



- Board of Directors
Real Property and Asset Management Committee

11/10/2020 Board Meeting

7-7

Subject

Review and consider the city of Hemet's adopted Mitigated Negative Declaration and take related CEQA actions, and authorize the General Manager to grant a permanent easement for public road widening and utility purposes to the city of Hemet on Metropolitan-owned property in the county of Riverside

Executive Summary

This action authorizes the General Manager to grant a permanent easement to the city of Hemet in the county of Riverside for public road and utility purposes. The requested easement area is along the northern edge of Metropolitan fee-owned property along Chambers Street between Lyon Avenue and Slate Avenue in the city of Hemet (**Attachment 1**). Board authorization to grant this permanent easement is required as the real property interest to be conveyed exceeds five years.

Details

Background

The city of Hemet is requesting a permanent easement for road and utility purposes, comprising of approximately 1.44 acres to accommodate a planned residential community development project known as River Oaks Ranch. The requested easement area is located within the larger Diamond Valley Lake (DVL) North property, which is located north of Domenigoni Parkway and west of State Street and is along Metropolitan's fee property at Chambers Street between Lyon Avenue and Slate Avenue in the city of Hemet.

The DVL North property was previously declared surplus by the Board and is currently being marketed for sale. The easement will accommodate the construction of Chambers Street and, when completed, will benefit the DVL North property as it will have an improved public street along its northern boundary. Thus, the grant of the permanent easement will improve the overall marketability and increase the likelihood of disposal of the lands declared surplus by the Board.

The permanent road easement will have the following key provisions:

- Grantee will have the right to construct, operate, and maintain a public road and appurtenances.
- The fair market value for the easement is \$14,400, as determined by an independent appraisal.
- Metropolitan will receive a one-time processing fee of \$8,000.

Policy

Metropolitan Water District Administrative Code Section 8230: Grants of Real Property Interests

Metropolitan Water District Administrative Code Section 8231: Appraisal of Real Property Interests

Metropolitan Water District Administrative Code Section 8232: Terms and Conditions of Management

Metropolitan Water District Administrative Code Section 11100: Environmental Matters

By Minute Item 48766, dated August 16, 2011, the Board adopted fair market value policies for managing Metropolitan's real property assets.

California Environmental Quality Act (CEQA)

CEQA determination for Option #1:

Pursuant to the provisions of CEQA and the State CEQA Guidelines, the city of Hemet, acting as the Lead Agency, adopted the Mitigated Negative Declaration (MND) and a Mitigation Monitoring Reporting Program (MMRP) on September 17, 2019, for the Zone Change No. 16-001, Tentative Tract Map No. 36891 and Tentative Tract Map No. 36892 (River Oaks Ranch) Project. Metropolitan, as Responsible Agency under CEQA, is required to certify that it has reviewed and considered the information in the MND and MMRP and adopted the Lead Agency's findings prior to the approval of the formal terms and conditions for the permanent easement. The environmental documents are in **Attachment 2**.

CEQA determination for Option #2:

None required

Board Options

Option #1

Review and consider the city of Hemet's adopted Mitigated Negative Declaration and take related CEQA actions and authorize the General Manager to grant a permanent easement for public road and utility purposes to the city of Hemet.

Fiscal Impact: Metropolitan will receive a one-time processing fee of \$8,000 and \$14,400 as the fair market value for the proposed easement.

Business Analysis: Cooperation with other public entities, by granting easements and other rights of entry, furthers the public interest and facilitates Metropolitan's obtaining easements and other property rights critical for its operations. Metropolitan will also receive positive revenue in the form of fees and fair market value for the easement.

Option #2

Do not authorize the permanent easement.

Fiscal Impact: Metropolitan will forego the one-time transaction and conveyance fees of \$14,400.

Business Analysis: The city of Hemet will not be permitted to construct the street widening needed to accommodate the new community development project and may use eminent domain action to obtain the necessary easement. This option could hinder opportunities to obtain rights or permits for Metropolitan projects from the city in the future.

Staff Recommendation

Option #1


 _____ 10/19/2020
 Lilly L. Shraibati Date
 Group Manager
 Real Property Group


 _____ 10/21/2020
 Jeffrey Nightlinger Date
 General Manager

Attachment 1 – Site Map

Attachment 2 – Initial Study-MND for River Oaks Ranch & MMRP





ENVIRONMENTAL ASSESSMENT FORM INITIAL STUDY (IS)

1. **Case Number(s):** ZC-16-001, TTM-36891 & TTM-36892
2. **Project Title:** River Oaks Ranch ("Project") – TTM-36891, TTM-36892 & ZC-16-001
3. **Public Comment Period:** July 5, 2017 to July 25, 2017
4. **Lead Agency:** City of Hemet
Planning Department
445 E. Florida Avenue
Hemet, CA 92543-4209
(951) 765-2375 – Phone
(951) 765-2359 – Fax
<http://www.cityofhemet.org/index.aspx?NID=797>
5. **Contact Planner:** Carole Kendrick
(951) 765-2373
ckendrick@cityofhemet.org
6. **Prepared By:** Diane Jenkins, AICP
McKenna Lanier Group, Inc.
(909) 519-8887
Diane@McKennaLanier.com
7. **Project Location:**

The Project site is located at the southwest corner of Elk Street and Thornton Avenue (TTM-36891) and the southeast corner of Elk Street and Thornton Avenue (TTM-36892), in the City of Hemet, California, as shown in Figure A. Both tentative maps lie in Section 21, Township 5 south, Range 1 west, San Bernardino base and meridian and are comprised of Tax Assessor parcel numbers 464-300-001, 002; 464-311-001 through 009; and 464-312-001 through 009.
8. **Project Applicant & Owner:**

<p>Applicant Blaine Womer Blaine Womer Civil Engineering 41555 E. Florida Avenue, Suite G. Hemet, CA 92544 (951) 658-1727 blaine@bawce.com</p>	<p>Owner Myrna Frame River Oaks Ridge, L.P. 800 S. Pacific Coast Highway, #8-511 Redondo Beach, CA 90277 (310) 316-0891 curtismyrna@verizon.net</p>
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FIGURE A – TTM-36891, TTM-36892 & ZC-16-001

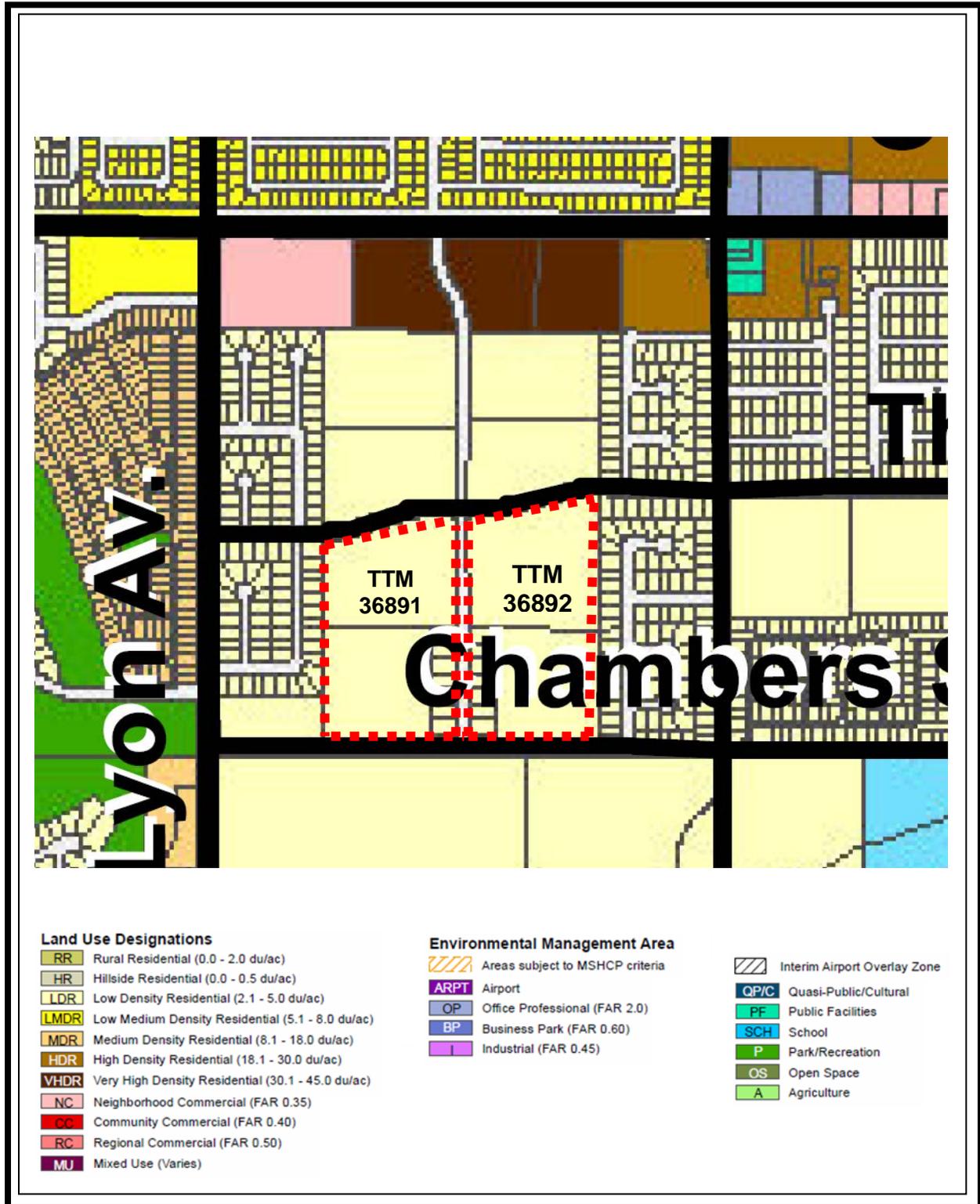
9. General Plan Designation: LDR – Low Density Residential (2.1 - 5.0 du/ac)

The LDR—Low Density Residential designation provides for traditional residential subdivisions, planned residential developments, mobile home subdivisions and parks, and low density senior housing. Typical lot size is 7,200 square feet (sq. ft.) with a range of lot sizes from 6,000 sq. ft. to 20,000 sq. ft. (Figure B)

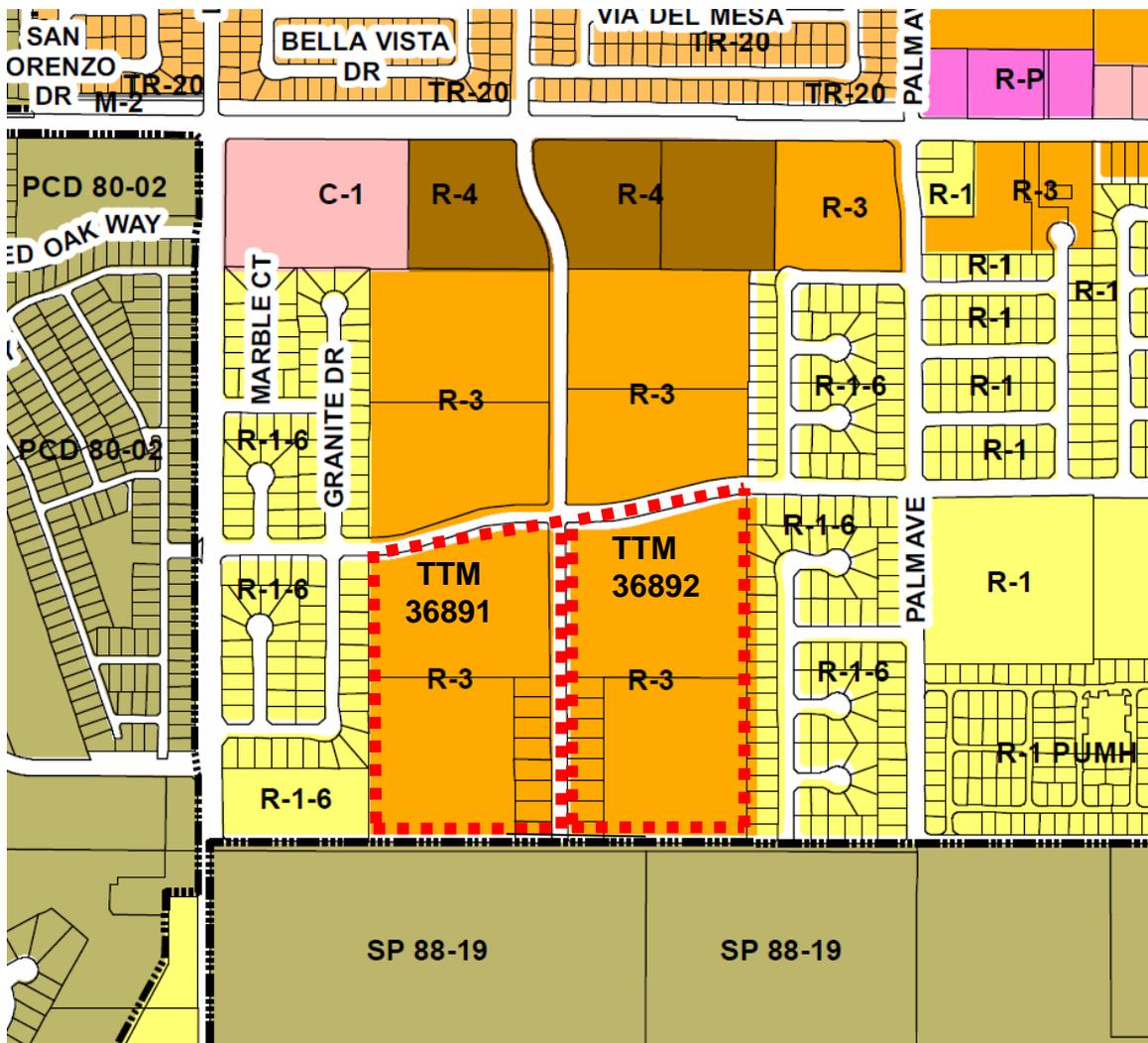
10. General Plan Neighborhood Designation: Hemet South Land Use District

11. Specific Plan Name and Designation: Not located within a Specific Plan

FIGURE B – GENERAL PLAN



- 12. Existing Zoning:** R-3 – Multiple Family Residential which provides for the development of medium to high density multiple-family residential uses with a density not to exceed 25 dwelling units per acre. (Figure C)
- 13. Proposed Zoning:** The proposal includes a request to change the zone to R-1-6 – Single Family Residential (6,000 sq. ft. minimum lot) which provides for the development of single family homes. (Figure D)



- | | | |
|--|---|--------------------------------------|
| CITY BOUNDARY | R-1 = SINGLE FAMILY RESIDENTIAL | C-M = COMMERCIAL MANUFACTURING |
| SPECIFIC PLAN BOUNDARY; SP 12-001 | R-2= TWO FAMILY RESIDENTIAL | BP = BUSINESS PARK |
| HIGHWAYS | TR-20 = INDEPENDENT MOBILE HOME SUBDIVISION | M-1 = LIMITED MANUFACTURING |
| WATERBODIES | R-3 = MULTIPLE FAMILY RESIDENTIAL | M-2 = HEAVY MANUFACTURING |
| PRE-ZONING AREA BOUNDARY | SLR = SMALL LOT RESIDENTIAL | NZ = NO ZONE |
| PARCELS | R-4 = MULTIPLE FAMILY RESIDENTIAL | OS = OPEN SPACE |
| A-1 = LIGHT AGRICULTURAL (1 ACRE MIN.) | R-P = RESIDENTIAL PROFESSIONAL | PCD = PLANNED COMMUNITY DEVELOPMENT |
| A-2 = HEAVY AGRICULTURAL (2 ACRE MIN.) | D-1 = DOWNTOWN | PUD = PLANNED UNIT DEVELOPMENT OVERL |
| A-5 = HEAVY AGRICULTURAL (5 ACRE MIN.) | D-2 = DOWNTOWN | SP = SPECIFIC PLAN |
| A-10 = HEAVY AGRICULTURAL (10 ACRE MIN.) | C-1 = NEIGHBORHOOD COMMERCIAL | S-1 = CHURCH |
| R-A = RESIDENTIAL AGRICULTURAL | C-2 = GENERAL COMMERCIAL | I = INSTITUTIONAL |

FIGURE C -- EXISTING ZONING

14. Description of the Project:

Environmental Setting

The property is currently not in use, but has historically been used for farming. The property is vacant and characterized by generally flat terrain with an averaged elevation of 1558 above mean sea level (AMSL) (Max: 1568 ft. Min: 1551 ft. AMSL). There is a large manmade swell, with a line of rocks, in the southwestern section of the Project area, likely the result of the disposal of soil and rocks acquired through the creation of a catch basin and single-family residences located on the western adjacent parcel.

The vegetation on the site is due to the historic ranching and agricultural practices in the area, as well as increased urbanization. Most the original plant life surrounding the Project area has been either destroyed or reduced to a bare minimum. The surrounding undeveloped lands contain a sage scrub environment interspersed with oaks. Sage scrub environment does appear in small sections across the subject parcel.

The Project site naturally drains to the west at a gradient of approximately 0.5%. Proposed TTM-36892 naturally drains to Elk Street and proposed TTM-36891 naturally drains to the existing single family residential development to the west. An existing masonry block stem wall blocks flows from entering the existing single family residential development, diverting flows to Chambers Street.

The Project site is also impacted by offsite stormwater runoff flows at two locations. Flows emanating from a senior assisted living facility (southwest corner of Stetson Avenue and Palm Avenue) and a single family residential development (located between the assisted living project and Thornton Avenue). Both projects are located northeast of TTM-36892. The flows total approximately 15 acres and concentrate at the intersection of Thornton Avenue and the east Project boundary of TTM-36892.

The second concentration point is the intersection of Chamber Street and the east Project boundary of TTM-36892. This location is subject to approximately 175-acre, upstream, drainage area which includes a shopping center, single family residential, multi-family residential, and a mobile home park. These flows, over time, have eroded a natural earthen channel south of the existing Chambers Street improvements.

Proposed Project

The proposed Project consists of two residential subdivisions (TTM-36891 & TTM-36892) and a requested Zone Change (ZC-16-001). The two subdivisions are proposed to create a total of 158 single-family dwellings as illustrated in Figures E & F.

Primary access points to the subdivisions are proposed on Elk Street and Chambers Street. No access is proposed on Thornton Avenue. The proposed lots will front onto internal streets within the subdivision. The Project is proposing a landscape setback area of ten (10) feet on Elk Street and Thornton Avenue, adjacent to the Project

theme wall. In addition, the Project is proposing enhanced landscaping on the corners at Elk Street/Thornton Avenue, Elk Street/Chambers Street and the Project entries.

The Project proposes drainage from the northeast to the southwest and will discharge into an existing retention basin that is located west of Tentative Tract Map No. 36891 and is under the same current ownership as the proposed maps. Tentative Tract Map No. 36892 is proposing four (4) infiltration trenches that are located at each entrance to the subdivision. The trenches will be landscaped to provide a decorative entry to the subdivision. Tentative Tract Map No. 36891 proposes a water quality detention basin at the southwest corner of the Project site.

It is noted, that many of the street improvements on Thornton Avenue, Elk Street and Chambers Street are already developed (curb, gutters, street lights, fire hydrants, etc.). Nevertheless, some street improvements may be required for this Project. The Project includes preliminary grading, drainage and water quality management plans.

TTM-36891

This tentative map proposes to divide 17.27 acres, located at the southwest corner of Elk Street/Thornton Avenue, into 75 single-family residential lots, ranging in size from 6,000 to 8,677 square feet, and four (4) lettered lots. Lettered lots are proposed as follows:

1. Lot A = 41,662 sq. ft. – proposed as a private park site (HOA maintained)
2. Lot B = 984 sq. ft. – proposed for enhanced parkway at the southwest corner of Thornton Avenue and Elk Street
3. Lot C = 984 sq. ft. – proposed for enhanced parkway at the northwest corner of Elk Street and Chambers Street
4. Lot D = 6,000 sq. ft. – proposed for infiltration water quality basin

The site is currently designated LDR – Low Density Residential in the City's General Plan and zoned R-3 – Multiple Family Residential in the City's Zoning Code. (464-300-002, 464-311-001 through 009)

TTM-36892

This tentative map proposes to divide 19.14 acres, located at the southeast corner of the Elk Street/Thornton Avenue, into 83 single-family dwelling lots, ranging in size from 6,000 to 10,171 square feet, and seven (7) lettered lots. Lettered lots are proposed as follows:

1. Lot A = 44,707 sq. ft. – proposed as a private park site (HOA maintained)
2. Lot B = 984 sq. ft. – proposed for enhanced parkway at the southeast corner of Thornton Avenue and Elk Street
3. Lot C = 984 sq. ft. – proposed for enhanced parkway at the northeast corner of Elk Street and Chambers Street
4. Lot D = 3,330 sq. ft. – proposed for a bioretention basin at the northeast corner of Elk Street and "G" Street

5. Lot E = 3,330 sq. ft. – proposed for a bioretention basin at the southeast corner of Elk Street and “G” Street
6. Lot F = 5,235 sq. ft. – proposed for a bioretention basin at the northwest corner of Chambers Street and “A” Street
7. Lot G = 3,223 sq. ft. – proposed for a bioretention basin at the southeast corner of Chambers Street and “A” Street

The site is currently designated LDR – Low Density Residential in the City’s General Plan Land Use Element and zoned R-3 – Multiple Family Residential in the City’s Zoning Code. (464-300-001, 464-312-001 through 009)

ZC-16-001

The Project also includes the request for a zone change, for the entire site (TTM-36891 & TTM-36892), from R-3 – Multiple Family Residential (25 du/ac) to R-1-6 – Single Family Residential (6,000 sq. ft. lot minimum) for consistency with LDR – Low Density Residential (2.1 - 5.0 du/ac) General Plan Land Use designation on the property (Figure D). Pursuant to **Table 2.2 – Relationship Between Hemet’s Zone Districts and the General Plan Land Use Designations** in the City’s General Plan the General Plan land use designation of LDR is consistent with the requested R-1-6 zoning category.

City Project Reviews

It is noted that the Planning Commission provided input on the map designs at a Work Study held on June 7, 2016. The Development Review Committee provided comments on the Project on April 9, 2015, January 7, 2016 and December 15, 2016.

As required by the City’s Zoning Code, Title 90, future reviews of the housing designs, housing plotting, and lot landscaping will be reviewed under separate applications. Prior to any ground disturbance the following is required:

1. Prior to issuance of a grading permit the applicant will be required to submit grading plans for Engineering and Planning staff approval. The plan should be in substantial conformance with the preliminary grading being reviewed under this Project.
2. Prior to any residential construction, the applicant will be required to submit a Site Development Review application for Planning Commission review and approval. This review will include architecture, plotting, fences and walls, and typical front yard landscaping and irrigation.
3. Prior to the construction of any Model Homes, the applicant will be required to submit a Model Home Complex application for review and approval by Planning Staff.

Air Quality and Greenhouse Gas Impact Study and the Noise Impact Study

The Air Quality and Greenhouse Gas Impact Study and the Noise Impact Study prepared for this Project includes TTM-36889 and TTM-36890 as Phase 1 with the subject Project being Phase 2 (TTM-36891 and TTM-36892). At the time, these

studies were prepared the applicant was pursuing all four tract maps under a Specific Plan. The developer is no longer pursuing construction of the Phase 1 tentative maps or the Specific Plan and does not know when development of these maps will occur. Therefore, the Project maps were considered Phase 1 for application of these two studies to the Project. This change does not change the environmental impacts associated with Air Quality, Greenhouse Gas or Noise.

15. Surrounding Land Uses and Setting:

	Land Use	General Plan	Zoning
North	Vacant	LDR – Low Density Residential	R-3 – Multiple Family Residential
South	Vacant	LDR – Low Density Residential	Specific Plan 88-19 – McSweeney Ranch
East	Single Family Residential	LDR – Low Density Residential	R-1-6 – Single Family Residential (min. lot 6,000 sq. ft.)
West	Single Family Residential	LDR – Low Density Residential	R-1-6 – Single Family Residential (min. lot 6,000 sq. ft.)

16. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Eastern Municipal Water District
Riverside County Airport Land Use Commission
Riverside County Flood Control and Water Conservation District
Southern California Edison
Statewide Construction General Permit

17. Other Environmental Reviews Incorporated by Reference in this Review:

- a. 2030 General Plan (1/24/2012)
- b. 2030 General Plan FEIR (1/12/2012)

18. Other Technical Studies Referenced in this Initial Study:

- a. River Oaks Ranch Air Quality and Greenhouse Gas Impact Study, prepared by MD Acoustics, April 12, 2017
- b. General Biological Assessment Tentative Tract Map Nos. 36891 & 36892, prepared by Natural Resources Assessment, Inc., April 19, 2016 and technical memo dated April 5, 2017
- c. Phase 1 Cultural Resource Assessment for TTM-36891 and TTM-36892 (37-acres), prepared by Scientific Resource Surveys, Inc., June 3, 2016
- d. Geotechnical Investigation Proposed Residential Development Tentative Tract Map No. 36891, prepared by Sladden Engineering, May 6, 2016
- e. Geotechnical Investigation Proposed Residential Development Tentative Tract Map No. 36892, prepared by Sladden Engineering, May 6, 2016
- f. River Oaks Ranch Noise Impact Study, prepared by MD Acoustics May 5, 2017
- g. Preliminary Drainage Study for River Oaks Ranch Development Tentative Tract Nos. 36891 & 36892, prepared by Blaine A. Womer Civil Engineering, October 31, 2016
- h. Project Specific Water Quality Management Plan Tentative Tract No. 36891, prepared by Blaine A. Womer Civil Engineering, November 16, 2015
- i. Project Specific Water Quality Management Plan Tentative Tract No. 36891, prepared by Blaine A. Womer Civil Engineering, November 17, 2015
- j. TTM 36891-36892 Traffic Impact Analysis, prepared by TJW Engineering, Inc., June 6, 2017
- k. Subregional Climate Action Plan, prepared by Western Riverside Council of Governments, September 2014 (not adopted)

19. Acronyms:

ALUC -	Airport Land Use Commission
ALUCP -	Airport Land Use Compatibility Plan
AMSL -	Above Mean Sea Level
AQMP -	Air Quality Management Plan
CERCLIS -	Comprehensive Environmental Response, Compensation, & Liability Information System
CEQA -	California Environmental Quality Act
CIWMD -	California Integrated Waste Management District
CMP -	Congestion Management Plan
DTSC -	Department of Toxic Substance Control
EIR -	Environmental Impact Report
EMWD -	Eastern Municipal Water District
EOP -	Emergency Operations Plan
FEMA -	Federal Emergency Management Agency
GIS -	Geographic Information System
GHG -	Greenhouse Gas
GP -	General Plan 2035, Hemet
HOA -	Home Owners' Association
HUSD -	Hemet Unified School District
IS -	Initial Study
LHMP -	Local Hazard Mitigation Plan
LHMWD -	Lake Hemet Municipal Water District
LST -	Localized Significance Threshold
MSHCP -	Multiple Species Habitat Conservation Plan
MWD -	Metropolitan Water District
NCCP -	Natural Communities Conservation Plan
OEM -	Office of Emergency Services
OPR -	Office of Planning & Research, State
PEIR -	Program Environmental Impact Report
PW -	Public Works, Hemet
RCEH -	Riverside County Environmental Health
RCFCWCD -	Riverside County Flood Control & Water Conservation District
RCP -	Regional Comprehensive Plan
RCTC -	Riverside County Transportation Commission
RTA -	Riverside Transit Agency
RTIP -	Regional Transportation Improvement Plan
RTP -	Regional Transportation Plan
SCAG -	Southern California Association of Governments
SCAQMD -	South Coast Air Quality Management District
SCE -	Southern California Edison
SCH -	State Clearinghouse
SKRHCP -	Stephens' Kangaroo Rat Habitat Conservation Plan
SWPPP -	Storm Water Pollution Prevention Plan
TRI -	Toxic Release Inventory
USFWS -	United States Fish and Wildlife
USGS -	United States Geologic Survey
WQMP -	Water Quality Management Plan
WRCOG -	Western Riverside Council of Governments

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

- 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 have been made by 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.
- I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

 Signature
 Deanna Elliano, Community Development
 Director

 Printed Name

 Date
 City Hemet

 For

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a Lead Agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analyses Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030 & General Plan 2030 FEIR)</p> <p>Scenic vistas in Hemet include views of the San Jacinto Mountains, the San Bernardino National Forest and Mountains, and the San Gabriel Mountains, as well as views of the Domenigoni Mountains at Diamond Valley Lake, Santa Rosa Hills, Lakeview Mountains, Tres Cerritos Hills, Park Hill, Bautista Canyon, and Reinhardt Canyon.</p> <p>These scenic vistas are typically viewed from publicly accessible areas, including parks and roadways. General Plan 2030 Policy OS-2.2 uses the development review process to conserve view corridors, rock outcroppings, ridgelines, and other landscape features and Program OS-P-10 requires project reviews to consider impacts to view corridors of mountains, rock outcroppings, and other visual resources.</p> <p>The site is currently designated LDR – Low Density Residential in the City’s General Plan Land Use Element and zoned R-3 – Multiple Family Residential in the City’s Zoning Code with a request to change the zone to R-1-6 – Single Family Residential (6,000 sq. ft. minimum lot) for consistency with LDR – Low Density Residential (2.1 - 5.0 du/ac) General Plan Land Use designation on the property. The requested zone change is consistent with development in the area. The R-1-6 Zone permits single family structures up to 35-feet (one- and two-story) in height like those single-family residences existing adjacent to the Project site.</p> <p>As required by the Zoning Code (Title 90) prior to any residential construction, the applicant will be required to submit a Site Development Review application for Planning Commission review and approval. This review will include architecture, plotting, fences and walls, and typical front yard landscaping and irrigation. Through the Site Development Review process, the City will ensure implementation of the General Plan 2030 policies and programs and will reduce any impacts associated with the development of these two tracts to a less than significant level, directly, indirectly or cumulatively.</p>				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: General Plan 2030, General Plan 2030 FEIR)</p> <p>The Project site is not located within a state scenic highway or locally designated scenic corridor. The site does not contain scenic resources such as rock outcroppings or trees. The Project will have no impact to a state scenic highway, directly, indirectly or cumulatively.</p>				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, General Plan 2030 FEIR, Figure 2-1, General Plan 2030, 2012; “California Scenic Highway Mapping System”)</p> <p>The overall visual character of the surrounding area is similar suburban residential land uses to that of the proposed Project. As noted, in (a) above, General Plan Policy OS-2.2 uses the development review process to conserve view corridors, rock outcroppings, ridgelines, and other important landscape features and Program OS-P-10 requires project reviews to consider impacts to view corridors of mountains, rock outcroppings, and other visual resources. Implementation of the Site Development Review process on this Project will reduce the impact associated with visual character to a less than significant level, directly, indirectly or cumulatively.</p>				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, General Plan FEIR 2030, San Jacinto Valley Area Plan of the Riverside County General Plan)</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Suburban land uses generate light and glare, which affect the brightness of the night sky. The existing street lights on Thornton Avenue, Elk Street and Chambers Street already generate light and glare that affect nighttime views in the area. However, lighting associated with the proposed single-family residences would add to the light and glare affecting the nighttime views. Furthermore, suburban development creates additional reflective surfaces and causes additional glare, including glare during both night and day.</p> <p>As well, the City of Hemet is in Zone B of the Mount Palomar Observatory, located in San Diego County. The Observatory requires darkness so that the night sky can be viewed clearly. The presence of the observatory necessitates unique nighttime lighting standards in the San Jacinto Valley. Lighting must be designed to limit leak spillage that may obstruct or hinder the view of the nighttime sky.</p> <p>The General Plan 2030 provides programs to reduce new sources of light and glare. Program CD-P-20 requires lighting practices that reduce light pollution in new development areas, and requires new lighting and existing lighting upgrades to cast light downward and reduce spillover lighting. This program also reduces the number of reflective surfaces used in new construction to minimize new sources of glare. Exterior building materials in new development shall be composed of a minimum 50% low-reflectance, non-polished finishes, and bare metallic surfaces found on infrastructure such as pipes and poles shall be painted to minimize reflectance and glare.</p> <p>The proposed Project will adhere to the City's lighting standards for the R-1-6 Zone. These standards include requirements for onsite lighting that is shielded to prevent off-site glare and that the candlepower of outdoor lighting shall be the minimum required for safety purposes. The Site Development Review process will help to ensure impacts from glare are reduced. With these requirements impacts to day and nighttime views as well as impacts to the nighttime sky for Mount Palomar Observatory will be less than significant, directly, indirectly and cumulatively.</p>				
<p>II. AGRICULTURE AND FOREST RESOURCES – Would the project:</p>				
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, General Plan 2030 FEIR, Exhibit 4.2-1 – Farmland)</p>				
<p>The subject site is partially designated as Farmland of Local importance on the Farmland Mapping and Monitoring Program map found in the General Plan 2030 EIR. The adjacent properties, to both the east and west of the Project site, are developed with single family residential making agricultural uses on the subject site problematic. As noted in the General Plan 2030 EIR, development, particularly residential development, can make farming more difficult or costly due to conflicts between non-agricultural and agricultural activities. For example, residents may complain about noise, dust, odors and low-flying aircraft used to dust or spray crops. Increased restrictions on agriculture processes and other aspects of encroachment on agricultural areas can lower productivity, increase costs, and otherwise impair agricultural operations. A review of past aerials (Phase 1 Cultural Resource Assessment for TTM-36891 & TTM-36892, SRS Inc., page 42) indicated that the subject site has not been used for agricultural uses since before 1996. Therefore, the proposed Project will have a less than significant impact, directly, indirectly or cumulatively to farmland.</p>				
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Response: (Source: General Plan 2030, General Plan 2030 FEIR, Exhibit 4.2-1 – Farmland)</p>				
<p>The Project site is General Plan designated for residential uses and the proposed R-1-6 Zoning is consistent with this General Plan designation. There are no Williamson Act contracts on the subject property. The adjacent properties to the east and west are developed with residential uses. No agricultural uses are currently being operated in or around the subject property. Therefore, the Project will have no impact, directly, indirectly or cumulatively, on zoning for an agricultural use or on a Williamson Act contract.</p>				
<p>c) 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 Government Code section 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: Riverside County DEIR No. 521 – Section 04-05 – Agricultural and Forestry Resources)</p>				
<p>In Southern California, including Riverside County and the City of Hemet, climate and topography limit the types and locations of forest lands and their potential for commercial or industrial timber utilization. Accordingly, there are no existing or currently proposed zoning of forest land, timberland or Timberland Production Zones within the City of Hemet. In addition, figures released by the State of California indicate that no “California forest land” ownership, either public or private, is mapped for Riverside County including the City of Hemet. Therefore, the Project would not conflict with the existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production and the Project will have no impact, directly, indirectly or cumulatively.</p>				
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: Riverside County DEIR No. 521 – Section 04-05 – Agricultural and Forestry Resources)</p>				
<p>There is no commercial forestry or timber production industry within the City of Hemet other than Christmas tree farms or nursery stock production (that is, cultivated, rather than wild-harvested); therefore, the Project would not result in the loss of forest land or the conversion of forest land to non-forest use and the Project will have no impact, directly, indirectly or cumulatively.</p>				
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, General Plan 2030 FEIR, Exhibit 4.2-1 – Farmland, & Riverside County DEIR No. 521 – Section 04-05 – Agricultural and Forestry Resources)</p>				
<p>As previously indicated, the Project site has not been used for agricultural purpose in a number of years and due to the adjacent residences, agricultural uses on this site would be problematic; therefore, the Project would not result in the conversion of farmland to a non-agricultural use and will have a less than significant impact, directly, indirectly or cumulatively.</p>				
<p>As noted above, there is no commercial forestry or timber production industry within the City of Hemet other than Christmas tree farms or nursery stock production (that is, cultivated, rather than wild-harvested); therefore, the Project would not result in the loss of forest land or the conversion of forest land to non-forest use and the Project will have no impact, directly, indirectly or cumulatively.</p>				
<p>III. AIR QUALITY – Would the project: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.</p>				
<p>a) Conflict with or obstruct implementation of</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the applicable air quality plan?				
<p>Response: (Source: South Coast Air Quality Management District's 2012 Air Quality Management Plan & Air Quality and Greenhouse Gas Impact Study, prepared by MD Acoustics, 10-10-2016)</p>				
<p>The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required. A proposed Project is considered consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:</p>				
<p>(1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.</p>				
<p>(2) Whether the project will exceed the assumptions in the AQMP in 2012 or increments based on the year of project buildout and phase. Both criteria are evaluated in the following sections.</p>				
<p>Criterion 1 - Increase in the Frequency or Severity of Violations Based on the air quality modeling analysis contained in this Air Analysis, neither short-term construction impacts, nor long-term operations will not result in significant impacts based on the SCAQMD regional and local thresholds of significance. Therefore, the proposed Project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first criterion.</p>				
<p>Criterion 2 - Exceed Assumptions in the AQMP? Consistency with the AQMP assumptions is determined by performing an analysis of the proposed Project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the proposed Project are based on the same forecasts as the AQMP. The 2012-2035 Regional Transportation/Sustainable Communities Strategy, prepared by SCAG, 2012, consists of three sections: Core Chapters, Ancillary Chapters, and Bridge Chapters. The Growth Management, Regional Mobility, Air Quality, Water Quality, and Hazardous Waste Management chapters constitute the Core Chapters of the document. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For this Project, the City of Hemet Land Use Plan defines the assumptions that are represented in the AQMP.</p>				
<p>The existing General Plan land use designation for the Project site is LDR—Low Density Residential. The proposed Project would be consistent with this General Plan land use designation. Therefore, the Project would exceed the AQMP assumptions for the Project site, and is found to be consistent with the AQMP for the second criterion.</p>				
<p>Based on the above, the proposed Project will have no impact on the SCAQMD AQMP directly, indirectly or cumulatively.</p>				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: Air Quality and Greenhouse Gas Impact Study, prepared by MD Acoustics, 10-10-2016)</p>				
<p>Regional Construction Emissions The construction emissions for the Project will not exceed the SCAQMD's daily emission thresholds at the regional level as demonstrated in Tables 8 and 9 (pages 36 & 37) of the Air Quality and Greenhouse Gas Impact Study. Pursuant to the General Plan 2030 the Project will be conditioned to comply with SCAQMD Rule 403 (MM 4.3-1a) and to implement the emission reducing measures of General Plan 2030 MM 4.3-1b. Nevertheless, the Project will be required to comply with the Project specific mitigation measure MM AIR-1 limiting the daily disturbance area of 5 acres or less during grading. Therefore, impacts will be less than significant with mitigation.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>MM AIR-1: During grading operations, the Project is required to limit the daily disturbance area to five acres or less.</p>				
<p>Regional Operational Emissions The operations-related criteria air quality impacts created by the proposed Project have been analyzed using CalEEMod model. The operating emissions were based on year 2021, which is the worst-case anticipated opening year for the Project. The summer and winter emissions created by the proposed Project's long-term operations were calculated and are summarized in Table 12 (page 39) of the Air Quality and Greenhouse Gas Impact Study. Based on trip generation factors, long-term operational emissions associated with the proposed Project, calculated with the CalEEMod model, are also shown in Table 12.</p> <p>Table 12 provides the Project's operational emissions, without mitigation. Table 12 shows that without mitigation measures, the Project does not exceed the corresponding SCAQMD daily emission thresholds. Therefore, the operational impacts are less than significant.</p>				
<p>c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: Air Quality and Greenhouse Gas Impact Study, prepared by MD Acoustics, 10-10-2016)</p>				
<p>Cumulative Regional Air Quality Impacts Cumulative projects include local development as well as general growth within the Project area. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered, would cover an even larger area. Accordingly, the cumulative analysis for the Project's air quality must be generic by nature.</p> <p>The Project area is out of attainment for both ozone and PM10 particulate matter. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of the Project. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. The Project does not exceed any of the thresholds of significance and therefore is considered less than significant.</p>				
<p>d) Expose sensitive receptors to substantial pollutant concentrations?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: Air Quality and Greenhouse Gas Impact Study, prepared by MD Acoustics, 10-10-2016)</p>				
<p>Per General Plan 2030 EIR Mitigation Measure MM 4.3-4a the SCAQMD Local Significance Threshold (LST) methodology was used.</p> <p>Localized Construction Emissions The data provided in Tables 10 and 11 (pages 37 & 38) of the Air Quality and Greenhouse Gas Impact Study show that none of the analyzed criteria pollutants would exceed the local emissions thresholds at the nearest sensitive receptors for the Project. Therefore, a less than significant local air quality impact would occur from construction of the proposed Project.</p> <p>Localized Operational Emissions Table 13 (page 39) of the Air Quality and Greenhouse Gas Impact Study shows the calculated emissions for the proposed operational activities compared with appropriate LSTs. The LST analysis only includes</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>on-site sources; however, the CalEEMod software outputs do not separate on-site and off-site emissions for mobile sources. For a worst-case scenario assessment, the emissions shown in Table 13 include all on-site Project-related stationary sources and 10% of the Project-related new mobile sources. This percentage is an estimate of the amount of project-related new vehicle traffic that will occur on-site.</p>				
<p>Table 13 indicates that the operational emission rates would not exceed the LST thresholds for the nearest sensitive receptors at 50 meters for the Project. Therefore, the Project will have no significant impact on Localized Operational emissions.</p>				
<p>Construction-Related Toxic Air Contaminant Impact</p>				
<p>The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed Project.</p>				
<p>According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of “individual cancer risk”. “Individual Cancer Risk” is the likelihood that a person exposed to concentrations of toxic air contaminants over a 70-year lifetime will contract cancer, based on the use of standard risk-assessment methodology. Given the relatively limited number of heavy-duty construction equipment and the short-term construction schedule, the proposed Project would not result in a long-term (i.e., 70 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the proposed Project.</p>				
<p>e) Create objectionable odors affecting a substantial number of people?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: Air Quality and Greenhouse Gas Impact Study, prepared by MD Acoustics, 10-10-2016)</p>				
<p>Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are of short-term in nature and the odor emissions are expected cease upon the drying or hardening of the odor producing materials. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the proposed Project.</p>				
<p>IV. BIOLOGICAL RESOURCES – Would the project:</p>				
<p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure 7.1 – Natural and Open Space Resources, Figure 7.2 – Vegetation Communities, General Plan 2030 FEIR, the Riverside County Multiple Species Habitat Conservation Plan (MSHCP), & General Biological Assessment Tentative Tract Map Nos. 36891 & 36892, prepared by Natural Resources Assessment, Inc. (NRAI), April 19, 2016)</p>				
<p>NRAI surveyed the subject properties, the channel and surrounding area outside and along the southern boundary of the parcel, just below Chambers Street. There were no significant biological resources present or potentially present, outside of the burrowing owl (see below). The flood control channel along the south side of Chambers Street would not be considered jurisdictional. It is an artificial drainage channel, probably created by the owner of the adjacent farm field to drain water along the road edge. It has no native riparian plants, is not connected with a natural or formerly natural stream, has no wildlife value, and terminates at the corner of Chambers Street and South Lyon Avenue.</p>				
<p>Project development will result in the loss of a ruderal (weedy) plant community and wildlife habitat. The survey found that there were no Criteria Area Plant Species or Narrow Endemic Plant Species on the site. The MSHCP has identified burrowing owl as a species of concern. There was no sign of burrowing owl or</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>burrowing owl use on the site. Depending upon timing of the proposed construction, burrowing owl could move on site in the interim. A mitigation measure (MM BIO-1) is proposed to require a pre-construction survey for this species.</p> <p>The Project will have no impacts to raptor and migratory bird use of the site. There will be no impacts to nesting birds.</p> <p>Based on NRAI's survey it was determined that the Project will have a less than significant impact with mitigation, directly, indirectly and cumulatively, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.</p> <p>MM BIO-1: Per MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl shall be conducted on the Project site by a qualified biologist prior to any ground disturbance. Take of active nests shall be avoided. Passive relocation (use of one-way doors and collapse of burrows) will occur when owls are present outside the nesting season. If feasible, the owls will be relocated to a more suitable site recommended by the Project biologist.</p> <p>If burrowing owls are detected onsite during the 30-day preconstruction survey, during the breeding season (February 1st to August 31st) then construction activities shall be limited to beyond 300 feet of the active burrows until a qualified biologist has confirmed that nesting efforts are completed or not initiated. In addition to monitoring breeding activity, if construction is proposed to be initiated during the breeding season or active relocation is proposed, a burrowing owl mitigation plan will be developed based on the County of Riverside Environmental Programs Division, CDFW and USFWS requirements for the relocation of individuals to the Lake Mathews Preserve.</p>				
<p>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure 7.1 – Natural and Open Space Resources, Figure 7.2 – Vegetation Communities, General Plan 2030 FEIR, the Riverside County Multiple Species Habitat Conservation Plan (MSHCP), & General Biological Assessment Tentative Tract Map Nos. 36891 & 36892, prepared by Natural Resources Assessment, Inc. (NRAI), April 19, 2016)</p> <p>See response IV a) above and IV c) below.</p>				
<p>c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure 7.1 – Natural and Open Space Resources, Figure 7.2 – Vegetation Communities, General Plan 2030 FEIR, the Riverside County Multiple Species Habitat Conservation Plan (MSHCP), & General Biological Assessment Tentative Tract Map Nos. 36891 & 36892, prepared by Natural Resources Assessment, Inc. (NRAI), April 19, 2016)</p> <p>Riparian/Riverine Areas are defined by the MSHCP as “lands which contain Habitat dominated by tress [sic], shrubs, persistent emergent, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year”.</p> <p>The site is almost flat, and has been disked for weed control on a regular basis. There are no flow channels or evidence of contained flow. It is NRAI's professional judgment that there are no riparian or riverine areas on site.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>As well the channel outside and along the southern boundary of the two parcels, just below Chambers Street was also surveyed. This area was evaluated and would not be considered riverine or riparian as defined by the MSHCP (see 4.5.2.1). It is an artificial drainage channel, effectively a road ditch, probably created by the owner of the adjacent field to drain water along the road edge. It has no native riparian plants, is not connected with a natural or formerly natural stream, and terminates in a detention basin at the corner of Chambers Street and South Lyon Avenue.</p> <p>Vernal pools are defined by the MSHCP as “seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. Evidence concerning the persistence of an area's wetness can be obtained from its history, vegetation, soils, and drainage characteristics, uses to which it has been subjected, and weather and hydrologic records” (Riverside County Transportation and Land Management Agency, website address: http://www.rctlma.org).</p> <p>The field team surveyed for vernal pools but the level of disturbance, lack of rain, and lack of vegetation growth indicators made it difficult to determine if vernal pools were present. None were observed. Based on the observations made, this area is intensively disked on a regular basis, much more than is typical for weed control. In addition, all the site soils range in drainage capacity from excessively well-drained to well-drained. This means that little to no water is retained for any length of time in the upper horizon, where ponds would typically form. NRAI does not expect that any vernal pools exist on site.</p> <p>Vernal pool fairy shrimp (<i>Branchinecta lynchi</i>) is found in grasslands in ponded areas such as vernal pools, cattle watering holes, basins, etc. Fairy shrimp are confined to temporary pools that fill in spring and evaporate by late spring to early summer.</p> <p>In southern California, this species is found primarily in the interior of western Riverside County, central Santa Barbara County, and eastern Orange County and more recently in Los Angeles County. Since most pools preferred by fairy shrimp are found in flat areas, many have been lost to agricultural activities and residential development. The limited extent of available habitat, plus the ongoing loss has resulted in the vernal pool fairy shrimp being listed as threatened by the U.S. Fish and Wildlife Service (USFWS).</p> <p>The site appears unsuitable for the formation of vernal pools. The soils are unsuitable for the formation of long-term ponds, and no obligate wetland perennial plant species were observed. There are no other sources of standing water, such as cattle ponds or watering holes that would provide suitable habitat for the vernal pool fairy shrimp.</p> <p>Riverside fairy shrimp (<i>Streptocephalus woottoni</i>) are known only from ephemeral pools in farmlands and similar open, flat terrain. Fairy shrimp are confined to temporary pools that fill in spring and evaporate by late spring to early summer.</p> <p>The Riverside fairy shrimp is known only from southern Orange and western Riverside and San Diego Counties. Ongoing farming and development in these areas has resulted in the loss and degradation of these habitats. Therefore, the USFWS has listed the Riverside fairy shrimp as endangered.</p> <p>As described in the vernal pool section, the site appears unsuitable for the formation of pools. The soils are unsuitable for the formation of long-term ponds, and no obligate wetland perennial plant species were observed. There are no other sources of standing water, such as cattle ponds or watering holes that would provide suitable habitat for the Riverside fairy shrimp.</p> <p>Based upon the survey performed NRAI, the Project will have no impact, directly, indirectly and cumulatively, on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.</p>				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
<p>Response: (Source: General Plan 2030, Figure 7.1 – Natural and Open Space Resources, Figure 7.2 – Vegetation Communities, General Plan 2030 FEIR, the Riverside County Multiple Species Habitat Conservation Plan (MSHCP), & General Biological Assessment Tentative Tract Map Nos. 36891 & 36892, prepared by Natural Resources Assessment, Inc. (NRAI), April 19, 2016)</p> <p>Wildlife movement and the fragmentation of wildlife habitat are recognized as critical issues that must be considered in assessing impacts to wildlife. In summary, habitat fragmentation is the division or breaking up of larger habitat areas into smaller areas that may or may not be capable of independently sustaining wildlife and plant populations. Wildlife movement (more properly recognized as species movement) is the temporal movement of species along diverse types of corridors. Wildlife corridors are especially important for connecting fragmented wildlife habitat areas.</p> <p>The Project site is in area already fragmented and is surrounded by paved roads, farms and residential development. There are few native habitats left in the nearby surrounding areas, and impacts to wildlife movement and habitat fragmentation have already occurred. There will be no additional fragmentation of habitat and therefore no impact, directly, indirectly and cumulatively.</p>				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure 7.1 – Natural and Open Space Resources, Figure 7.2 – Vegetation Communities, General Plan 2030 FEIR, the Riverside County Multiple Species Habitat Conservation Plan (MSHCP), & General Biological Assessment Tentative Tract Map Nos. 36891 & 36892, prepared by Natural Resources Assessment, Inc. (NRAI), April 19, 2016)</p> <p>The subject property is in a developing area with existing residences to the east and west and surrounded by roadways. Due to discing over the decades, the site does not contain trees or other biological species or features and therefore, no impact, directly, indirectly and cumulatively, will occur.</p>				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure 7.1 – Natural and Open Space Resources, Figure 7.2 – Vegetation Communities, General Plan 2030 FEIR, the Riverside County Multiple Species Habitat Conservation Plan (MSHCP), Municipal Code Chapter 58 – Planning and Development, Article IV – Habitat Conservation, Municipal Code Chapter 31 – Multiple Species Habitat Conservation Plan Mitigation Fee, & General Biological Assessment Tentative Tract Map Nos. 36891 & 36892, prepared by Natural Resources Assessment, Inc. (NRAI, April 19, 2016))</p> <p>The subject property is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) San Jacinto Valley Area Plan and the Stephens’ Kangaroo Rat Habitat Conservation Plan (SKRHCP). As such, the Project will be conditioned for payment of the MSHCP Development Mitigation Fee, which will mitigate potential impacts to covered species and the SKR fee.</p> <p>The Project site is not within or adjacent to a MSHCP-designated Conservation Area, or a SKRHCP Core Reserve, so no additional mitigation measures or provisions are required. The Project will not conflict with any policies or ordinances that protect biological species, or any habitat conservation plans or natural community conservation plans.</p> <p>The Project will have a less than significant impact, directly, indirectly and cumulatively, on an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.</p>				
<p>V. CULTURAL RESOURCES – Would the project:</p>				
a) Cause a substantial adverse change in the	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
significance of a historical resource as defined in § 15064.5?				
<p>Response: (Source: General Plan 2030, General Plan 2030 FEIR, Exhibit 4.5-1 – Cultural Resource Sensitivity, City of Hemet Historic Resources document (Appendix B of the General Plan 2030), Phase I Cultural Resource Assessment for TTM-36891 & TTM-36892, prepared by SRS Inc., June 3, 2016)</p> <p>The results of the Cultural Resource Assessment performed on the Project site indicate that there are no known cultural resources located on the property. A review of the City of Hemet Historic Resources document (Appendix B of the General Plan 2030) also reflects that this site has not yet been determined to have any historic significance. Although it appears the current Project will have no direct impact on any known cultural resources, the identification of prehistoric sites located within one mile of the Project area indicate there is a MODERATE RISK of encountering subterranean cultural resources. It is recommended that an archaeological and a Native American monitor be present during earth-moving activities in areas deemed as a moderate risk or above. The Riverside County Cultural Resources Investigations Standard Scopes of Work stipulates archaeological monitoring on all projects unless no archaeological resources are known on the property or within the one-mile record search radius. Therefore, archaeological monitoring is strongly recommended during all earth-moving activities because of the presence of prehistoric cultural resources documented within one mile of the property and the proximity to a water sources.</p> <p>While Phase-1 reconnaissance-level surveys are helpful in locating cultural resources prior to development, it should be recognized that the nature of the study does not preclude the existence of subsurface deposits; there is a distinct possibility that cultural materials may exist in the area of proposed construction.</p> <p>The City also conducted AB 52 Tribal consultations with three Native American tribes interested in the Project site (AB 52 Consultation Log in Appendix A of this Initial Study). Through the consultation process mitigation measures were developed to protect any subsurface Native American cultural resources.</p> <p>Therefore, the Project will have a less than significant impact with mitigation, directly, indirectly and cumulatively on any historical resource or archeological resource as defined in § 15064.5, or on any Tribal Cultural Resource as defined in Public Resources Code Section 21074.</p> <p>MM CR 1: Prior to grading permit issuance the developer shall enter into a Treatment and Disposition Agreement (TDA) with the Soboba Band of Luiseño Indians to address treatment and disposition of archaeological/cultural resources and human remains associated with Soboba Band of Luiseño Indians that may be uncovered or otherwise discovered during ground disturbing activities related to the project and provide the City with a copy of the executed agreement. The TDA may establish provisions for tribal monitors.</p> <p>MM CR 2: In the event that archaeological/cultural resources and/or human remains are discovered the developer shall notify the City and retain a qualified archaeologist to prepare an Archaeological Mitigation and Monitoring Plan (AMMP). The AMMP shall include the monitoring of all ground disturbing activities and shall include protocol for the mitigation and significance testing of inadvertent archaeological finds. The archaeologist shall notify the Morongo Band of Mission Indians and include them in the AMMP as needed. A copy of the AMMP shall be provided to the City for the case file and the archaeologist shall keep the Soboba Band of Luiseño Indians, the Morongo Band of Mission Indians, and the City updated with regular reports.</p>				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, General Plan 2030 FEIR, Exhibit 4.5-1 – Cultural Resource Sensitivity, Phase I Cultural Resource Assessment for TTM-36891 & TTM-36892, prepared by SRS Inc., June 3, 2016)</p> <p>See response V a) above.</p>				
c) Directly or indirectly destroy a unique paleontological resource or site or unique	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
geologic feature?				
<p>Response: (Source: General Plan 2030, General Plan 2030 FEIR, Exhibit 4.5-1 – Cultural Resource Sensitivity, Phase I Cultural Resource Assessment for TTM-36891 & TTM-36892, prepared by SRS Inc., June 6, 2016)</p>				
<p>Although no paleontological resources were found during the field survey prepared by SRS Inc., the subject site is in an area of high (High B) paleontological sensitivity based on the occurrence of fossils at a depth at or below four-feet of the surface. If paleontological resources are encountered during grading, ground disturbance activities shall cease so a qualified paleontological monitor can evaluate any paleontological resources. Therefore, the Project will have a less than significant impact with mitigation, directly, indirectly or cumulatively, on paleontological resources on or on a unique geologic feature.</p>				
<p>MM CR 4: If paleontological resources are encountered during grading, ground disturbance activities shall cease so a qualified paleontological monitor can evaluate any paleontological resources exposed during the grading activity. If paleontological resources are encountered, adequate funding shall be provided to collect, curate and report on these resources to ensure the values inherent in the resources are adequately characterized and preserved. Collected specimens will be sent to the appropriate authorities for collection.</p>				
d) Disturb any human remains, including those interred outside of formal dedicated cemeteries (see Public Resources Code, Ch. 1.75, §5097.98, and Health and Safety Code § 7050.5(b))?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, General Plan 2030 FEIR, Exhibit 4.5-1 – Cultural Resource Sensitivity, Phase I Cultural Resource Assessment for TTM-36891 & TTM-36892, prepared by SRS Inc., June 6, 2016)</p>				
<p>No cemeteries or human remains are known to occur onsite and it is unlikely that human remains will be uncovered during Project development. Implementation of mitigation measure MM CR 4 will assure that impacts will be less than significant with mitigation, directly, indirectly or cumulatively.</p>				
<p>MM CR 3: In the event of the discovery of human remains, the County coroner shall be immediately notified. If human remains of Native American origin are discovered during ground-disturbing activities, the applicant shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (PRC Section 5097). According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052). Section 7050.5 requires that excavation be stopped near discovered human remains until the coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the California Native American Heritage Commission, Morongo Band of Mission Indians and the Soboba Band of Luiseño Indians shall be notified and appropriate measures provided by State law shall be implemented to determine the most likely living descendant(s). Disposition of the remains shall be overseen by the most likely living descendants to determine the most appropriate means of treating the human remains and any associated grave artifacts.</p>				
e) Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, General Plan 2030 FEIR, Exhibit 4.5-1 – Cultural Resource Sensitivity, Phase I Cultural Resource Assessment for TTM-36891 & TTM-36892, prepared by SRS Inc., June 6, 2016)</p>				
<p>See response V a) above.</p>				
<p>VI. GEOLOGY AND SOILS – Would the project:</p>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p>				
<p>Response: (Source: General Plan 2030, Figure 6.1 – Seismic Hazards, General Plan 2030 FEIR, Geotechnical Investigation Proposed Residential Development Tentative Tract Map No. 36891, and 36892, prepared by Sladden Engineering, May 6, 2016)</p>				
<p>Unlike damage from ground shaking, which can occur at great distances from the fault, impacts from fault rupture are limited to the immediate area of the fault zone where the fault breaks along the surface. Surface rupture is expected to occur along preexisting, known active fault traces. However, surface rupture could potentially splay or step from known active faults or rupture along unidentified traces. Based on review of Jennings (1994), CDOC (2016), Morton (2003) and Rodgers (1965) faults are not mapped on the site. In addition, no signs of active surface faulting were observed during the engineer’s review of non-stereo digitized photographs of the site and site vicinity (Google, 2016; Terra Server 2002). Finally, no signs of active surface rupture or secondary seismic effects (lateral spreading, lurching etc.) were identified on-site during the engineer’s field investigation. Therefore, it is the engineer’s opinion that risks associated with primary surface ground rupture should be considered "low". Therefore, the potential hazards associated with fault rupture are considered less than significant, directly, indirectly, and cumulatively.</p>				
<p>ii) Strong seismic ground shaking?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure 6.1 – Seismic Hazards, General Plan 2030 FEIR, Geotechnical Investigation Proposed Residential Development Tentative Tract Map No. 36891, and 36892, prepared by Sladden Engineering, May 6, 2016)</p>				
<p>The Project site is located within the seismically active region of Southern California, and may be subject to ground-shaking events. The nearest earthquake faults are the Clark and Casa Loma Faults (segments of the San Jacinto Fault Zone) and they are beyond a ½ mile from the Project site.</p>				
<p>The Project will be designed to resist seismic impacts in accordance with the applicable Municipal Code Chapter 14 – Buildings and Building Regulations standards. Such building code compliance is required for development of all structures in the City. Project plans will be reviewed during the plan check process to confirm seismic safety measures are incorporated. Moreover, there is nothing unique about the Project site that would require additional measures beyond compliance with the adopted building code. Therefore, potential impacts associated with seismic ground shaking will be less than significant, directly, indirectly and cumulatively.</p>				
<p>iii) Seismic-related ground failure, including liquefaction?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure 6.1 – Seismic Hazards, General Plan 2030 FEIR, Geotechnical Investigation Proposed Residential Development Tentative Tract Map No. 36891, and 36892, prepared by Sladden Engineering, May 6, 2016)</p>				
<p>Liquefaction is the process in which loose, saturated granular soil loses strength because of cyclic loading. The strength loss is a result of a decrease in granular sand volume and a positive increase in pore pressures. Generally, liquefaction can occur if all the following conditions apply: liquefaction-susceptible soil, groundwater within a depth of 50- feet or less, and strong seismic shaking.</p>				
<p>According to the County of Riverside, the site is situated within a "Moderate" liquefaction potential zone (RCPR, 2016). Based on the depth to groundwater (CDWR, 2016) Sladden anticipates hazards resulting from liquefaction to be "negligible".</p>				
<p>Implementation of existing state, and local laws and regulations concerning soil liquefaction and ground failure is required of all projects in the City. Therefore, impacts related to liquefaction and ground failure would be less than significant, directly, indirectly and cumulatively.</p>				
<p>iv) Landslides?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure 6.1 – Seismic Hazards, General Plan 2030 FEIR, Geotechnical Investigation Proposed Residential Development Tentative Tract Map No. 36891, and 36892, prepared by Sladden Engineering, May 6, 2016)</p>				
<p>The site is situated on relatively level ground and is not immediately adjacent to any slopes or hillsides that could be potentially susceptible to slope instability. No signs of slope instability in the form of</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>landslides, rock falls, earthflows or slumps were observed at or near the subject site during the engineer's investigation. As such, risks associated with slope instability should be considered "negligible". Therefore, impacts related to landsliding and slope failure would be less than significant, directly, indirectly and cumulatively.</p>				
<p>b) Result in substantial soil erosion or the loss of topsoil?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure 6.1 – Seismic Hazards, General Plan 2030 FEIR, Geotechnical Investigation Proposed Residential Development Tentative Tract Map No. 36891, and 36892, prepared by Sladden Engineering, May 6, 2016)</p> <p>Erosion is a large-scale impact caused by human activity and disturbance of surface soil, wind, and water. Erosion cannot be eliminated altogether, although existing regulations such as the CBC (which includes erosion control measures and best management practices) and NPDES permit requirements can reduce the potential impacts of erosion. No signs of flooding or erosion were observed during the geotechnical field investigation.</p> <p>Adherence to state and local regulations will reduce impacts related to erosion to less than significant, directly, indirectly and cumulatively.</p>				
<p>c) 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, subsidence, liquefaction or collapse?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure 6.1 – Seismic Hazards, General Plan 2030 FEIR, Geotechnical Investigation Proposed Residential Development Tentative Tract Map No. 36891, and 36892, prepared by Sladden Engineering, May 6, 2016)</p> <p><u>Liquefaction</u> is a process whereby strong earthquake shaking causes sediment layers that are saturated with groundwater to lose strength and behave as a fluid. This subsurface process can lead to near-surface or surface ground failure that can result in property damage and structural failure. If surface ground failure does occur, it is usually expressed as lateral spreading, flow failures, ground oscillation, and/or general loss of bearing strength. Sand boils (injections of fluidized sediment) can commonly accompany these different types of failure.</p> <p><u>Collapsible Soils</u> are low-density, silty to very fine-grained, predominantly granular soils containing minute pores and voids. When saturated, these soils undergo a rearrangement of their grains and a loss of cementation, causing substantial, rapid settlement under even relatively light loads. A rise in the groundwater table or an increase in surface water infiltration, combined with the weight of a building or structure, can cause rapid settlement and consequent cracking of foundations and walls. Collapsible soils generally result from rapid deposition close to the source of the sediment where the materials have not been sufficiently moistened to form a compact soil.</p> <p><u>Subsidence</u> is the sinking of the land surface. Evidence of subsidence includes ground cracking and damage to roadways, aqueducts, and structures. Subsidence caused by excessive groundwater pumping is a common occurrence in areas of California where groundwater is pumped for agricultural and municipal wells.</p> <p><u>Landslides</u> are characterized by steep slopes.</p> <p>Due to the depth of groundwater (CDWR, 2016) hazards resulting from liquefaction are negligible. The native soil consists primarily of sandy silt (ML) and silty sand (SM). However, artificial fill/disturbed soil and native alluvial materials were encountered near the surface of the Project site. Settlement resulting from the anticipated foundation loads will be tolerable with the recommendations included in the Geotechnical reports. Through adherence to state and local seismic and structural regulations (i.e., California Seismic Hazards Mapping Act, California Building Standards Code, Hemet Municipal Code, NPDES Permit Requirements) the impacts of unstable soils resulting in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse will be less than significant, directly, indirectly and cumulatively.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure 6.1 – Seismic Hazards, General Plan 2030 FEIR, Geotechnical Investigation Proposed Residential Development Tentative Tract Map No. 36891, and 36892, prepared by Sladden Engineering, May 6, 2016)</p>				
<p><u>Expansive soils</u> contain certain types of clay minerals that shrink or swell as the moisture content changes; the shrinking or swelling can shift, crack, or break structures built on such soils. Arid or semiarid areas with seasonal changes of soil moisture experience a much higher frequency of problems from expansive soils than areas with higher rainfall and more constant soil moisture.</p>				
<p>The California Building Code (CBC) 2016, Volume 2, Chapter 18, Division 1 Section 1803.2 mandates that special foundation design consideration be employed if the soil expansion Index is 20, or greater in accordance with Table 18-1-B. The methodology and scope for a geotechnical investigation are described in UBC Section 1803, and requires an assessment of a variety of factors, such as slope stability, soil strength, adequacy of load-bearing soils, the presence of compressible or expansive soils, and the potential for liquefaction. The required content of the geotechnical report includes recommendations for foundation type and design criteria. These recommendations can include foundation design provisions that are intended to mitigate the effects of expansive soils, liquefaction, and differential settlement. In general, mitigation can be accomplished through a combination of ground modification techniques (i.e., stone columns, reinforcing nail and anchors, deep soil mixing, etc.), selection of an appropriate foundation type and configuration, and use of appropriate building/foundation structural systems. Section 1804.5 Excavation, Grading, and Fill require the preparation of a geotechnical report where a building will be constructed on compacted fill.</p>				
<p>The International Building Code (IBC) replaced earlier regional building codes (including the Uniform Building Code) in 2000 and established consistent construction guidelines for the nation. In 2006, the IBC was incorporated into the 2007 California Building Code (CBC), and currently applies to all structures being constructed in California. The national model codes are therefore incorporated by reference into the building codes of local municipalities. The CBC includes building design and construction criteria that take into consideration the State’s seismic conditions.</p>				
<p>Expansion Index testing of select samples of soil was performed to evaluate the expansion potential of the materials underlying the site. Based on the results of the laboratory testing (EI=36) and (E-41), the materials present near the ground surface are considered to have a "low" expansion potential. Accordingly, risk of structural damage caused by volumetric changes in the subgrade soil is considered "low". However, the surface soil should be tested after grading and final foundation and slab design should be based upon post-grading expansion test results. With adherence to the UBC and IBC impacts related to expansive soils will be less than significant, directly, indirectly and cumulatively.</p>				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure 6.1 – Seismic Hazards, General Plan 2030 FEIR, Geotechnical Investigation Proposed Residential Development Tentative Tract Map No. 36891, and 36892, prepared by Sladden Engineering, May 6, 2016)</p>				
<p>The proposed Project will be served by EMWD sewer infrastructure. Therefore, the Project will have no impact, directly, indirectly or cumulatively.</p>				
<p>VII. GREENHOUSE GAS EMISSIONS – Would the project:</p>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: Air Quality and Greenhouse Gas Impact Study, MD Acoustics, October 20, 2016 & Subregional Climate Action Plan, prepared by Western Riverside Council of Governments, September 2014, not adopted)</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Construction Greenhouse Gas Emissions Impact

The Greenhouse Impact Study prepared for this Project also includes TTM-36889 and TTM-36890 as Phase 1 with the subject Project being Phase 2 (TTM-36891 and TTM-36892). The developer is no longer pursuing development of Phase 1 (TTM-36889 and TTM-36890) and does not know when this Phase will be considered for development. As such, the calculated emissions are from all phases of construction (all four maps). The total construction emissions amortized over a period of 30-years are estimated at 146 metric tons of CO₂e per year. Per SCAQMD's protocol, construction emissions are amortized over 30 years and added to the project's operational emissions. Therefore, when comparing the amortized construction emissions to the 3,000 MTCO₂e threshold, the **impact is less than significant**, as the emissions are 146 MTCO₂e.

Table Phase 1 & 2 – Construction Emissions

Activity ²	Emissions (MTCO ₂ e) ¹		
	Onsite	Offsite	Total
Grading	341.0	11.7	352.7
Building Construction	1,682.3	2,212.1	3,894.5
Paving	92.2	6.2	98.5
Coating	11.5	21.1	32.6
Total	2127.1	2251.2	4,378.2
Averaged over 30 years	71	75	146

Notes:
¹. MTCO₂e=metric tons of carbon dioxide equivalents (includes carbon dioxide, methane, nitrous oxide, and/or hydrofluorocarbons).
². Combines Phase 1 and 2 construction emissions
³. The emissions are averaged over 30 years because the average is added to the operational emissions, pursuant to SCAQMD.
* CalEEMod output (Appendix B of the Air Quality and Greenhouse Gas Impact Study)

Operational Greenhouse Gas Emissions Impact

Operational emissions occur over the life of the Project. The Project's emissions for Phase 1 and Phase 2 and the combination of the two (2) Phases were initially compared to the SCAQMD draft threshold and WRCOG Subregional Climate Action Plan (CAP) screening threshold of 3,000 metric tons CO₂e per year. If the Project exceeds the screening threshold, the Project's year 2010 Baseline emissions would be compared to the Project's year 2020 emissions per the WRCOG CAP guideline.

Phase 1 would generate a total of 2,730.29 MTCO₂e per year. Phase 2 (the Project) would generate a total of 2,896.41 MTCO₂e per year. Each individual phase would be below the CAP 3,000 MTCO₂e per year threshold.

Phase 1 – Opening Year Project-Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year) ¹					
	Bio-CO ₂	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources ²	0.00	38.03	38.03	0.00	0.00	38.31
Energy Usage ³	0.00	734.93	734.93	0.02	0.01	738.25
Mobile Sources ⁴	0.00	1,732.76	1,732.76	0.11	0.00	1,735.51
Solid Waste ⁵	35.20	0.00	35.20	2.08	0.00	87.22
Water ⁶	3.06	61.53	64.58	0.32	0.01	74.87
Construction ⁷	0.00	1,678.21	1,678.21	0.24	0.00	56.14
Total Emissions	38.26	4,245.46	4,283.72	2.77	0.02	2,730.29
SCAQMD Draft Screening Threshold						3,000

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Exceeds Threshold?	No
Notes: 1 Source: CalEEMod Version 2016.3.1 2 Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment. 3 Energy usage consist of GHG emissions from electricity and natural gas usage. 4 Mobile sources consist of GHG emissions from vehicles. 5 Solid waste includes the CO2 and CH4 emissions created from the solid waste placed in landfills. 6 Water includes GHG emissions from electricity used for transport of water and processing of wastewater. 7 Construction GHG emissions based on a 30-year amortization rate.	

Phase 2 – Opening Year Project-Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year) ¹					
	Bio-CO ₂	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources	0.00	40.86	40.86	0.00	0.00	41.15
Energy Usage	0.00	789.55	789.55	0.03	0.01	793.12
Mobile Sources	0.00	1,795.45	1,795.45	0.11	0.00	1,798.
Solid Waste	37.87	0.00	37.87	2.24	0.00	93.82
Water	3.29	66.10	69.38	0.34	0.01	80.44
Construction	0.00	2,683.23	2,683.23	0.09	0.00	89.80
Total Emissions	41.15	5,375.20	5,416.35	2.80	0.02	2,896.
SCAQMD Draft Screening Threshold						3,00
Exceeds Threshold?						No
Notes: 1 Source: CalEEMod Version 2016.3.1 2 Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment. 3 Energy usage consist of GHG emissions from electricity and natural gas usage. 4 Mobile sources consist of GHG emissions from vehicles. 5 Solid waste includes the CO2 and CH4 emissions created from the solid waste placed in landfills. 6 Water includes GHG emissions from electricity used for transport of water and processing of wastewater. 7 Construction GHG emissions based on a 30-year amortization rate.						

The Phase 1 and Phase 2 combined, would generate a total of 5,626.70 MTCO₂e per year. As the opening year (combined) GHG emissions exceeded the screening threshold, the Project’s 2010 Baseline emissions were compared to the Project’s 2020 emissions, per the WRCOG CAP guideline.

Phase 1 & 2 – Opening Year Project-Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year) ¹					
	Bio-CO ₂	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources	0.00	78.89	78.89	0.00	0.00	79.46
Energy Usage	0.00	1,524.48	1,524.48	0.05	0.02	1,531.37
Mobile Sources	0.00	3,528.22	3,528.22	0.21	0.00	3,533.59
Solid Waste	73.07	0.00	73.07	4.32	0.00	181.03
Water	6.35	127.62	133.97	0.66	0.02	155.31
Construction	0.00	4,361.44	4,361.44	0.33	0.00	145.94
Total Emissions	79.42	9,620.65	9,700.07	5.57	0.04	5,626.70
SCAQMD Draft Screening						3,00
Exceeds Threshold?						Yes

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Notes:

- ¹ Source: CalEEMod Version 2016.3.1
- ² Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
- ³ Energy usage consist of GHG emissions from electricity and natural gas usage.
- ⁴ Mobile sources consist of GHG emissions from vehicles.
- ⁵ Solid waste includes the CO₂ and CH₄ emissions created from the solid waste placed in landfills.
- ⁶ Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
- ⁷ Construction GHG emissions based on a 30-year amortization rate.

Unmitigated Baseline Project-Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year) ¹					
	Bio-CO ₂	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources	0.00	78.89	78.89	0.01	0.00	79.49
Energy Usage	0.00	1,524.48	1,524.48	0.05	0.02	1,531.37
Mobile Sources	0.00	5,331.66	5,331.66	0.55	0.00	5,345.33
Solid Waste	73.07	0.00	73.07	4.32	0.00	181.03
Water	6.35	127.62	133.97	0.66	0.02	155.31
Construction	0.00	4,361.44	4,361.44	0.33	0.00	145.94
Total Emissions	79.42	11,424.10	11,503.52	5.91	0.04	7,438.48

Notes:

- ¹ Source: CalEEMod Version 2016.3.1 for Year 2010
- ² Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
- ³ Energy usage consist of GHG emissions from electricity and natural gas usage.
- ⁴ Mobile sources consist of GHG emissions from vehicles.
- ⁵ Solid waste includes the CO₂ and CH₄ emissions created from the solid waste placed in landfills.
- ⁶ Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
- ⁷ Construction GHG emissions based on a 30-year amortization rate.

The Project's (Phase 1 and Phase 2 combined) year 2010 unmitigated Baseline emissions were 7,438.48 metric tons of CO₂e per year. The year 2020 emissions (incorporating regulation) would be 6,249.71 MTCO₂e per year, which would generate a reduction from Baseline emissions of 16.0 percent. The reduction guideline as outlined by the WRCOG CAP is 15 percent from 2010 Baseline emissions. Therefore, with incorporation of regulations, the proposed Project (Phase 1 and 2) would meet the WRCOG CAP reduction target, and result in a **less than significant** impact to individual and cumulative impacts for GHG emissions.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: (Source: Air Quality and Greenhouse Gas Impact Study, MD Acoustics, October 20, 2016 & Subregional Climate Action Plan, prepared by Western Riverside Council of Governments, September 2014, not adopted)

The City of Hemet is participating the WRCOG Subregional CAP and utilizes the 15% reduction guideline. The specific goals and actions included in the WRCOG Subregional CAP that are applicable to the proposed Project include those pertaining to energy and water use reduction, promotion of green building measures, waste reduction, and reduction in vehicle miles traveled. The proposed Project would also be required to include all mandatory green building measures for new developments under the CALGreen Code, which would require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant emitting finish materials. The implementation of these stricter building and appliance standards would result in water, energy, and construction waste reductions for the proposed Project.

Twelve cities in the subregion (including the City of Hemet) have joined efforts to develop the Subregional CAP, which sets forth a subregional emissions reduction target, emissions reduction measures, and action steps to assist each community to demonstrate consistency with California's Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32).

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>As stated above, although the opening year GHG emissions generated by the Phase 1 and Phase 2 combined, would exceed the CAP and SCAQMD guideline screening threshold of 3,000 metric tons per year of CO₂e, year 2020 mitigated emissions would be reduced by 16.0 percent from year 2010 Baseline emissions. Therefore, the Project meets the WRCOG CAP reduction goal of 15% from year 2020 emissions.</p> <p>Furthermore, when evaluating the GHG emissions for each phase separately, the emissions are below the 3,000 metric tons per year CO₂e guideline. Therefore, the Project would be consistent with the City's GHG guideline reduction effort and would have a less than significant impact, directly, indirectly and cumulatively.</p> <p>In addition, the Project is consistent with the City's General Plan and would be consistent with the City's EIR Greenhouse Gas Emissions report.</p>				
<p>VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</p>				
<p>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, General Plan 2030 FEIR)</p> <p>Hazardous materials are highly regulated in California, including the methods in which they are transported, used and stored. The development of a residential project will not result in the transport, use or storage of massive quantities of hazardous materials. The City relies on the assistance of the Fire Department and the County's Department of Environmental Health in the regulation of hazardous materials.</p> <p>The residents of the proposed Project will store and use various chemicals for routine housekeeping and landscaping purposes. Comparable products will be required for the common recreation area and general Project maintenance. However, none of these chemicals will be used in sufficient quantities to pose a threat to humans or the environment. Project-related impacts associated with the hazardous materials will be less than significant, directly, indirectly or cumulatively.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, General Plan 2030 FEIR)</p> <p>The Project will not create hazards to the public through upset or accident as through the construction process any hazardous materials will be handled, stored and used in compliance with all Federal, State and City regulations. As noted above, the Project will create single family residences that will store and use various chemicals for routine housekeeping and landscaping purposes. Comparable products will be required for the common recreation area and general Project maintenance. However, none of these chemicals will be used in sufficient quantities to pose a threat to humans or the environment. Project-related impacts associated with the hazardous materials will be less than significant, directly, indirectly or cumulatively.</p>				
<p>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure 4.12-1 – Schools, General Plan 2030 FEIR)</p> <p>The Mc Sweeny Elementary School is located just over 1,400 feet from the closest point of the subject property, or a little over a ¼ mile. Through the construction process, any hazardous materials will be handled, stored and used in compliance with all Federal, State and City regulations. As noted above, the Project will create single family residences that will store and use various chemicals for routine</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>housekeeping and landscaping purposes. Comparable products will be required for the common recreation area and general Project maintenance. However, none of these chemicals will be used in sufficient quantities to pose a threat to humans or the environment. The Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste to cause danger to surrounding schools, therefore no impacts, directly, indirectly or cumulatively to schools will occur.</p>				
<p>d) 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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: General Plan 2030, General Plan 2030 FEIR, CERCLIS Facility Information, Regulated Facilities in TRI Information & DTSC EnviroStor Database Listed Sites)</p> <p>The subject property is not located on a site, which is included on a list compiled pursuant to Government Code Section 65962.3. There are no Superfund sites in the City of Hemet in the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database. As well the EnviroStor database does not show any hazardous materials sites within a mile radius of the subject property and the Toxic Release Inventory (TRI) does not have any data for the City of Hemet. Therefore, this Project will have no impact, directly, indirectly, or cumulatively in terms of creating a significant hazard to the public or the environment.</p>				
<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two 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?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: Riverside County Land Use Commission – Hemet-Ryan Airport Plan Final 2017)</p> <p>The Project is located within Compatibility Zone E of the Hemet-Ryan Airport Land Use Compatibility Plan (ALUCP). Zone E has no limit on density for residential uses. However, the Project includes a zone change, a legislative act, which requires the Project to be referred to the Airport Land Use Commission (ALUC) for approval. Additionally, the ALUC is required to review all projects within the Airport Influence Area where the City’s General Plan is not consistent with the ALUCP.</p> <p>On June 8, 2017, the ALUC heard the request for a determination that this Project is consistent with the Hemet-Ryan Airport Land Use Compatibility Plan, cases ZAP1042HR17 and ZAP1043HR17. The ALUC found the Project consistent as conditioned. With those conditions applied as mitigation measures the Project will have a less than significant impact with mitigation on creating a safety hazard for people residing or working in the Project area from airport operations, directly, indirectly and cumulatively.</p> <p>MM HAZ-1: Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.</p> <p>MM HAZ-2: The following uses/activities are not included in the proposed project and shall be prohibited at this site:</p> <ul style="list-style-type: none"> (a) Any use or activity 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 climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport. 				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>(c) Any use or activity 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, composting operations, production of cereal grains, sunflower, and row crops, 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.)</p> <p>(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.</p>				
<p>MM HAZ-3: The “Notice of Airport in the Vicinity” shall be provided to all prospective purchasers of the proposed lots and to tenants of the homes thereon.</p>				
<p>MM HAZ-4: Any new detention basin(s) on the site shall be designed so as to provide for a maximum 48- hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.</p>				
<p>f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: Riverside County Land Use Commission – Hemet-Ryan Airport Plan Final 2017) There are no private airports within two-miles of the City and therefore this Project will have no impact, directly, indirectly or cumulatively resulting in a safety hazard.</p>				
<p>g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030 & General Plan 2030 FEIR) The City’s Emergency Operation Plan describes the City’s process for responding to emergencies or disasters. In addition, the City, along with most other jurisdictions in Riverside County, joined with the County of Riverside to submit a Multi-Jurisdictional LHMP providing a framework for emergency response. Project access will be provided on Elk Street, and Chamber Street. These existing streets are within the City’s established street system and the Project will be including some widening of Chamber Street. The proposed Project will not alter the existing circulation pattern in the Project area. Emergency access and evacuation routes will be unaffected by the proposed Project. The Project provides adequate access for emergency vehicles, including adequate street widths and vertical clearance on new streets. Implementation of federal, state, and local laws and regulations in the construction of this Project would result in less than significant impacts, directly, indirectly and cumulatively to an adopted emergency response or evacuation plan.</p>				
<p>h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure 6.4 – Wildland Fire Hazard Severity Zones, General Plan 2030 FEIR)</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The Project site is not within a fire hazard zone, as defined by the General Plan 2030, Figure 6.4 – Wildland Fire Hazard Severity Zones. The Project will not expose people or structures to significant risks associated with wildfires and therefore, no impact, directly, indirectly or cumulatively will occur.</p>				
<p>IX. HYDROLOGY AND WATER QUALITY – Would the project:</p>				
<p>a) Violate any water quality standards or waste discharge requirements?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, General Plan 2030 FEIR, Drainage Study, Blaine A. Womer Civil Engineering, October 31, 2016, Project Specific Water Quality Management Plan River Oaks Ranch Development TTM-36891 and TTM-36892, Blaine A. Womer Civil Engineering, November 16, 2015)</p>				
<p>The Project is an infill project with an ability to mitigate stormwater impacts in a self-contained manner. This is manifested in the existing retention basin, located to the west of the Project, that will serve the Project.</p>				
<p>Offsite flows that impact the site at Thornton Avenue will continue to be conveyed through the site. The offsite flows tributary to the southeast corner of the Project will be handled through the Project sponsored drainage infrastructure to be developed in Chambers Street and at the southerly portion of the Project.</p>				
<p>The Project is in the Salt Creek Drainage Area, overseen by the Santa Ana RWQCB. Salt Creek drains westerly through Canyon Lake into Lake Elsinore and eventually through the Santa Ana River to the Pacific Ocean via Temescal Canyon Creek.</p>				
<p>Pursuant to NPDES regulations, the City will require that the Project comply with existing Santa Ana and San Diego RWQCB and City stormwater controls, including compliance with NPDES construction and operation measures to prevent erosion, siltation, and transport of urban pollutants.</p>				
<p>In addition, the City of Hemet is a Co-Permittee in, and is required to comply with, the Riverside County municipal separate storm sewer system (MS4) permit (Waste Discharge Requirements for Riverside County - Order No. 2010-0033, NPDES No. CAS618033) adopted by the Regional Board on January 29, 2010. In conformance with this MS4 permit, and the Water Quality Management Plan (WQMP) the Project is required to implement structural and non-structural Best Management Practices (BMPs) to retain and treat pollutants of concern (in dry-weather runoff and first-flush stormwater runoff) consistent with the MEP standard, and minimize hydrologic conditions of concern (HCOCs), both during and post-construction. Additionally, General Plan 2030 Policies CSI-4.3 and CSI-4.8 require the City to prevent pollutant discharge into drainage systems.</p>				
<p>The Project design and compliance with existing federal, state, and local water quality laws and regulations related to water quality standards will ensure a less than significant impact, directly, indirectly and cumulatively to water quality and discharge.</p>				
<p>b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, General Plan 2030 FEIR, Drainage Study, Blaine A. Womer Civil Engineering, October 31, 2016, Project Specific Water Quality Management Plan River Oaks Ranch Development TTM-36891 and TTM-36892, Blaine A. Womer Civil Engineering, November 16, 2015)</p>				
<p>The EMWD's regional management plan indicates that long-term regional demand for potable water is expected to increase; however, with continued conservation measures and replenishment of groundwater, sufficient supplies will be available to meet the demand. The Project will result in single family residential land uses on the site, consistent with the General Plan 2030.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The Project will connect to existing water lines. No new wells or additional water infrastructure are proposed. The Project will be required to comply with EMWD's and the City's water-efficiency requirements, including the use of drought-tolerant planting materials and limited landscaping irrigation, as well as all water restrictions imposed by the EMWD at the time the Project is constructed. Implementation of these and other applicable requirements will assure that water-related impacts are reduced to less than significant, directly, indirectly and cumulatively.</p>				
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, General Plan 2030 FEIR, Drainage Study, Blaine A. Womer Civil Engineering, October 31, 2016, Project Specific Water Quality Management Plan River Oaks Ranch Development TTM-36891 and TTM-36892, Blaine A. Womer Civil Engineering, November 16, 2015)</p> <p>Since there are no natural drainages on the Project site, the Project will not alter any existing drainage patterns. A hydrology study has been prepared for the proposed Project. The following discussion summarizes its findings.</p> <p>The Project is an infill project with an ability to mitigate stormwater impacts in a self-contained manner. This is manifested in the existing retention basin, located to the west of the Project, that will serve the Project.</p> <p>Offsite flows that impact the site at Thornton Avenue will continue to be conveyed through the site. The offsite flows tributary to the southeast corner of the Project will be handled through the Project sponsored drainage infrastructure to be developed in Chambers Street and at the southerly portion of the Project.</p> <p>The implementation of BMPs required by the City and implemented through the Project's Water Quality Management Plans will mitigate potential erosion impacts to less than significant, directly, indirectly and cumulatively.</p>				
<p>d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: General Plan 2030, General Plan 2030 FEIR, Drainage Study, Blaine A. Womer Civil Engineering, October 31, 2016, Project Specific Water Quality Management Plan River Oaks Ranch Development TTM-36891 and TTM-36892, Blaine A. Womer Civil Engineering, November 16, 2015)</p> <p>In addition to Response IX c) above, once construction of the Project is complete, landscaped open areas and the on-site and off-site detention basins and infrastructure will control storm flows and erosion from the Project. The design and implementation of these facilities will be reviewed and approved by the City Engineer to assure compliance with all applicable local, state and federal standards.</p> <p>Implementation of these and other applicable requirements will assure that drainage and stormwater will not create or contribute water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, the Project will have no impact, directly, indirectly or cumulatively to the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.</p>				
<p>e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
polluted runoff?				
<p>Response: (Source: General Plan 2030, General Plan 2030 FEIR, Drainage Study, Blaine A. Womer Civil Engineering, October 31, 2016, Project Specific Water Quality Management Plan River Oaks Ranch Development TTM-36891 and TTM-36892, Blaine A. Womer Civil Engineering, November 16, 2015)</p> <p>See Response IX d) above.</p>				
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, General Plan 2030 FEIR, Drainage Study, Blaine A. Womer Civil Engineering, October 31, 2016, Project Specific Water Quality Management Plan River Oaks Ranch Development TTM-36891 and TTM-36892, Blaine A. Womer Civil Engineering, November 16, 2015)</p> <p>As described throughout this section IX, the Project will be required to comply with all applicable water quality standards. To further minimize potential water quality degradation, the Project will be connected to the City's sewer system and on-site/off-site stormwater conveyance system. Project-related water quality degradation impacts will be less than significant, directly, indirectly and cumulatively.</p>				
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure 6.2 – Natural Flood Hazards, Figure 6.3 – Dam Inundation Hazards, General Plan 2030 FEIR, & Municipal Code Chapter 14 – Buildings and Building Regulations, Article V – Floods)</p> <p>The Project site is not located in the 100-year floodplain and will not place housing or other structures in an area that would impede or redirect flows. According to Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency (FEMA), the site is in Zone X, which represents “areas outside of 0.2% annual chance flood.” (FIRM Map No. 06065C2105G, August 28, 2008). It is noted that Chambers Street represents the northerly boundary of the 100-year flood zone and the 500-year flood zone is just to the west and north of the Project site. The City has adopted emergency procedures for the evacuation and control of populated areas in its Emergency Operations Plan and in the Riverside County LHMP. Compliance with existing federal, state, and local flood hazard laws and regulations, including Municipal Code Chapter 14 – Buildings and Building Regulations, Article V – Floods, as they pertain to the design of the Project will result in a less than significant flood hazard impact, directly, indirectly and cumulatively.</p>				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure 6.2 – Natural Flood Hazards, Figure 6.3 – Dam Inundation Hazards, General Plan 2030 FEIR, & Municipal Code Chapter 14 – Buildings and Building Regulations, Article V – Floods)</p> <p>As noted in IX g) above, the Project site is not located in the 100-year floodplain and will not place housing or other structures in an area that would impede or redirect flows. Compliance with existing federal, state, and local flood hazard laws and regulations, including Municipal Code Chapter 14 – Buildings and Building Regulations, Article V – Floods, as they pertain to the design of the Project will result in a less than significant flood hazard impact, directly, indirectly and cumulatively.</p>				
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure 6.3 – Dam Inundation Hazards, General Plan 2030 FEIR)</p> <p>The subject property lies at the southeasterly portion edge of the Diamond Valley Combined dam inundation area. The east dam of Diamond Valley Lake is located at the eastern embankment of the lake and is approximately 2.1 miles long. The east dam is the biggest of the Diamond Valley Lake Dams. It is required by the California State Water Code to be monitored for structural safety. Potential risks and planned responses associated with reservoir failure are addressed in the City's Local Hazard Mitigation Plan, including adopted emergency procedures for the evacuation and control of populated areas below</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>the dam. Therefore, impacts from dam inundation to the subject property are less than significant, directly, indirectly and cumulatively.</p>				
<p>j) Expose people or structures to inundation by seiche, tsunami, or mudflow?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure 6.2 – Natural Flood Hazards, General Plan 2030 FEIR)</p> <p><u>Seiche</u> is a temporary disturbance or oscillation in the water level of a lake or partially enclosed body of water, especially one caused by changes in atmospheric pressure.</p> <p><u>Tsunami</u> is a long high sea wave caused by an earthquake, submarine landslide, or other disturbance.</p> <p><u>Mudflows</u> (or debris flows) are rivers of rock, earth, and other debris saturated with water. They develop when water rapidly accumulates in the ground, such as during heavy rainfall or rapid snowmelt, changing the earth into a flowing river of mud.</p> <p>The Project site is not located near any bodies of water, is located inland, and is not located adjacent to hillsides; therefore, there will be no impacts, directly, indirectly, and cumulatively on structures caused by a seiche or tsunami.</p> <p>Standard erosion-prevention practices during grading and the lack of over-steepened slopes near existing development will result in a less than significant impact, directly, indirectly and cumulatively related to mudflow hazards.</p>				
<p>X. LAND USE AND PLANNING – Would the project:</p>				
<p>a) Physically divide an established community?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure 2.1 – Land Use Plan, General Plan 2030 FEIR)</p> <p>The Project site is vacant land with established single-family residential neighborhoods to the east and west. The development of additional single-family residences comparable to those to the east and west will not divide an existing community, but rather will expand and existing community. The zone change request to change the zone from R-3 – Multiple Family Residential (25 du/ac) to R-1-6 – Single Family Residential (6,000 sq. ft. minimum lot) is consistent with LDR – Low Density Residential (2.1 - 5.0 du/ac) General Plan Land Use designation on the property. Pursuant to Table 2.2 – Relationship Between Hemet’s Zone Districts and the General Plan Land Use Designations in the City’s General Plan the land use designation of LDR is consistent with the requested R-1-6 zoning category; therefore, no impact either directly, indirectly or cumulatively will occur to an established community.</p>				
<p>b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure 2.1 – Land Use Plan, General Plan 2030 FEIR)</p> <p>The site is designated as Low Density Residential – LDR in the City’s General Plan and the requested R-1-6 Zoning is consistent with this land use designation. The Project will be a single-family residential development, consistent with the existing land use designation, supporting the General Plan’s goals and policies relating to a variety of housing types and intensities, including Goals CD-1 - CD-3, CD-5, CD-7 - CD-12 and associated policies. The Project will not result in a change to plans, policies, or regulations established in the General Plan or Zoning Ordinance; therefore, no impact, directly, indirectly or cumulatively to any land use plans or zoning will occur.</p>				
<p>c) Conflict with any applicable habitat conservation plan or natural community conservation plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Response: (Source: General Plan 2030, Figure 7.1 – Natural and Open Space Resources, Figure 7.2 – Vegetation Communities, General Plan 2030 FEIR, the Riverside County Multiple Species Habitat Conservation Plan (MSHCP), Municipal Code Chapter 58 – Planning and Development, Article IV – Habitat Conservation, Municipal Code Chapter 31 – Multiple Species Habitat Conservation Plan Mitigation Fee, & General Biological Assessment Tentative Tract Map Nos. 36891 & 36892, prepared by Natural Resources Assessment, Inc. (NRAI, April 19, 2016))</p>				
<p>The subject property is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) San Jacinto Valley Area Plan and the Stephens’ Kangaroo Rat Habitat Conservation Plan (SKRHCP). As such, the Project will be conditioned for payment of the MSHCP Development Mitigation Fee, which will mitigate potential impacts to covered species and the SKR fee.</p>				
<p>The Project site is not within or adjacent to a MSHCP-designated Conservation Area, or a SKRHCP Core Reserve, so no additional mitigation measures or provisions are required. The Project will not conflict with any policies or ordinances that protect biological species, or any habitat conservation plans or natural community conservation plans.</p>				
<p>The Project will have no impact, directly, indirectly and cumulatively, on an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.</p>				
<p>XI. MINERAL RESOURCES – Would the project:</p>				
<p>a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: General Plan 2030, & General Plan 2030 FEIR)</p>				
<p>Except for the eastern and southern ends of the City which have not been studied under the Surface Mining and Reclamation Act (SMARA) Mineral Land Classification system, the balance of the City is designated as Mineral Resource Zone (MRZ) MRZ-3. MRZ-3 includes those areas where geologic evidence indicates that mineral deposits exist or likely exist, but the significance of these deposits has not been determined (Riverside County 2003). The Project site occurs in an urban setting and is not designated for mineral resource land uses, the Project will not result in the loss of available known mineral resources. The Project will have no impact, directly, indirectly and cumulatively to mineral resources.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: General Plan 2030, & General Plan 2030 FEIR)</p>				
<p>The Project site is not delineated on a local general plan, specific plan or other land use plan and will therefore, have no impact, directly, indirectly and cumulatively to the availability of an important mineral resources.</p>				
<p>XII. NOISE – Would the project result in:</p>				
<p>Environmental Setting for Noise Impacts:</p>				
<p>The subject Project, is what is described as Phase 2 in the Noise Impact Analysis. Essentially the two phases have been reversed in terms of the order of construction. This Initial Study is only analyzing the impacts associated with TTM-36891 and TTM-36892 as it is not known when, or if, the other two maps will be constructed.</p>				
<p>The Noise Impact Analysis prepared for the Project included the following:</p>				
<p>TTM-36889 a 14.91-acre site located at the northwest corner of the Elk Street/Thornton Avenue intersection and would consist of 76 single-family dwelling units. The site is currently classified as Low Density Residential (LDR) in the City of Hemet General Plan Land Use Element. The Project site is currently zoned R-3 (Multiple Family Residential).</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>TTM-36890 a 13.60-acre site located at the northeast corner of the Elk Street/Thornton Avenue intersection and would consist of 72 single-family dwelling units. The site is currently classified as Low Density Residential (LDR) in the City of Hemet General Plan Land Use Element. The Project site is currently zoned R-3 (Multiple Family Residential).</p> <p>TTM-36891 a 17.27-acre site located at the southwest corner of the Elk Street/Thornton Avenue intersection and would consist of 76 single-family dwelling units. The site is currently classified as Low Density Residential (LDR) in the City of Hemet General Plan Land Use Element. The Project site is currently zoned R-3 (Multiple Family Residential).</p> <p>TTM-36892 a 19.14-acre site located at the southeast corner of the Elk Street/Thornton Avenue intersection and would consist of 83 single-family dwelling units. The site is currently classified as Low Density Residential (LDR) in the City of Hemet General Plan Land Use Element. The Project site is currently zoned R-3 (Multiple Family Residential).</p> <p>As analyzed in the Noise Impact Analysis, the Project was to rezone the four tentative tracts from R-3 (Multiple Family Residential) to R-1 (Single Family Residential), in line with the current General Plan Land Use designation for the sites. The proposed Project was to be built in two phases, with Phase 1 consisting of TTM-36889 and TTM-36890 (148 dwelling units) and Phase 2 consisting of TTM-36891 and TTM-36892 (159 dwelling units).</p> <p>Phase 1 was projected to be built and generating trips in 2019 with Phase 2 projected to be built and generating trips in 2021.</p> <p>The Project sites are currently vacant.</p> <p>Construction activities within the Project area was to consist of on-site grading, building, paving, and architectural coating.</p>				
<p>a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure – 6.6 Existing Noise Contours, Figure 6.7 – 2030 Noise Contours, Table 6.3 – Land Use Compatibility for Community Noise Environments, Table 6.4 – Land Use Compatibility Standards for Exterior and Interior Noise, Table 6.5 – Noise Level Performance for Non-transportation Noise Sources, Appendix E – Roadway Noise Contours, General Plan 2030 FEIR, Municipal Code Chapter 67, Section 10, Riverside County Land Use Commission – Hemet-Ryan Airport Plan Final 2017, and River Oaks Ranch Noise Impact Study, MD Acoustics, May 5, 2017)</p>				
<p>Noise Impacts to Off-Site Receptors Due to Project Generated Traffic</p> <p>The potential off-site noise impacts caused by the increase in vehicular traffic from the operation of the proposed Project on the nearby roadways were calculated. The Project-related vehicle trips would be distributed to area roadways. Due to the existing vacant land condition on the Project site and the vacant land to the north, the vehicular traffic volumes along Elk Street is still below the City’s 65 dBA CNEL threshold and the impact would be considered less than significant, directly, indirectly and cumulatively.</p> <p>At the other analyzed roadway segments, an increase of 0.7 to 1.7 dBA CNEL is anticipated. The increase is considered nominal as it takes a 3 dBA increase in noise level to hear an audible difference; therefore, the impact would be considered less than significant, directly, indirectly and cumulatively. The projected noise levels at 50 feet are theoretical and do not consider the effect of topography, noise barriers, structures, and/or other factors which will reduce the actual noise level in the outdoor living areas. Also, the analysis is conservative since hard site conditions were assumed. These factors can reduce the actual noise level by 5 to 10 dBA or more from what is shown in the projected noise levels at 50 feet. Therefore, the levels that are shown are for comparative purposes only, to show the difference in projected noise levels with and without the Project.</p> <p>Noise Impacts to On-Site Receptors Due to Transportation Sources</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Traffic noise along Elk Street, Thornton Avenue and Chambers Street will be the main source of noise impacting the Project site.</p> <p>Table 6 (page 27) of the River Oaks Ranch Noise Impact Study indicates the noise level projections to the exterior useable areas of the residential units nearest the subject roadway. The noise level will range between 62.5 to 63.9 dBA CNEL. The noise levels are below the City's 65 dBA CNEL noise threshold and any proposed barriers along the property lines would further reduce potential noise impacts; therefore, impacts would be considered less than significant, directly, indirectly and cumulatively.</p> <p>Future Interior Noise</p> <p>The future interior noise level was calculated for the sensitive receptor locations using a typical "windows open" and "windows closed" condition. A "windows open" condition assumes 12 dBA of noise attenuation from the exterior noise level. A "windows closed" condition" assumes 20 dBA of noise attenuation from the exterior noise level. Tables 7 and 8 (page 28) of the River Oaks Ranch Noise Impact Study indicate the first and second floor interior noise levels for the Project site and minimum STC requirements for windows. Table 7 of the River Oaks Ranch Noise Impact Study indicates that the first-floor interior noise level will range from 50.5 to 51.9 dBA CNEL with the windows open and 42.5 to 43.9 dBA CNEL with the windows closed. Table 8 of the River Oaks Ranch Noise Impact Study indicates that the second-floor interior noise level will range between 50.4 to 51.3 dBA CNEL with the windows open and 42.4 to 43.8 dBA CNEL with the windows closed. To meet the City's interior 45 dBA CNEL standard, a "windows closed" condition and with a minimum STC 25 is required for all 1st row residential units directly facing the subject roadways. Therefore, the Project site will require a "windows closed" condition and windows and sliding glass doors with a minimum STC rating of 25 or higher for 1st row residential units directly adjacent/facing subject roadways as outlined in Figure G; therefore, the impact is less than significant with mitigation, directly, indirectly and cumulatively.</p> <p>MM NOI-1: Attic vents that directly face subject roadways, shall include an acoustical baffle to prevent vehicle noise intrusion. The Contractor may install similar measures to provide noise reduction.</p> <p>MM NOI-2: For proper acoustical performance, all exterior windows, doors, and sliding glass doors must have positive seal and leaks/cracks must be kept to a minimum.</p> <p>MM NOI-3: All cracks or leaks shall be minimized, any partition with a gap or hole will allow noise to flank and penetrate partition.</p> <p>Construction Noise Impact</p> <p>Construction noise is considered a short-term impact and would be considered significant if construction activities are taken outside the allowable times as described in the City's Municipal Code (Section 67-10) for grading activities. Existing residences to the east and west may be temporarily affected by short-term noise impacts associated the transport of workers, the movement of construction materials to and from the Project site, ground clearing, excavation, grading, and building activities. The noise analysis reviews the construction noise levels during the various phases of the Project.</p> <p>Project generated construction noise will vary depending on the construction process, type of equipment involved, location of the construction site with respect to sensitive receptors, the schedule proposed to carry out each task (e.g., hours and days of the week) and the duration of the construction work. Site grading is expected to produce the highest sustained construction noise levels. Typical noise sources and noise levels associated with the site grading phase of construction are shown in Table 9 (page 31) of the River Oaks Ranch Noise Impact Study. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Noise levels will be loudest during grading phase. A likely worst-case construction noise scenario during grading assumes the use of a grader, a dozer, and two (2) excavators, two (2) backhoes and a scrapper operating at 50 feet from the nearest sensitive receptor.</p> <p>Assuming a usage factor of 40 percent for each piece of equipment, unmitigated noise levels at 50 feet have the potential to reach 90 dBA Leq and 92 dBA (Lmax) at the nearest sensitive receptors during grading. Noise levels for the other construction phases would be lower and range between 85 to 90 dBA.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Output calculations are provided in Appendix D of the Noise Impact Study.

Construction is anticipated to occur during the permissible hours according to the City's Municipal Code. Construction noise will have a temporary or periodic increase in the ambient noise level above the existing within the Project vicinity. As stated earlier, any construction activities that occur outside the allowable time would be considered significant. Noise reduction measures are provided to further reduce construction noise. The impact is considered **less than significant with mitigation**, directly, indirectly and cumulatively.

MM NOI-4: Construction shall only occur Monday through Friday between the hours of 6:00 a.m. and 6:00 p.m. from June 1 through September 30, and between the hours of 7:00 a.m. and 6:00 p.m. from October 1 through May 31. Construction is allowed on Saturdays between the hours of 7:00 a.m. and 6:00 p.m. year-round. Construction on Sundays is prohibited.

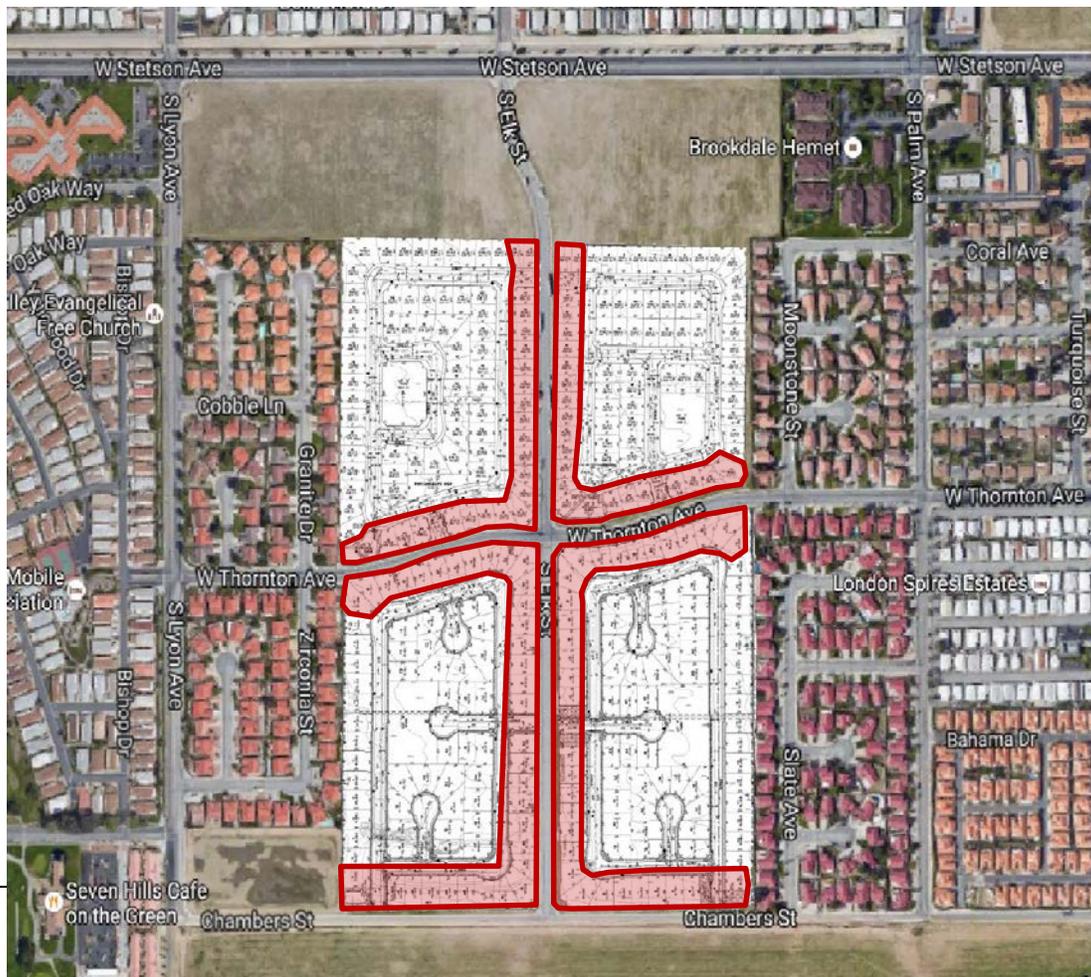
MM NOI-5: During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.

MM NOI-6: The contractor shall locate equipment staging areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the Project site during all Project construction.

MM NOI-7: Idling equipment shall be turned off when not in use.

MM NOI-8: Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.

FIGURE G – NOISE MITIGATION AREA



ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<div style="border: 2px solid red; padding: 10px; width: fit-content; margin: auto;"> <p>1st Row Residential Units Directly Facing Subject Roadways require “windows closed” condition</p> <ul style="list-style-type: none"> •All 1st and 2nd floor windows and sliding glass doors directly facing subject roadways will require a minimum STC rating of 25 or higher. </div>				
<p>b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure – 6.6 Existing Noise Contours, Figure 6.7 – 2030 Noise Contours, Table 6.3 – Land Use Compatibility for Community Noise Environments, Table 6.4 – Land Use Compatibility Standards for Exterior and Interior Noise, Table 6.5 – Noise Level Performance for Non-transportation Noise Sources, Appendix E – Roadway Noise Contours, General Plan 2030 FEIR, Municipal Code Chapter 67, Section 10, Riverside County Land Use Commission – Hemet-Ryan Airport Plan Final 2017, and River Oaks Ranch Noise Impact Study, MD Acoustics, May 5, 2017)</p> <p>The Project will not create new sources of vibration that cause a displacement of 0.003 inch beyond the boundaries of the site. However, construction activity can result in varying degrees of ground vibration, depending on the equipment used on the site. Operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Buildings respond to these vibrations with varying results ranging from no perceptible effects at the low levels to slight damage at the highest levels. Table 10 (page 33) of the River Oaks Ranch Noise Impact Study gives approximate vibration levels for particular construction activities. This data provides a reasonable estimate for a wide range of soil conditions.</p> <p>The analysis provides the potential vibration impact for quantitative purposes. The nearest existing structure to the Project site is located approximately 25-feet to the east and or west of the Project site.</p> <p>The threshold at which there may be a risk of architectural damage to normal residential dwelling units with plastered walls and ceilings is 0.20 PPV in/second. The primary sources of vibration during construction would be bulldozers. As shown in Table 10 (page 33) of the River Oaks Ranch Noise Impact Study, a large bulldozer could produce up to 0.089 PPV at 25 feet.</p> <p>At a distance of 25 feet a bulldozer would yield a worst-case 0.089 PPV (in/sec) which is slightly within the threshold of perception and below any risk or architectural damage. Output calculations are demonstrated in Appendix D of the Noise Impact Study.</p> <p>Construction equipment is anticipated to be located at least 25 feet or more from any existing sensitive receptor. Temporary vibration levels associated with Project construction would be less than</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>significant with mitigation, directly, indirectly and cumulatively. Construction vibration measures to reduce potential impacts are reflected in NOI Mitigation Measures NOI-4 – NOI-8.</p>				
<p>c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure – 6.6 Existing Noise Contours, Figure 6.7 – 2030 Noise Contours, Table 6.3 – Land Use Compatibility for Community Noise Environments, Table 6.4 – Land Use Compatibility Standards for Exterior and Interior Noise, Table 6.5 – Noise Level Performance for Non-transportation Noise Sources, Appendix E – Roadway Noise Contours, General Plan 2030 FEIR, Municipal Code Chapter 67, Section 10, Riverside County Land Use Commission – Hemet-Ryan Airport Plan Final 2017, and River Oaks Ranch Noise Impact Study, MD Acoustics, May 5, 2017)</p> <p>See Response XII a) above.</p>				
<p>d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure – 6.6 Existing Noise Contours, Figure 6.7 – 2030 Noise Contours, Table 6.3 – Land Use Compatibility for Community Noise Environments, Table 6.4 – Land Use Compatibility Standards for Exterior and Interior Noise, Table 6.5 – Noise Level Performance for Non-transportation Noise Sources, Appendix E – Roadway Noise Contours, General Plan 2030 FEIR, Municipal Code Chapter 67, Section 10, Riverside County Land Use Commission – Hemet-Ryan Airport Plan Final 2017, and River Oaks Ranch Noise Impact Study, MD Acoustics, May 5, 2017)</p> <p>See Response XII a) above.</p>				
<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two 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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure – 6.6 Existing Noise Contours, Figure 6.7 – 2030 Noise Contours, Table 6.3 – Land Use Compatibility for Community Noise Environments, Table 6.4 – Land Use Compatibility Standards for Exterior and Interior Noise, Table 6.5 – Noise Level Performance for Non-transportation Noise Sources, Appendix E – Roadway Noise Contours, General Plan 2030 FEIR, Municipal Code Chapter 67, Section 10, Riverside County Land Use Commission – Hemet-Ryan Airport Plan Final 2017, and River Oaks Ranch Noise Impact Study, MD Acoustics, May 5, 2017)</p> <p>See also Response VIII 2) and associated mitigation measures related to Hazards. The newly adopted RCALUCP for the Hemet-Ryan Airport (2017) places the Project site in Zone E – Other Airport Environs and outside projected 65 CNEL noise contours. Therefore, the Project would have no impact, directly, indirectly or cumulatively from the airport and no additional mitigation is required.</p>				
<p>f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: Riverside County Land Use Commission – Hemet-Ryan Airport Plan Final 2017)</p> <p>There are no private airports within two-miles of the City and therefore this Project will have no impact, directly, indirectly or cumulatively resulting in a safety hazard.</p>				
<p>XIII. POPULATION AND HOUSING – Would the project:</p>				
<p>a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030 and General Plan 2030 FEIR)</p> <p>The Project will not induce growth as it is consistent with the City’s General Plan 2030 land use designation of LDR – Low Density Residential. The City’s General Plan establishes the development</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
potential of the City to accommodate the City's growth to 2030. The Project, as proposed, will help to accommodate that growth, but will not induce it.				
The development of the site will result in a low-density housing which is consistent with the City of Hemet 2030 General Plan. The Project site is located on existing streets, and utilities and public facilities are all available in the immediate area. No new road or utility infrastructure is required. Project-related impacts are expected to be less than significant .				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Response: (Source: General Plan 2030 and General Plan 2030 FEIR)				
The Project site is vacant, and will not displace any persons, or require the construction of replacement housing. Therefore, there is no impact to housing.				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Response: (Source: General Plan 2030 and General Plan 2030 FEIR)				
The Project site is vacant, and will not displace any persons, or require the construction of replacement housing. Therefore, there is no impact to housing.				
XIV. PUBLIC SERVICES – Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response: (Source: General Plan 2030, Figure 6.5 – Fire Facilities, and General Plan 2030 FEIR)				
The Project is located approximately 1,400-feet from Fire Station #2 located at 895 W. Stetson Avenue. As a result, fire personnel will be able to reach the site within the recommended five-minute response time. The Fire Department will approve the Project site plan to ensure it meets applicable fire standards and regulations.				
The construction of single-family units will increase the demand for fire services. To assure that fire service is sufficient to meet demand, the City has established a Public Safety Community Facilities District (CFD), to which all new residential development must annex. Through the implementation of all regulations and City policies for development projects, the Project will have a less than significant impact on fire services, directly, indirectly and cumulatively.				
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response: (Source: General Plan 2030 and General Plan 2030 FEIR)				
The Project provides multiple points of access for the Police Department on existing City streets. The build out of the Project will result in an increase in demand for police services. To assure that police service is sufficient to meet demand, the City has established a Public Safety Community Facilities District (CFD), to which all new residential development must annex. Through the implementation of all regulations and City policies for development projects, the Project will have a less than significant impact on police services, directly, indirectly and cumulatively.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure 4.12-1 – Schools, General Plan 2030 FEIR, and Hemet Unified School District 2013-14 Facilities Master Plan, October 4, 2013 and Facilities Need Analysis, March 17, 2017)</p> <p>The Project is located within the service area boundary of the Hemet Unified School District. The closest schools to the Project site include Mc Sweeny Elementary School and Diamond Valley Middle School both located a little over a ¼ mile from the Project. The Project has the potential to generate a demand of approximately 68 students. The Project is required to pay the state-mandated school fees in place at the time that development occurs. These fees are designed to mitigate impacts to schools by providing funds for the construction of new facilities. Through the implementation of all regulations and City and School District policies for development projects, the Project will have a less than significant impact on schools, directly, indirectly and cumulatively.</p>				
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure 8.1 -- Parks, and General Plan 2030 FEIR)</p> <p>The City has a broad range of available recreation facilities, programs, and parks. Pursuant to Measure C, the City established a park ratio of 5.0 acres of developed parkland for every 1,000 residents. The City has met this standard citywide with the provision of neighborhood, community, and regional parks. There are 136.75 acres of mini, neighborhood, and community parks in the City, and 604.5 acres of regional parks (General Plan, Tables 8-1 and 8-2). The nearest park to the subject property is approximately ¼ mile from the Project site. It is the mini-park – Spencer Park. The Project will be providing some small parks within the maps to provided recreational areas for the new homes. The Project will increase demand for public parks, which will be partially offset by the on-site recreational areas proposed for the Project. In addition, the City imposes both state-facilitated Quimby fees and a park developer impact fees. These fees are designed to reduce the impacts of new development on City park facilities. Through the implementation of all regulations and City policies for development projects, the Project will have a less than significant impact on parks, directly, indirectly and cumulatively.</p>				
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure 8.3 – Recreational Trails, and General Plan 2030 FEIR)</p> <p>The Project will result in a minor increase in demand for City services and facilities, including recreational trails and library services. This increase is consistent with the General Plan 2030 projections for these facilities, and will be offset by the increased property and sales tax generated by build out of the Project. Therefore, impacts to other public facilities is less than significant, directly, indirectly and cumulatively.</p>				
XV. RECREATION – Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure 8.1 – Parks, Figure 8.3 – Recreational Trails, and General Plan 2030 FEIR)</p> <p>The City has a broad range of available recreation facilities, programs, and parks. The City established a park ratio of 5.0 acres of developed parkland for every 1,000 residents. The City has met this standard citywide with the provision of neighborhood, community, and regional parks. There are 136.75 acres of mini, neighborhood, and community parks in the City, and 604.5 acres of regional parks (General Plan, Tables 8-1 and 8-2). The nearest park to the subject property is approximately ¼ mile from the Project site. It is the mini-park – Spencer Park. The Project will be providing some small parks within the maps to provided recreational areas for the new homes. The Project will increase demand for public parks, which will be partially offset by the on-site recreational areas proposed for the Project. In addition, the City imposes both state-facilitated Quimby fees and a park developer impact fees. These fees are designed to reduce the impacts of new development on City park facilities. Through the implementation of all regulations and City policies for development projects, the Project will have a less than significant impact on recreational facilities, directly, indirectly and cumulatively.</p>				
b) Does the project include recreational facilities or require the construction or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
expansion of recreational facilities which have an adverse physical effect on the environment?				
<p>Response: (Source: General Plan 2030, Figure 8.1 – Parks, Figure 8.3 – Recreational Trails, and General Plan 2030 FEIR)</p> <p>As noted in XV a) above, the Project is providing private recreational areas. However, these areas will be maintained by a Home Owner’s Association (HOA) and they will not have an adverse impact on the environment as determined by this environmental review. Therefore, the Project will have no impact, directly, indirectly or cumulatively on recreational facilities.</p>				
<p>XVI. TRANSPORTATION / TRAFFIC – Would the project:</p>				
<p>a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, General Plan 2030 FEIR, and Traffic Impact Analysis, TJW Engineering, Inc., October 10, 2017 as revised January 11, 2017)</p> <p>A traffic impact analysis (TIA) analysis for the Project was prepared to analyze the projected traffic operations associated with the Project. The purpose of the TIA was to evaluate the potential circulation system deficiencies that may result from development of the Project, and to recommend improvements to achieve acceptable operations, if applicable. The analysis was prepared pursuant to applicable City of Hemet, County of Riverside and Caltrans traffic impact analysis guidelines.</p> <p>The Project is projected to be built and generating trips in 2019.</p> <p>The <i>Institute of Transportation Engineers (ITE) Trip Generation (9th Edition, 2012)</i> rates were used to determine trip generation of the Project. The Project is forecast to generate approximately 1,514 daily trips, 120 AM peak hour trips and 159 PM peak hour trips.</p> <p>The following eleven (11) intersections in the vicinity of the Project were included in the intersection level of service (LOS) analysis:</p> <ul style="list-style-type: none"> • Sanderson Ave at Stetson Ave; • Sanderson Ave at Mustang Way; • Sanderson Ave at Domenigoni Pkwy; • Kirby St at Stetson Ave; • Lyon Ave at Stetson Ave; • Lyon Ave at Thornton Ave; • Elk St at Stetson Ave; • Elk St at Thornton Ave; • Palm Ave at Stetson Ave; • Palm Ave at Thornton Ave; and • State St at Stetson Ave. <p>The following roadway segments were included in the roadway segment analysis:</p> <ul style="list-style-type: none"> • Lyon Ave between Stetson and Thornton; • Elk St between Stetson and Thornton; • Palm Ave between Stetson and Thornton; 				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<ul style="list-style-type: none"> • Stetson Ave between Sanderson and Kirby; • Stetson Ave between Kirby and Lyon; • Stetson Ave between Lyon and Elk; and • Stetson Ave between Elk and Palm. <p>The study intersections and roadway segments were analyzed for the following study scenarios:</p> <ul style="list-style-type: none"> • Existing Conditions; • Existing Plus Ambient Plus Project (EAP) Conditions; • Existing Plus Ambient Plus Project Plus Cumulative (EAPC) Conditions; and • General Plan Buildout Conditions. <p>SUMMARY OF ANALYSIS RESULTS</p> <p><u>Existing Conditions</u></p> <p>The study intersections are currently operating at an acceptable LOS (LOS D or better) during the AM and PM peak hours, with the exception of the two-way stop-controlled Elk Street/Stetson Avenue intersection where the northbound left-turn from Elk Street onto westbound Stetson Avenue is currently operating at LOS E during both the AM and PM peak hour.</p> <p>The study roadway segments are currently operating at an acceptable LOS (LOS C or better) for existing conditions.</p> <p><u>EAP Conditions</u></p> <p>The study intersections are projected to continue to operate at an acceptable LOS during the AM and PM peak hours for <i>EAP</i> conditions, with the exception of the two-way stop-controlled Elk Street/Stetson Avenue intersection which is projected to operate at LOS F.</p> <p>Based on the thresholds of significance, for <i>EAP</i> conditions the addition of Project generated trips is projected to have a significant direct impact at the Elk Street/Stetson Avenue intersection which is operating deficiently for existing conditions and peak hour signal warrants are not met.</p> <p>The study roadway segments are projected to operate at an acceptable LOS (LOS C or better) for <i>EAP</i> conditions, except for the Elk Street/Stetson Avenue intersection.</p> <p><u>EAPC Conditions</u></p> <p>The study intersections are projected to operate at an acceptable LOS during the AM and PM peak hours for <i>EAPC</i> conditions, with the exception of the Elk Street/Stetson Avenue intersection which is projected to operate at LOS F during both peak hours as result of the Project traffic.</p> <p>Based on the thresholds of significance, for <i>EAPC</i> conditions the addition of Project generated trips represents a cumulative impact at the Elk Street/Stetson Avenue intersection since the Project adds trips to a deficiently operating movement and the intersection would meet signal warrant 6 (intersection of continuous flow).</p> <p>The study roadway segments are projected to operate at an acceptable LOS (LOS C or better) for <i>EAPC</i> conditions, with the exception of Stetson Avenue between Kirby Street and Lyon Avenue which is projected to operate at LOS D. Since the signalized intersections at either end of the study roadway segment (Sanderson/Stetson and Kirby/Stetson) are projected to operate at acceptable levels of service, the addition of Project generated trips is projected to not have a significant cumulative impact at the study roadway segment.</p> <p>SUMMARY OF IMPACTS, RECOMMENDED IMPROVEMENTS, AND MITIGATION MEASURES</p> <p>Signalizing the study intersection of Elk Street/Stetson Avenue is recommended for <i>EAP & EAPC</i> conditions to reduce peak hour delay and improve intersection LOS to LOS D or better. This intersection is not in the City’s Development Impact Fee (DIF) Program; therefore payment of fair share DIF does not</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>mitigate the impact of the Project to the intersection.</p> <p>It is noted that transportation improvements throughout the County of Riverside are funded through a combination of direct project mitigation, fair share contributions or development impact fee programs such as the City's adoption of the Transportation Uniform Mitigation Fee (TUMF) program and the City of Hemet Development Impact Fee (DIF) program. The Project will be subject to the TUMF and the City's DIF as appropriate. Identification and timing of needed improvements is generally determined through local jurisdictions based upon a variety of factors.</p> <p>ON-SITE ROADWAY AND SITE ACCESS IMPROVEMENTS</p> <p>Wherever necessary, roadways adjacent to the Project site and site access points will be constructed in compliance with recommended roadway classifications and respective cross-sections in the City of Hemet General Plan Circulation Element.</p> <p>Sight distance at each Project access point should be reviewed with respect to standard Caltrans and City sight distance standards at the time of final grading, landscaping and street improvement plans.</p> <p>Signing/stripping should be implemented in conjunction with detailed construction plans for the project site.</p> <p>Therefore, the Project will have a less than significant impact with mitigation on any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.</p> <p>MM TRA 1: The applicant shall participate in the funding or construction of offsite improvements that are needed to serve cumulative traffic conditions through the payment of the Transportation Uniform Mitigation Fees (TUMF) and City of Hemet Development Impact Fees (DIF) or a fair share contribution as directed by the City. These fees are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with projected population increases.</p> <p>MM TRA 2: At the time of construction of the Project, the applicant/developer shall be responsible for design and construction of a traffic signal at the Elk Street/Stetson Avenue intersection.</p> <p>EXISTING BICYCLE AND PEDESTRIAN FACILITIES</p> <p>There is a Class II bicycle lane on Sanderson Avenue between Stetson Avenue and Domenigomi Parkway and a Class II bicycle lane on Palm Avenue. Sidewalks along roadways and curb ramps at intersections are present in locations where development has occurred. Class II On-Street bicycle lanes are planned for Chambers Street, parts of Thornton Avenue, Stetson Avenue, State Street, Domenigomi Parkway, Mustang Way, Kirby Street and Lyon Avenue.</p> <p>EXISTING PUBLIC TRANSIT SERVICES</p> <p>The City of Hemet is served by the Riverside Transit Agency (RTA) which provides bus service to western Riverside County.</p> <p>There are no transit routes directly serving the Project site, and one transit route within a one-quarter mile walking distance. Riverside Transit Agency Route 32 travels between the Hemet Valley Mall and Mount San Jacinto College. In the vicinity of the Project, Route 32 runs along Stetson Avenue with a stop at the Elk Street/Stetson Avenue intersection approximately 0.25 miles north of the center of the overall project site (the Elk Street/Thornton Avenue intersection). Route 32 provides weekday service between 6:00 AM and 9:00 PM with headways of 60-80 minutes throughout the day and weekend service between 6:00 AM and 6:00 PM with headways of 60-65 minutes.</p> <p>Therefore, the Project will have a less than significant impact on non-motorized plans, ordinances or policies establishing measures of effectiveness for the performance of the non-motorized circulation system.</p>				
b) Conflict with an applicable congestion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
<p>Response: (Source: General Plan 2030, General Plan 2030 FEIR, and 2011 Riverside County Congestion Management Program, Riverside County Transportation Commission, December 14, 2011)</p>				
<p>The Riverside County Transportation Commission (RCTC) Congestion Management Program (CMP) designates certain roadways as CMP facilities. SR 74 and SR 79 are both designated highways on RCTC's CMP system. SR 74 (Florida Avenue) is exempt from CMP requirements from Sanderson Avenue to Hemet Street because it operated at LOS F when the CMP was initially introduced in 1991. The CMP designates a minimum acceptable LOS of E on CMP facilities. (RCTC 2010). However, the City's LOS standard for CMP roadways is more stringent than the RCTC standard. Because the City's standard LOS requirement is LOS D, compared to a less stringent standard of LOS E for roadways that are part of the CMP, this section does not include a separate analysis of CMP facilities as there would be no impact under the City's guidelines, directly, indirectly or cumulatively.</p>				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: General Plan 2030, General Plan 2030 FEIR, and Riverside County Land Use Commission – Hemet-Ryan Airport Plan Final 2017)</p>				
<p>See also Response VIII 2) and associated mitigation measures related to Hazards. The newly adopted RCALUCP for the Hemet-Ryan Airport (2017) places the Project site in Zone E – Other Airport Environs. The Project will have no impact on the facilities or operations of the airport, and will not result in a change in air traffic patterns. Therefore, the Project would have no impact, directly, indirectly or cumulatively on airport operations.</p>				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: General Plan 2030, General Plan 2030 FEIR, and Traffic Impact Analysis, TJW Engineering, Inc., October 10, 2017 as revised January 11, 2017)</p>				
<p>Implementation of General Plan 2030 policies C-1.18 and C-1.19 requiring that new and improved roadways comply with existing City roadway standards, ensures no hazards will result. Therefore, this Project will have no impact, directly, indirectly and cumulatively, as it will not create or increase hazards on the circulation system.</p>				
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, General Plan 2030 FEIR, and Traffic Impact Analysis, TJW Engineering, Inc., October 10, 2017 as revised January 11, 2017)</p>				
<p>General Plan 2030 policies and programs were designed to ensure provision of adequate emergency services. Policies C-3.4 and PS-7.4 require that adequate street widths and clearance be provided to allow passage of emergency vehicles. Program PS-18 requires regular evaluation of the City's emergency preparedness plans and procedures.</p>				
<p>In addition, both the Fire Department and Police Department will review the Project site plan to ensure safety measures are addressed, including emergency access.</p>				
<p>The City's continued implementation of General Plan 2030 policies and programs, along with implementation of the City's existing Community Emergency Response Team (CERT), Emergency Operation Plan, and the review of the Project by both the Police and Fire Departments will ensure a less than significant impact, directly, indirectly and cumulatively on emergency access.</p>				
f) Conflict with adopted policies, plans, or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</p>				
<p>Response: (Source: General Plan 2030, Figure 4.1 – Roadway Circulation Master Plan, Figure 4.5 – Bikeway Circulation Plan, Figure 4.4 – Transit Service Features, General Plan 2030 FEIR, and Traffic Impact Analysis, TJW Engineering, Inc., October 10, 2017 as revised January 11, 2017)</p>				
<p>The General Plan 2030 policies direct a variety of activities to maintain the City's non-motorized transportation and transit system. Policies C-5.3, C-5.4, and C-5.5 would require provision and dedication of bikeways and bike lanes in conjunction with development permits, as well as provision of facilities at commercial and office facilities to support bicycle commuting.</p>				
<p>The General Plan 2030 sets the Circulation System for the City. Thornton Avenue and Chambers Street are both proposed as Collectors on Figure 4.1 – Roadway Circulation Master Plan. Collectors are designed to have between 64' and 74' of right-of-way and four lanes with 10' to 15' sidewalks per the Community Design Element. Chambers Street is also proposed for a Class 2 Bikeway (On Road, Two Way Striped Lanes) as shown on Figure 4.5 – Bikeway Circulation Plan. Lastly, as noted on Figure 4.4 – Transit Service Features, Chambers Street could have potential bus service depending on Riverside Transit Agency's (RTA) future plans.</p>				
<p>In addition, as required by the Zoning Code (Title 90) prior to any residential construction, the applicant will be required to submit a Site Development Review application for Planning Commission review and approval. This review will include architecture, plotting, fences and walls, and typical front yard landscaping and irrigation. Through the Site Development Review process, the City will ensure implementation of the General Plan 2030 policies and programs, including but not limited to, the creation of walkable communities featuring pedestrian access and amenities.</p>				
<p>Implementation of the General Plan 2030 policies and programs would result in a less than significant impact, directly, indirectly and cumulatively related to adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.</p>				
<p>XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:</p>				
<p>a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure 5.1 – Water and Sewer Service Areas, General Plan 2030 FEIR and SCAG Profile of the City of Hemet, May 2017)</p>				
<p>Sanitary sewage from the Project site will be connected to the existing City of Hemet sanitary sewer lines located in Thornton Avenue, Elk Street and Chambers Street through the new lines proposed within the newly created streets within the maps. The wastewater will then be transported to the Eastern Municipal Water District's (EMWD) San Jacinto Regional Water Reclamation Facility.</p>				
<p>EMWD implements all requirements of the Regional Water Quality Control Board pertaining to water quality and wastewater discharge. EMWD's Recycled Water System has capacity for the treatment of 56 million gallons per day and currently processes 45 – 50 million gallons a day of treated wastewater from its four operating regional treatment plants. This treated water is distributed throughout the Recycled Water Distribution System.</p>				
<p>The Project will generate approximately 42,600 gallons per day of wastewater, based on the 2016 average household size of 2.7 and the General Plan 2030 FEIR Table 4.14-6 – Estimated Wastewater Generation of 100 gallons a day per person. EMWD has capacity for the treatment of 56 million gallons per day, and currently treats between 45 million and 50 million gallons per day. The addition of the proposed Project will not significantly impact EMWD's capacity, and impacts associated with wastewater treatment will be less than significant, directly, indirectly and cumulatively.</p>				

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b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response: (Source: General Plan 2030, Figure 5.1 – Water and Sewer Service Areas, General Plan 2030 FEIR and SCAG Profile of the City of Hemet, May 2017)				
As noted in XVII a) above, the Project will not generate enough wastewater to exceed current capacity of the EMWD’s Recycled Water System. EMWD implements all requirements of the Regional Water Quality Control Board pertaining to water quality and wastewater discharge. The Project will have a less than significant impact , directly, indirectly and cumulatively on wastewater treatment.				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response: (Source: General Plan 2030, Figure 5.4 – Stormwater Drainage, General Plan 2030 FEIR and Drainage Study, Blaine A. Womer Civil Engineering, October 31, 2016, Project Specific Water Quality Management Plan River Oaks Ranch Development TTM-36891 and TTM-36892, Blaine A. Womer Civil Engineering, November 16, 2015)				
The Project is an infill project with an ability to mitigate stormwater impacts in a self-contained manner. This is manifested in the existing retention basin to serve the Project.				
Offsite flows that impact the site at Thornton Avenue will continue to be conveyed through the site. The offsite flows tributary to the southeast corner of the Project will be handled through the Project sponsored drainage infrastructure to be developed in Chambers Street and at the southerly portion of the Project.				
The Project is in the Salt Creek Drainage Area, overseen by the Santa Ana RWQCB. Salt Creek drains westerly through Canyon Lake into Lake Elsinore and eventually through the Santa Ana River to the Pacific Ocean via Temescal Canyon Creek.				
Pursuant to NPDES regulations, the City will require that the Project comply with existing Santa Ana and San Diego RWQCB and City stormwater controls, including compliance with NPDES construction and operation measures to prevent erosion, siltation, and transport of urban pollutants.				
In addition, the City of Hemet is a Co-Permittee in, and is required to comply with, the Riverside County municipal separate storm sewer system (MS4) permit (Waste Discharge Requirements for Riverside County - Order No. 2010-0033, NPDES No. CAS618033) adopted by the Regional Board on January 29, 2010. In conformance with this MS4 permit, and the Water Quality Management Plan (WQMP) the Project is required to implement structural and non-structural Best Management Practices (BMPs) to retain and treat pollutants of concern (in dry-weather runoff and first-flush stormwater runoff) consistent with the MEP standard, and minimize hydrologic conditions of concern (HCOCs), both during and post-construction. Additionally, General Plan 2030 Policies CSI-4.3 and CSI-4.8 require the City to prevent pollutant discharge into drainage systems.				
The Project will not impact the existing stormwater management systems significantly. The Project will result in an incremental increase in the volume of stormwater; however, the City will require that the incremental increase in volume be managed on site. The preparation of site-specific hydrology studies, water management plans, and Project design and compliance with existing federal, state, and local water quality laws and regulations related to water quality standards will ensure a less than significant impact , directly, indirectly and cumulatively to stormwater facilities.				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the Lead	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Agency shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).</p>				
<p>Response: (Source: General Plan 2030, Figure 5.1 – Water and Sewer Service Areas, Figure 5.2 – Groundwater Management Zones, General Plan 2030 FEIR, EMWD 2015 Urban Water Management Plan, June 2016, Hemet/San Jacinto Groundwater Management Area Groundwater Management Plan, November 7, 2007)</p>				
<p>Senate Bill (SB) 610 (Chapter 643, Statutes of 2001; Water Code Sections 10910–10915) made changes to the Urban Water Management Planning Act to require additional information in UWMPs if groundwater is identified as a source available to the supplier. The information required includes a copy of any groundwater management plan adopted by the supplier, a copy of the adjudication order or decree for adjudicated basins, and if non-adjudicated, whether the basin has been identified as being over drafted or projected to be over drafted in the most current DWR publication on that basin. If the basin is in overdraft, that plan must include current efforts to eliminate any long-term overdraft. A key provision in SB 610 requires that large development projects supplied with water from a public water system and subject to CEQA be provided a specified water supply assessment, except as specified in the law. Large development projects include those with 500 or more residential units, 500,000 square feet of retail commercial space, or 250,000 square feet of office commercial space. These assessments, prepared by “public water systems” responsible for service, address whether there are adequate existing or projected water supplies available to serve proposed projects, in addition to urban and agricultural demands and other anticipated development in the service area in which the project is located. T</p>				
<p>SB 221 (Chapter 642, Statutes of 2001; Government Code Section 66473.7) prohibits approval of subdivisions consisting of more than 500 dwelling units unless there is verification of sufficient water supplies for the project from the applicable water supplier(s). This requirement also applies to approvals that would increase the number of service connections by 10% or more for public water systems with less than 500 service connections. The law defines criteria for determining “sufficient water supply” such as using normal, single-dry, and multiple-dry year hydrology and identifying the amount of water that the supplier can reasonably rely on to meet existing and future planned uses. Rights to extract additional groundwater, if used for the project, must be substantiated.</p>				
<p>The Project proposes 158 single family residential units and as such is not required to get a water supply assessment from Eastern Municipal Water District, the water purveyor.</p>				
<p>EMWD has current total water supplies of 198,400 acre feet in multiple dry years, according to its Urban Water Management Plan (UWMP). The Project will generate a demand for approximately 135,660 gallons per day, or 152 acre feet per year. This water usage is consistent with the predicted use and growth identified in the UWMP, insofar as the EMWD based its planning on land use designations in its service district. The Project site is in the Hemet/San Jacinto Groundwater Management Area, for which EMWD prepares an annual report to document and analyze the region’s water needs and long-term demand for domestic water. This analysis includes conservation measures and replenishment programs to make it possible for EMWD to meet increasing demand.</p>				
<p>The Project will tie into existing domestic water lines in Thornton Avenue, Elk Street and Chambers Street. No new wells or additional water infrastructure or entitlements will be required.</p>				
<p>The Project will be required to implement all water conservation measures imposed by EMWD under normal as well as drought conditions over the life of the Project. In addition, in May of 2016, the State Water Resources Control Board (SWRCB), updated its Order regarding the ongoing drought, and extended the Order to 2017. The modification somewhat lessens the mandates for conservation that had been in place, and returns to local water purveyors the responsibility for conservation. The Project will be required to implement any emergency measure in effect at the time the Project is developed.</p>				
<p>On January 27, 2015, the Hemet City Council approved Resolution No. 15-004 activating Phase 2 of the</p>				

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<p>City's Water Conservation Plan, which implements a water use reduction program to achieve a 25% reduction in overall water use. The Project shall be required to comply with this reduction plan as well.</p> <p>As the Project is consistent with the General Plan 2030 upon which EMWD has made their assumptions for planned water availability and with compliance with all State and local regulations impacts to water supplies will be less than significant, directly, indirectly and cumulatively.</p>				
<p>e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030, Figure 5.1 – Water and Sewer Service Areas, General Plan 2030 FEIR and SCAG Profile of the City of Hemet, May 2017)</p> <p>As noted in XVII a) and b) above, the Project will not generate enough wastewater to exceed current capacity of the EMWD's Recycled Water System. EMWD implements all requirements of the Regional Water Quality Control Board pertaining to water quality and wastewater discharge. The Project will have a less than significant impact, directly, indirectly and cumulatively on wastewater treatment.</p>				
<p>f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030 and General Plan 2030 FEIR)</p> <p>CR&R Waste and Recycling Services transports solid waste to the Lamb Canyon landfill. The Lamb Canyon landfill is expected to meet capacity in 2021 at which time waste can be taken to the El Sobrante or Badlands landfills. With the implementation of the City's and CR&R's recycling programs including the California Local Material Exchange Program, Electronic Waste Recycling, Organics Recycling and Household Hazardous Waste Collections, the City continues to divert waste from the landfill. Therefore, landfill capacity is available to accommodate this Project and the Project will have a less than significant impact, directly, indirectly and cumulatively to landfills</p>				
<p>g) Comply with federal, state, and local statutes and regulations related to solid waste?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: General Plan 2030 and General Plan 2030 FEIR)</p> <p>Federal, State, and local statutes and regulations regarding solid waste generation, transport, and disposal are intended to assure adequate landfill capacity through mandatory reductions in solid waste quantities (for example, through recycling and composting of green waste) and the safe and efficient transportation of solid waste. The Project will comply with all regulatory requirements regarding solid waste including AB 939 and AB 341. AB 939, which is administered by the California Department of Resources Recycling and Recovery required local governments to achieve a landfill diversion rate of at least 50 percent by January 1, 2000, through source reduction, recycling, and composting activities. Moreover, AB 341 increases the minimum solid waste diversion rate to 75 percent by 2020. Such regulations will be applicable to this Project and compliance is mandatory. Further, mandates set forth by the CALGreen Code aim to reduce solid waste generation and promote recycling and diversion design and activities, to which this Project is required to comply. There will be no impacts, directly, indirectly or cumulatively regarding compliance with Federal, State, and local statutes and regulations related to solid waste.</p>				
<p>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –</p>				
<p>a) Does the project have the potential to 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</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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?</p>				
<p><u>Biological Resources</u></p>				
<p>In Section IV (Biological Resources), the MSHCP has identified burrowing owl as a species of concern. There was no sign of burrowing owl or burrowing owl use on the site. Depending upon timing of the proposed construction, burrowing owl could move on site in the interim. A mitigation measure (MM BIO-1) is proposed to require a pre-construction survey for this species to reduce impacts to less than significant levels with mitigation.</p>				
<p><u>Cultural Resources</u></p>				
<p>In Section V (Cultural Resources), the Cultural Resource Assessment found that there was a moderate risk to cultural resources and mitigation measures MM CR-1 through MM CR-5 are proposed to reduce impacts to less than significant levels with mitigation.</p>				
<p>b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>The Project's contribution to the cumulative impacts of development in the City and greater San Jacinto Valley will be less than significant because the Project will result in a single family residential development in an area designated for single family residential. The Project construction will contribute to exceedances of PM10. The Project will be required to comply with the Project specific mitigation measure MM AIR-1 limiting the daily disturbance area of 5 acres or less during grading. These impacts will be less than significant levels with the implementation of mitigation and the grading requirements that minimize fugitive dust. These measures are further detailed in Section III (Air Quality).</p>				
<p>c) Does the project have impacts that 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, the effects of other current project, and the effects of probable future projects.)</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>As noted in b) above, Project-related impacts will increase air pollutant emissions. With the incorporation of mitigation measure that is detailed in Sections III (Air Quality), no thresholds of significance will be exceeded during construction or operation. In Section XVI Transportation/Traffic it was determined that a cumulative impact to the intersection of Elk Street and Stetson Avenue will occur with this Project. The Project will be installing a signal at this intersection to mitigate this impact. As such, adverse impacts are expected to be less than significant with the implementation of mitigation measures.</p>				
<p>d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Effects on human beings were evaluated as part of the aesthetics, air quality, hydrology & water quality, noise, population and housing, hazards and hazardous materials, and traffic sections of this initial study and found to be less than significant for each of the above sections. Based on the analysis and conclusions in this initial study, the Project will not cause substantial adverse effects, directly or indirectly to human beings. Therefore, potential direct and indirect impacts on human beings that result from the proposed Project are less than significant with mitigation.</p>				

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083.05, 21083.3, 21093, 21094, 21095 and 21151, Public Resources Code; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th 1099, 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

APPENDIX A – AB 52 CONSULTATION LOG

River Oaks Ranch - TTM-36891, TTM-36892 & ZC-16-001 - AB 52 Consultation Log															
Salutation	First Name	Last Name	Title	Tribe Name	Street Address	City, ST Zip	Phone	E-mail	1st Contact	1st Response	2nd Contact	2nd Response	3rd Contact	3rd Response	
Mr.	Raymond	Huauete	Cultural Resources Specialist	Morongo Band of Mission Indians	12700 Pumarra Road	Banning, CA 92220		rhuaute@morongo-nsn.gov	Sent first request for consultation, via mail, on January 19, 2016	Mr Huauete sent letter dated March 8, 2016 requesting additional information (i.e., records search & archeological survey) and provided some standard conditions.	Sent via e-mail on April 4, 2017 requesting to close out the consultation.	Via E-mail Mr. Huauete requested to meet on the site and conduct a formal consultation. On April 18, 2016 site visit and formal consultation was held. Staff agreed to edit proposed mitigation measures and share new draft with the tribes.	Sent a request to close out consultation on May 17, 2017 with new mitigation measures.	The tribe is okay with the new cultural resource mitigation measures. They have request a copy of the actual conditions of approval which include language consistent with the new measures. The tribal consultation can be concluded.	
Ms.	Ebru	Ozdil	Cultural Analyst, Pechanga Cultural Resources Department	Pechanga Band of Mission Indians	P.O. Box 2183	Tenecula, CA 92593	(951) 770-8104	eozdil@pechanga-nsn.gov						No response received within the 30-days so consultation is closed.	
Mr.	Jim	McPherson	Manager, Rincon Cultural Resources Department	Rincon Band of Luiseño Indians	1 West Tribal Road	Valley Center, CA 92082	(760) 297-2635	emartinez@rincontribe.org						No response received within the 30-days so consultation is closed.	
Mr.	Joseph	Ontiveros	Cultural Resource Director	Soboba Band of Luiseño	P.O. Box 487	San Jacinto, CA 92581	(951) 654-5544 ext.4137 (951) 663-5279 Cell	jontiveros@soboba-nsn.gov			Mr. Ontiveros sent letter dated February 18, 2016 initiating formal consultation.	Sent via e-mail on April 4, 2017 requesting to close out the consultation.		Sent a request to close out consultation on May 17, 2017 with new mitigation measures. Consulted with Soboba on May 31, 2017. Based on consultation prepared revised MM's for their approval.	
Ms.	Jessica	Valdez	Assistant to the Cultural Resource Director	Soboba Band of Luiseño	P.O. Box 487	San Jacinto, CA 92581	(951) 654-5544 ext.4137	jvaldez@soboba-nsn.gov							
Ms.	Patricia	Garcia	Director of Tribal Historic Preservation Office	Agua Caliente Band of Cahuilla Indians	5401 Dinah Shore Drive	Palm Springs, CA 92264	(760) 699-6907 P (760) 567-3761 C (760) 699-6924 F	acbcit-hpo@aguacaliente.net			Ms. Croft sent letter dated February 12, 2016 requesting additional information (i.e., resources inventory, records search, and cultural documentation. Ms. Croft sent a letter dated January 17, 2017 with some standard conditions.	Sent via e-mail on April 4, 2017 requesting to close out the consultation.	Received letter dated May 2, 2017 closing out consultation.	Sent a request to close out consultation on May 17, 2017 with new mitigation measures, since the mitigation measures changed after their close out letter. No response received.	No response consultation closed.

Exhibit No. 1B

Mitigation Monitoring and
Reporting Program



MITIGATION MONITORING & REPORTING PROGRAM (MMRP) FOR CEQA COMPLIANCE

DATE:	July 5, 2017	ASSESSORS PARCEL NO.:	435-055-044 & 435-055-045
CASE NO.:	TTM-36891, TTM-36892 & ZC-16-00 River Oaks Ranch	PROJECT LOCATION:	Located at the southwest corner of Elk Street and Thornton Avenue (TTM-36891) and the southeast corner of Elk Street and Thornton Avenue (TTM-36892), Both tentative maps lie in Section 21, Township 5 south, Range 1 west, San Bernardino base and meridian and are comprised of Tax Assessor parcel numbers 464-300-001, 002; 464-311-001 through 009, and 464-312-001 through 00
EAEIR NO.:	NA	APPROVAL DATE:	In Process
APPLICANT:	Myrna Frame River Oaks Ridge, L.P. 800 S. Pacific Coast Highway, #8-511 Redondo Beach, CA 90277 (310) 316-0891 curtismyrna@verizon.net	PROJECT MANAGER:	Blaine Womer Blaine Womer Civil Engineering 41555 E. Florida Avenue, Suite G. Hemet, CA 92544 (951) 658-1727 blaine@bawce.com

THE FOLLOWING REPRESENTS THE CITY'S MITIGATION MONITORING PROGRAM IN CONNECTION WITH THE MITIGATED NEGATIVE DECLARATION FOR THE ABOVE CASE NUMBER(S)

SUMMARY MITIGATION MEASURES	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	DATE
III. AIR QUALITY MM AIR-1: During grading operations, the Project is required to limit the daily disturbance area to five acres or less.	Project Proponent	During Grading	The City will notify the Project Proponent during inspections if the graded area exceeds five acres in a day.		

SUMMARY MITIGATION MEASURES	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	DATE
<p>IV. BIOLOGICAL RESOURCES</p> <p>MM BIO-1: Per MSHCP Species-Specific Objective 6, preconstruction presence/absence surveys for burrowing owl shall be conducted on the Project site by a qualified biologist prior to any ground disturbance. Take of active nests shall be avoided. Passive relocation (use of one-way doors and collapse of burrows) will occur when owls are present outside the nesting season. If feasible, the owls will be relocated to a more suitable site recommended by the Project biologist.</p> <p>If burrowing owls are detected onsite during the 30-day preconstruction survey, during the breeding season (February 1st to August 31st) then construction activities shall be limited to beyond 300 feet of the active burrows until a qualified biologist has confirmed that nesting efforts are completed or not initiated. In addition to monitoring breeding activity, if construction is proposed to be initiated during the breeding season or active relocation is proposed, a burrowing owl mitigation plan will be developed based on the County of Riverside Environmental Programs Division, CDFW and USFWS requirements for the relocation of individuals to the Lake Mathews Preserve.</p>	<p>Planning Department</p>	<p>30-days prior to ground disturbance</p>	<p>Report by qualified biologist.</p>		
<p>V. CULTURAL RESOURCES</p> <p>MM CR 1: Prior to grading permit issuance the developer shall enter into a Treatment and Disposition Agreement (TDA) with the Soboba Band of Luiseño Indians to address treatment and disposition of archaeological/cultural resources and human remains associated with Soboba Band of Luiseño Indians that may be uncovered or otherwise discovered during ground disturbing activities related to the project and provide the City with a copy of the executed agreement. The TDA may establish provisions for tribal monitors.</p>	<p>Planning Department Project Proponent</p>	<p>Prior to Grading Permit issuance</p>	<p>Developer and the Soboba Tribe with a copy submitted to the Planning Department.</p>		
<p>MM CR 2: In the event that archaeological/cultural resources and/or human remains are discovered the developer shall notify the City and retain a qualified archaeologist to prepare an Archaeological Mitigation and Monitoring Plan (AMMP). The AMMP shall include the monitoring of all ground disturbing activities and shall include protocol for the mitigation and significance testing of inadvertent archaeological finds. The archaeologist shall notify the Morongo Band of Mission Indians</p>	<p>Planning Department Project Proponent Archaeologist Native American Monitor</p>	<p>During earthmoving activities</p>	<p>Notification to Planning Department.</p>		

SUMMARY MITIGATION MEASURES	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	DATE
<p>and include them in the AMMP as needed. A copy of the AMMP shall be provided to the City for the case file and the archaeologist shall keep the Soboba Band of Luiseño Indians, the Morongo Band of Mission Indians, and the City updated with regular reports.</p>					
<p>MM CR 3: In the event of the discovery of human remains, the County coroner shall be immediately notified. If human remains of Native American origin are discovered during ground-disturbing activities, the applicant shall comply with the state relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (PRC Section 5097). According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052). Section 7050.5 requires that excavation be stopped near discovered human remains until the coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the California Native American Heritage Commission, Morongo Band of Mission Indians and the Soboba Band of Luiseño Indians shall be notified and appropriate measures provided by State law shall be implemented to determine the most likely living descendant(s). Disposition of the remains shall be overseen by the most likely living descendants to determine the most appropriate means of treating the human remains and any associated grave artifacts.</p>	<p>Planning Department Project Proponent Archaeologist Native American Monitor</p>	<p>During earthmoving activities</p>	<p>Notification to the County Coroner and Planning Department.</p>		
<p>MM CR 4: If paleontological resources are encountered during grading, ground disturbance activities shall cease so a qualified paleontological monitor can evaluate any paleontological resources exposed during the grading activity. If paleontological resources are encountered, adequate funding shall be provided to collect, curate and report on these resources to ensure the values inherent in the resources are adequately characterized and preserved. Collected specimens will be sent to the appropriate authorities for collection.</p>	<p>Planning Department Project Proponent Archaeologist Native American Monitor</p>	<p>During earthmoving activities</p>	<p>Contact Planning Department and Project Proponent. Project Proponent will hire a qualified palaeontologist to prepare report for the Planning Department on required mitigation.</p>		
<p>VIII. HAZARDS AND HAZARDOUS MATERIALS MM HAZ-1: Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of</p>	<p>Project Proponent</p>	<p>At Plan Check</p>	<p>Planning will review Plan Check plans</p>		

SUMMARY MITIGATION MEASURES	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	DATE
MM HAZ-3: The "Notice of Airport in the Vicinity" shall be provided to all prospective purchasers of the proposed lots and to tenants of the homes thereon.	Project Proponent	At time of occupancy	Shall be provided to new owners at time of purchase.		
MM HAZ-4: Any new detention basin(s) on the site shall be designed so as to provide for a maximum 48- hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.	Project Proponent Planning Department Engineering	At Plan Check	Planning will review Plan Check plans for this requirement		
XII. NOISE					
MM NOI-1: Attic vents that directly face subject roadways, shall include an acoustical baffle to prevent vehicle noise intrusion. The Contractor may install similar measures to provide noise reduction.	Project Proponent Building Department	At Plan Check	Building will review Plan Check plans for this requirement		
MM NOI-2: For proper acoustical performance, all exterior windows, doors, and sliding glass doors must have positive seal and leaks/cracks must be kept to a minimum.	Project Proponent Building Department	At Plan Check	Building will review Plan Check plans for this requirement		
MM NOI-3: All cracks or leaks shall be minimized, any partition with a gap or hole will allow noise to flank and penetrate partition.	Project Proponent Building Department	At Plan Check	Building will review Plan Check plans for this requirement		
MM NOI-4: Construction shall only occur Monday through Friday between the hours of 6:00 a.m. and 6:00 p.m. from June 1 through September 30, and between the hours of 7:00 a.m. and 6:00 p.m. from October 1 through May 31. Construction is allowed on Saturdays between the hours of 7:00 a.m. and 6:00 p.m. year-round. Construction on Sundays is prohibited.	Project Proponent Building Department Code Enforcement	During all construction activities	Building and Code Enforcement will ensure compliance during inspections and if complaints are received		
MM NOI-5: During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.	Project Proponent Building Department Code Enforcement	During all construction activities	Building and Code Enforcement will ensure compliance during inspections and if complaints are received		
MM NOI-6: The contractor shall locate equipment staging areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest	Project Proponent Building	During all construction activities	Building and Code Enforcement will ensure compliance		

SUMMARY MITIGATION MEASURES	RESPONSIBLE FOR MONITORING	TIMING	CRITERIA	COMPLIANCE CHECKED BY	DATE
the Project site during all Project construction.	Department Code Enforcement		during inspections and if complaints are received		
MM NOI-7: Idling equipment shall be turned off when not in use.	Project Proponent Building Department Code Enforcement	During all construction activities	Building and Code Enforcement will ensure compliance during inspections and if complaints are received		
MM NOI-8: Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.	Project Proponent Building Department Code Enforcement	During all construction activities	Building and Code Enforcement will ensure compliance during inspections and if complaints are received		
XVI. TRANSPORTATION / TRAFFIC MM TRA 1: The applicant shall participate in the funding or construction of offsite improvements that are needed to serve cumulative traffic conditions through the payment of the Transportation Uniform Mitigation Fees (TUMF) and City of Hemet Development Impact Fees (DIF) or a fair share contribution as directed by the City. These fees are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with projected population increases.	Project Proponent Building Department	Prior to Building Permit Issuance	Building permits will not be issued until the fees are collected		
MM TRA 2: At the time of construction of the Project, the applicant/developer shall be responsible for design and construction of a traffic signal at the Elk Street/Stetson Avenue intersection.	Project Proponent Engineering	At time of construction	The Project Proponent will submit plans for Engineering approval		



City of Hemet

445 E. FLORIDA AVENUE • HEMET, CALIFORNIA 92543 • (951)765-2375

PLANNING DIVISION

NOTICE OF DETERMINATION

TO: Riverside County Clerk
PO Box 751
Riverside CA 92502-0751

FROM: City of Hemet
445 East Florida Avenue
Hemet, CA 92543

FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21152 OF THE PUBLIC RESOURCES CODE.

Zone Change No. 16-001, Tentative Tract Map No. 36891 and Tentative Tract Map No. 36892 (River Oaks)

PROJECT TITLE

<u>N/A</u>	<u>Carole Kendrick</u>	<u>(951) 765-2375</u>
State Clearinghouse Number	Lead Agency Contact Person	Telephone Number

Southwest and southeast corners of Elk Street and Thornton Avenue (APNs 464-300-001, -002; 464-311-011 through -009; and 464-312-001 through -009), in the City of Hemet, County of Riverside, State of California

PROJECT LOCATION

The applicant proposes a Zone Change from R-3 (Multiple Family Residential) to R-1-6 (Single Family Residential 6,000 sq. ft. lot min.) on 40.28 acres, and approval of TTM 36891 to subdivide 17.27 acres into 75 single family residential lots with a minimum lot size of 6,000 sq. ft. at the southwest corner of Elk Street and Thornton Avenue, and approval of TTM 36892 to subdivide 19.14 acres into 83 single family residential lots with a minimum lot size of 6,000 sq. ft. located at the southeast corner of Elk Street and Thornton Avenue, with consideration of a Mitigated Negative Declaration and Mitigation Monitoring Program.

PROJECT DESCRIPTION

This is to advise that the City of Hemet City Council approved the above referenced projects on August 22, 2017, and has made the following determinations regarding the above described projects:

FILED / POSTED
 County of Riverside
 Peter Aldana
 Assessor-County Clerk-Recorder
 E-201701102
 08/29/2017 11:10 AM Fee: \$ 2266.25
 Page 1
 OCT 05 2017
 Removed: By: Deputy



**City of Hemet
NOD – ZC16-001, TTM36891 & TTM36892
Page 2**

Lead Agency - City of Hemet

1. The project will not have a significant effect on the environment.
2. A Mitigate Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at: 445 E. Florida Ave., Hemet, CA 92543.

	Community Development Director	(951) 765-2375
Deanna Elliano	TITLE	TELEPHONE NUMBER
RESPONSIBLE OFFICIAL		

DATE: August 23, 2017

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 17-277479

State Clearinghouse # (if applicable): _____

Lead Agency: CITY OF HEMET

Date: 08/29/2017

County Agency of Filing: RIVERSIDE

Document No: E-201701102

Project Title: ZONE CHANGE NO. 16-001, TENTATIVE TRACT MAP NO. 36891 AND TENTATIVE TRACT MAP NO.

Project Applicant Name: CITY OF HEMET

Phone Number: (951) 765-2375

Project Applicant Address: 445 EAST FLORIDA AVENUE, HEMET, CA 92543

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

Environmental Impact Report

Negative Declaration

Application Fee Water Diversion (State Water Resources Control Board Only)

Project Subject to Certified Regulatory Programs

County Administration Fee

Project that is exempt from fees (DFG No Effect Determination (Form Attached))

Project that is exempt from fees (Notice of Exemption)

_____ \$2,216.25

_____ \$50.00

Total Received _____ \$2,266.25

Signature and title of person receiving payment:

Ingalett

Deputy

Notes:

RECEIVED
OCT 10 2017
PLANNING DEPT

NOTICE OF DETERMINATION

TO: Office of Planning and Research
For US Mail
 P.O. Box 3044
 Sacramento, CA 95812-3044

Tammie Marshall, Supervisor
 Riverside County Clerk
 PO Box 751
 Riverside CA 92502-0751

FROM: *Public Agency*
 City of Hemet
 445 East Florida Avenue
 Hemet, CA 92543

Lead Agency
 City of Hemet
 445 East Florida Avenue
 Hemet, CA 92543

Subject: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21152 OF THE PUBLIC RESOURCES CODE.

<u>N/A</u>	<u>Soledad Carrisoza</u>	<u>(951) 765-2376</u>
State Clearinghouse Number	Lead Agency Contact Person	Telephone Number

PROJECT TITLE: Extension of Time No. 19-003 for Tentative Tract Map No. 36891 and Extension of Time No. 36892 for River Oaks Ridge

PROJECT APPLICANT: River Oaks Ridge, LP

PROJECT LOCATION: (EOT19-003) Southwest corner of Elk Street and Thornton Avenue APN's 464-300-001, 464-312-001 thru 009 and the (EOT19-004) Southeast corner of Elk Street and Thornton Avenue APN's 464-300-002, 464-311-001 thru 009 in the City of Hemet, County of Riverside, State of California

PROJECT DESCRIPTION: A request for a three (3) year extension of time for previously approved Tentative Tract Map (TTM) No. 36891 to subdivide approximately 17.27 acres into 75 single family lots with a minimum lot size of 6,000 square feet and TTM 36892 to subdivide approximately 19.14 acres into 83 single family residential lots with a minimum lot size of 6,000 square feet with consideration of a Notice of Determination that the project is consistent with a Mitigated Negative Declaration that was adopted August 22, 2017.

This is to advise that the City of Hemet Planning Commission approved the above referenced project on September 17, 2019, and has made the following determinations regarding the above described project:

Lead Agency - City of Hemet

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [were were not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the previously prepared Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at: 445 E. Florida Ave., Hemet, CA 92543.


Soledad Carrisoza
RESPONSIBLE OFFICIAL

Planning Technician
TITLE

DATE: September 18, 2019

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-201901081
09/20/2019 09:46 AM Fee: \$ 50.00
Page 1 of 1

Removed: **OCT 20 2019** By:  Deputy



STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 19-295719

State Clearinghouse # (if applicable): _____

Lead Agency: CITY OF HEMET Date: 09/20/2019

County Agency of Filing: RIVERSIDE Document No: E-201901081

Project Title: EXTENSION OF TIME NO. 19-003 FOR TENTATIVE TM NO. 36891 & EXTENSION OF TIME NO. 36892

Project Applicant Name: CITY OF HEMET Phone Number: (951) 765-2376

Project Applicant Address: 445 EAST FLORIDA AVENUE, HEMET, CA 92543

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- Environmental Impact Report _____
 - Negative Declaration _____
 - Application Fee Water Diversion (State Water Resources Control Board Only) _____
 - Project Subject to Certified Regulatory Programs _____
 - County Administration Fee _____ **\$50.00**
 - Project that is exempt from fees (DFG No Effect Determination (Form Attached)) _____
 - Project that is exempt from fees (Notice of Exemption) _____
- Total Received** _____ **\$50.00**

Signature and title of person receiving payment: *U. Sandral* Deputy

Notes:

RECEIVED
OCT 29 2019
PLANNING DEPT