787, included as PPP WF-1, which provides requirements related to emergency access. Therefore, impacts related to interference with an adopted emergency response or evacuation plan during construction activities would be less than significant.

Operation

The proposed Project would provide adequate emergency access to the site via two entry points from Tradewinds Drive and Palomar Road. The proposed entry points would be 60 feet wide. Therefore, the proposed Project would provide adequate and safe circulation to, from, and through the Project site and would provide adequate routes for emergency responders to access the site. The Project consists of 157 residential dwelling units that would be permitted and approved in compliance with the California Fire Code and Riverside County Ordinance No. 787, *Fire Code*, which provides requirements related to emergency access. Compliance with these requirements, included as PPP WF-1, would be verified by the County prior to approving building permits for the Project. In addition, operation of the proposed Project would generate limited traffic that would not interfere with evacuation routes in the County.

Given the Project site's location within a Moderate to Very High FHSZ, the Project would also be subject to applicable Riverside County and CAL FIRE requirements related to emergency evacuation planning and wildfire preparedness. The provision of two points of access (one from Tradewinds Drive and one from Palomar Road), internal circulation roadways with a 52-foot right-of-way and a 40-foot-wide paved street section, and compliance with fire code requirements, including minimum roadway widths, turning radii, and unobstructed access for fire apparatus, would facilitate evacuation of residents and access for emergency responders during wildfire events. Should an evacuation become necessary, residents could utilize both lanes within internal roadways to evacuate from the Project site, which would facilitate a quick evacuation. Additionally, the Project would not physically obstruct or alter any designated evacuation routes, and surrounding roadways, including Mapes Road and Palomar Road, would continue to function as evacuation corridors serving the area. As part of the Project's conditions of approval, Project plans would be submitted to the Riverside County Fire Department for review and approval prior to building permit issuance to demonstrate compliance with applicable emergency access provisions.

Therefore, operation of the proposed Project would not impair implementation or interfere with adopted emergency response or evacuation plans. Impacts would be less than significant.

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?

Less than Significant Impact. The Project site slopes moderately down to the west and does not contain any hills or steep slopes. According to the County of Riverside GIS database and the

Riverside County General Plan, the Project site ranges between Moderate to Very High FHSZ. The Project site is located within a LRA. The PFPP evaluates site topography, existing and future fuels, wind conditions, fire behavior, access, water supply, ignition-resistant construction, defensible space, and vegetation management. The PFPP identifies wildland fuels primarily along the northern and northeastern portions of the Project perimeter, while areas south and west of the Project are developed and do not contain wildland fuels. The Project would be required to comply with California Fire Code Chapter 47 and Riverside County Ordinance No. 787, included as PPP WF-1, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, and fire flows (the quantity of water available for fire-protection purposes). Compliance with these requirements would be verified by the County prior to approving building permits for the Project.

Development of the Project site with residential uses would replace existing disturbed and ruderal vegetation with managed landscaping, hardscape, and fuel-modified areas, thereby reducing the availability of continuous combustible fuels that can contribute to wildfire spread. The PFPP and Fuel Modification Plan establish project-specific fuel-modification and defensible-space zones and assign long-term maintenance responsibility for those areas. Fuel Modification Zones 0 and 1A would be maintained by individual lot owners; Zone 1B would be maintained by the HOA; Zone 1C would be maintained by the HOA until RCFCD assumes responsibility; and Zone 2 and roadside fuel-modification areas would be maintained by the County of Riverside (Appendix J). These measures would reduce fuel loads, limit fire intensity, and provide separation between potential ignition sources and structures.

The Project would also include internal roadways and access features that would provide separation between structures and facilitate fire suppression activities, further reducing the potential for wildfire spread within the site. Although residential uses introduce typical ignition sources (e.g., vehicles, electrical equipment), compliance with fire code requirements and vegetation management standards would minimize ignition potential and reduce the likelihood of wildfire propagation. Accordingly, although the Project would introduce typical residential ignition sources, the Project-specific fuel-treatment, ignition-resistant construction, and long-term maintenance requirements would reduce the potential for the Project to exacerbate wildfire risk.

Compliance with applicable California Building Code and California Fire Code requirements would reduce the potential for wildfire spread and exposure of future residents to wildfire-related pollutants; therefore, impacts would be less than significant.

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?

Less than Significant Impact. According to the County of Riverside GIS database and the Riverside County General Plan, the Project site ranges from Moderate to Very High FHSZ and is located within a LRA. The proposed Project would require installation of typical residential infrastructure, including internal roads and utilities, which would be designed and constructed in compliance with the California Fire Code, California Building Code, and Riverside County fire safety requirements. The PFPP identifies two means of Project access from Palomar Road and Tradewinds Drive and requires the internal access roads to meet applicable fire-apparatus access requirements. The PFPP also requires a permanent water supply from EMWD capable of providing required fire flow through a looped water system served from a minimum of two points (Appendix J). Required infrastructure improvements, including emergency access and water supply, would be designed to reduce fire risk and improve emergency response capability, and

would not involve the creation of fuel breaks, utility corridors, or other features that could exacerbate wildfire hazards. Defensible space requirements, including vegetation management within 100 feet of structures or to the property line where less, are required pursuant to Public Resources Code Section 4291 and are enforced by the Riverside County Fire Department through the building permit and inspection process. Therefore, the Project would not result in temporary or ongoing environmental impacts related to wildfire risk, and impacts would be less than significant. In addition, the Project would be required to meet the specific standards and regulations outlined by the California Fire Code Chapter 47 and the Riverside County Ordinance No. 787, included as PPP WF-1, which would be verified during the County's permitting process. Therefore, less than significant impacts would occur.

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?

Less than Significant Impact. According to the County of Riverside GIS database and the Riverside County General Plan, the Project site ranges from Moderate to Very High FHSZ and is located within a LRA. The Project site slopes moderately down to the west. The site does not contain steep slopes and is not adjacent to any steep slopes. There is no indication of landslides, slumps, rock fall hazard, debris flow or slope instability surrounding the Project site. In addition, the Project would be required to meet the specific standards and regulations outlined by the California Fire Code Chapter 47 and the Riverside County Ordinance No. 787, included as PPP WF-1, which would be verified during the County's permitting process. Therefore, the Project would not expose people or structures to downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Thus, less than significant impacts would occur.

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

Less than Significant Impact. According to the County of Riverside GIS database and the Riverside County General Plan, the Project site is within a Moderate to Very High FHSZ and is located within a LRA. The Project would be required to comply with the California Fire Code and Riverside County Ordinance No. 787, which adopts the California Fire Code, included as PPP WF-1.

Compliance with these regulations would include implementation of specific fire protection measures such as fuel modification and defensible space requirements surrounding structures, use of ignition-resistant building materials, installation of automatic fire sprinkler systems within all residential units, and provision of adequate fire flow and fire hydrant spacing consistent with Riverside County Fire Department standards. In addition, the Project would be required to provide emergency access in accordance with fire code requirements, including minimum roadway widths, turning radii, and unobstructed access for fire apparatus. Vegetation management would be maintained in perpetuity through compliance with County requirements to reduce fuel loads and limit fire spread. These requirements would be reviewed and verified through the County's plan check, permitting, and inspection process prior to and during construction.

In addition, the proposed buildings would consist of concrete and other ignition-resistant materials, which are non-combustible and would reduce the potential for structural ignition. Overall, the design of the proposed Project, in combination with compliance with State and County fire regulations, would reduce wildfire risk and ensure that potential impacts related to wildland fire hazards are less than significant.

Plans, Programs, or Policies/Conditions of Approval:

PPP WF-1: Fire Code. The Project shall comply with the California Fire Code and the Riverside County Ordinance No. 787, Adopting California Fire Code.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:				
45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

Source(s): Staff Review, Project Application Materials

Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, 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?

Less than Significant with Mitigation Incorporated. As described in Section 7, *Wildlife & Vegetation*, focused biological surveys and habitat assessments determined that the Project site does not support candidate, sensitive, or special-status species. The site is primarily disturbed and does not contain high-quality habitat features such as riparian areas, wetlands, or undisturbed native vegetation that would support such species.

Focused burrowing owl surveys were conducted in accordance with the Western Riverside County MSHCP Burrowing Owl Survey Instructions, and no burrowing owls were observed on-site. However, due to the Project's location within the MSHCP burrowing owl survey area, Mitigation Measure BIO-1 requires pre-construction surveys and implementation of avoidance measures, if necessary, to ensure that impacts to burrowing owls do not occur.

In addition, protocol-level surveys for branchiopod species, including fairy shrimp, were conducted and no federally listed species were observed. Focused surveys for Crotch's bumble bee also confirmed absence of the species. Western spadefoot has potential to occur due to the presence of ponding features; however, no individuals were observed during surveys.

With implementation of Mitigation Measures BIO-1 and BIO-2, and based on the absence of special-status species and limited habitat suitability, the Project would not substantially degrade biological resources, reduce habitat for sensitive species, or result in a loss of biodiversity. Therefore, impacts would be less than significant with mitigation incorporated.

Also, as described above in Sections 8 and 9, the Project site is currently undeveloped and does not contain existing structures. The Phase I Cultural Resources Study identified one previously recorded historic-era resource (trash scatter) within the Project site that is no longer extant due to prior grading activities. Although no existing archaeological resources were identified during the pedestrian survey, previously undiscovered resources could be encountered during ground-disturbing activities. Mitigation Measure CUL-2 requires implementation of a Cultural Resource Monitoring Program, including archaeological monitoring during grading activities. Mitigation Measures CUL-1 and TCR-5 establish procedures for unanticipated discoveries, including cessation of ground-disturbing activities within 100 feet of discovered cultural resources. Mitigation Measure TCR-2 requires Native American monitoring during initial ground-disturbing activities, with authority to temporarily divert, redirect, or halt activities to allow for identification, evaluation, and potential recovery of cultural resources. Procedures for the discovery and treatment of human remains are addressed by PPP CUL-1 and Mitigation Measure TCR-4. With implementation of the applicable cultural and tribal cultural resources mitigation measures and conditions of approval, impacts related to important examples of the major periods of California history or prehistory would be less than significant.

Therefore, with implementation of mitigation, the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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

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

Less than Significant with Mitigation Incorporated. The Project consists of 157 residential dwelling units on a site that is currently vacant and undeveloped. The proposed Project includes a Tentative Tract Map, Tentative Parcel Map approval (for financing and conveyance purposes), Change of Zone to Planned Residential (R-4) and a General Plan Amendment to Community Development: Medium Density Residential (CD:MDR). As described above, all of the potential impacts related to implementation of the Project would be less than significant or reduced to a

less-than-significant level with implementation of mitigation measures that are imposed by the County of Riverside and effectively reduce environmental impacts.

As discussed in Section 6, *Air Quality*, SCAQMD's CEQA Air Quality Handbook methodology describes that any projects that result in daily emissions that exceed any of these thresholds would have both an individually (project-level) and cumulatively significant air quality impact. If estimated emissions are less than the thresholds, impacts would be considered less than significant. As shown in Table AQ-2, CalEEMod results indicate that construction emissions generated by the proposed Project would not exceed SCAQMD regional thresholds. Operational emissions associated with the proposed Project were modeled using CalEEMod and are presented in Table AQ-3. As shown, the proposed Project would result in long-term regional emissions of the criteria pollutants that would be below the SCAQMD's applicable thresholds. Therefore, the Project's operational emissions would not exceed the NAAQS and CAAQS, would not result in a cumulatively considerable net increase of any criteria pollutant impacts, and operational impacts would be less than significant.

As discussed in Section 20, *Greenhouse Gas Emissions*, global climate change occurs as the result of global emissions of GHGs. An individual development Project does not have the potential to result in direct and significant global climate change effects in the absence of cumulative sources of GHGs. As shown on Table GHG-2, the Project's GHG emissions would be less than SCAQMD's Tier 3 threshold and Riverside CAP threshold of 3,000 $MTCO_2e$. Therefore, the Project would not result in cumulative impacts related to GHG emissions.

To provide for public facility maintenance needs, Riverside County Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for road improvements and traffic signal improvements, which are levied for new residential developments. In addition, the taxes generated from the proposed uses on the Project site would support regular road maintenance. Thus, the Project would provide funding for future roadway maintenance needs, and impacts would not occur. In addition, the Project meets the County's VMT screening criteria for generating less than 3,000 $MTCO_2e$ annually. Therefore, the proposed Project would have a less-than-significant cumulative impact related to VMT. Therefore, cumulatively considerable transportation related impacts would be less than significant.

Overall, impacts to environmental resources or issue areas would not be cumulatively considerable; and cumulative impacts would be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Source(s): Staff Review, Project Application Materials

Would the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant with Mitigation Incorporated. The Project proposes the construction and operation of 157 residential dwelling units. The Project would not consist of any use or any activities that would result in a substantial negative effect on persons in the vicinity. All resource topics associated with the proposed Project have been analyzed in accordance with CEQA and the State CEQA Guidelines and were found to pose no impact or less-than-significant impacts with implementation of mitigation measures and existing plans, programs, or policies that are required by the County. Consequently, the proposed Project would not result in environmental effects that would cause substantial adverse effects on human beings directly or indirectly, and impacts would be less than significant with mitigation.

VI. PREPARERS AND PERSONS CONTACTED

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