



ENVIRONMENTAL ASSESSMENT FORM INITIAL STUDY (IS)

1. **Case Number(s):** TTM-36929 & ZC-15-002
2. **Project Title:** BNR Income- TTM-36929 & ZC-15-002 (Project)
3. **Public Comment Period:** January 16, 2018 to February 5, 2018
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
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6. **Prepared By:** Diane Jenkins, AICP
McKenna Lanier Group, Inc.
(909) 519-8887
Diane@McKennaLanier.com
7. **Project Location:** 907 Kirby Street at the northwest corner of Fruitvale Avenue and Kirby Street, in the City of Hemet, California, as shown in Figure A. The Project site is located within the San Jacinto Quadrangle inside Section 5 of Township 5 south, Range 1 west, San Bernardino base and meridian and is comprised of Tax Assessor parcel number APN 444-190-009.
8. **Project Applicant & Owner:**

Applicant Blaine Womer Blaine Womer Civil Engineering 41555 E. Florida Avenue, Suite G. Hemet, CA 92544 (951) 658-1727 blaine@bawce.com	Owner Rich Scott BNR Income & Opportunity, LLC 3595-1 Inland Empire Blvd., Suite 1100 Ontario, CA 91764 (909) 944-1032 rick@dcinvestments.com
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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: North Hemet Land Use District

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

12. Existing Zoning: R-1-7.2 – Single Family Residential (7,200 sq. ft. minimum lot) which provides for the development of single family homes (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).

14. Surrounding Land Uses and Setting:

	Land Use	General Plan	Zoning
Project Site	Demolished Single-Family Residence with Second Unit – Some structures have been demolished	LDR – Low Density Residential	R-1-7.2 – Single Family Residential (min. lot 7,200 sq. ft.)
North	Single Family Residence & Vacant	LDR – Low Density Residential	R-1-7.2 – Single Family Residential (min. lot 7,200 sq. ft.)
South	Single Family Residential	LDR – Low Density Residential	R-1-5 – Single Family Residential (min. lot 5,000 sq. ft.)
East	Single Family Residential	LDR – Low Density Residential	R-1-6 – Single Family Residential (min. lot 6,000 sq. ft.)
West	Single Family Residence	LDR – Low Density Residential with School beyond	R-1-7.2 – Single Family Residential (min. lot 7,200 sq. ft.) with NZ – No Zone beyond

15. Description of the Project:

Environmental Setting

The property is not currently in use but has historically been used for farming, a hay and straw operation, and an RV storage lot. The property currently includes the main home for the property (Building A), slab for the second home (Building C), the frame for an indoor/outdoor steel building (Building G), a swimming pool, two carports, and concrete patio areas (Figure E). Already demolished are the following structures: a garden shed (Building B), a wood frame shed (Building D), open hay shed (Building E), and a partially enclosed hay shed (Building F). In addition, there is a former orchard of mostly eucalyptus trees. The open areas of the Project site have all been disturbed in various ways.

The Project site has a slight topographic gradient to the west with a total vertical differential across the site of three-feet. The southeast corner of the Project site is impacted by what is known as Flood Zone A, of the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA). Flood Zone A is defined on the FIRM map as an area where no base flood elevations have been determined. The City's Natural Flood Hazards map (Figure 6.2) of the General Plan shows this same area located in the 100-year flood zone. As residential development occurred around the subject site the site became susceptible to flooding.

Proposed Project

The proposed Project consists of a residential subdivision (TTM-36929) and a requested Zone Change (ZC-15-002). The subdivision is proposed to create a total of 20 single-family dwellings as illustrated in Figure F.

Primary access points to the subdivision are proposed on Kirby Street and Fruitvale Avenue. The proposed lots will front onto the internal streets within the subdivision, except for lots 1 through 4 which will front on Fruitvale Avenue. The Project site will include a six-foot high block wall along the north, west, and portions of the easterly (Kirby Street) property lines. The proposed park site (Lot A) and detention basin (Lot B) will be bounded by a six-foot high wrought iron fence.

The Project proposes drainage from the northeast to the southwest and will discharge into a proposed detention basin, Lot B. Some street improvements will be required for the Project on Kirby Street including the dedication and public improvements of an additional 17-feet to include curb, gutter, and sidewalk. The Project includes preliminary grading, drainage, and water quality management plans.

TTM-36929

This tentative map proposes to divide 5.33 acres into 20 single-family residential lots, ranging in size from 6,000 to 9,735 square feet, and two lettered lots. Lettered lots are proposed as follows:

1. Lot A = 20,265 sq. ft. – proposed as a private park site (HOA maintained)
2. Lot B = 6,535 sq. ft. – proposed for a detention basin (HOA maintained)

ZC-15-002

The Project also includes the request for a zone change from R-1-7.2 – Single Family Residential (7,200 sq. ft. lot minimum) 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.

Demolition of 907 Kirby Street Structures

The Project also includes the demolition of the existing buildings and removal of the existing trees on the site. The main house is a modified vernacular ranch house built in the late 1940's on top of an older turn-of-the-century foundation. Several of the other buildings on the site are 50-years or older but are not considered historically significant. A Cultural Study was prepared for the site and the study found that the buildings are altered and damaged from years of neglect and that they do not meet the criteria for significance.

City Project Reviews

It is noted that the Planning Commission provided input on the map design at a Work Study held on January 17, 2017. The City staff level Development Review Committee provided comments on the Project on August 28, 2015, January 28, 2016, and April 6, 2017.

As required by the City's Zoning Code, Chapter 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. Improvement plans for the site will be reviewed and approved.
2. The final map will be recorded.
3. 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.
4. 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.
5. 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.

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

- a. Eastern Municipal Water District
- b. Riverside County Airport Land Use Commission
- c. Riverside County Flood Control and Water Conservation District
- d. Southern California Edison
- e. 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. TTM 36929 Residential Development – Focused Air Quality and Greenhouse Gas Impact Evaluation, City of Hemet, CA – Memorandum, prepared by MD Acoustics, September 15, 2017
- b. General Biological Assessment Tentative Tract Map Nos. 36929, prepared by Natural Resources Assessment, Inc., April 13, 2016, and technical memo dated August 22, 2017
- c. Phase 1 Cultural Resources/Archaeological Study of 907 Kirby Street, prepared by Scientific Resource Surveys, Inc., December 9, 2015
- d. Geotechnical Investigation Proposed Residential Development Tentative Tract Map No. 36929, prepared by Sladden Engineering, September 25, 2016
- e. Preliminary Hydrology Study for Tentative Map 36929, prepared by Blaine A. Womer Civil Engineering, August 5, 2015, Revised December 30, 2015 & Revised August 21, 2017
- f. Project Specific Water Quality Management Plan Tentative Tract No. 36929, prepared by Blaine A. Womer Civil Engineering, August 24, 2017
- g. 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 2030, 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



ZC15-002 & TTM36929
BNR Income Properties

Aerial Map

Figure A – Aerial Map

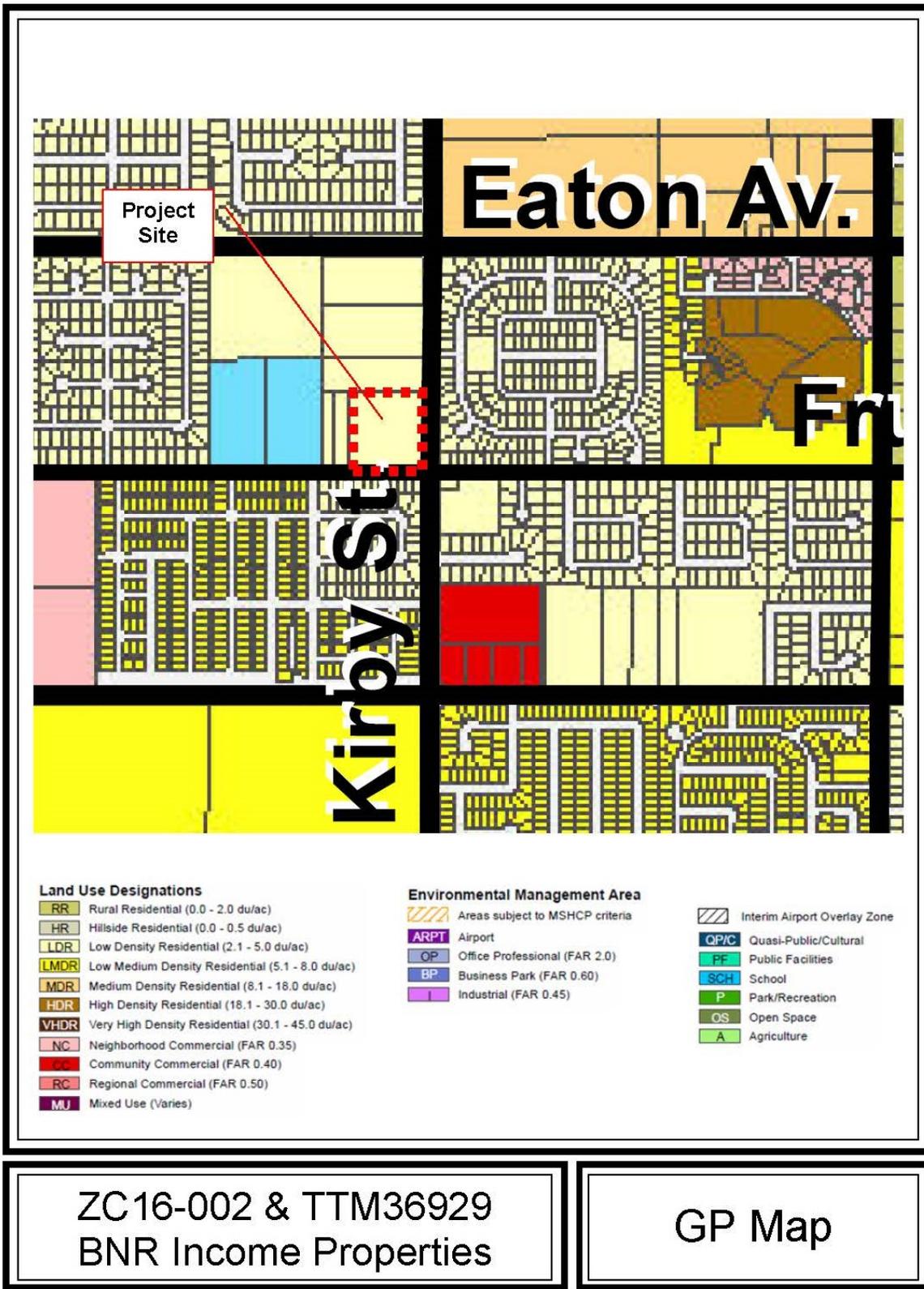


Figure B – General Plan



Figure E – Building Site Map



Figure G – Building A



Figure H – Building B



Figure 25. Building C, South East side of the building



Figure I – Building C



Figure J – Building D



Figure K – Building E

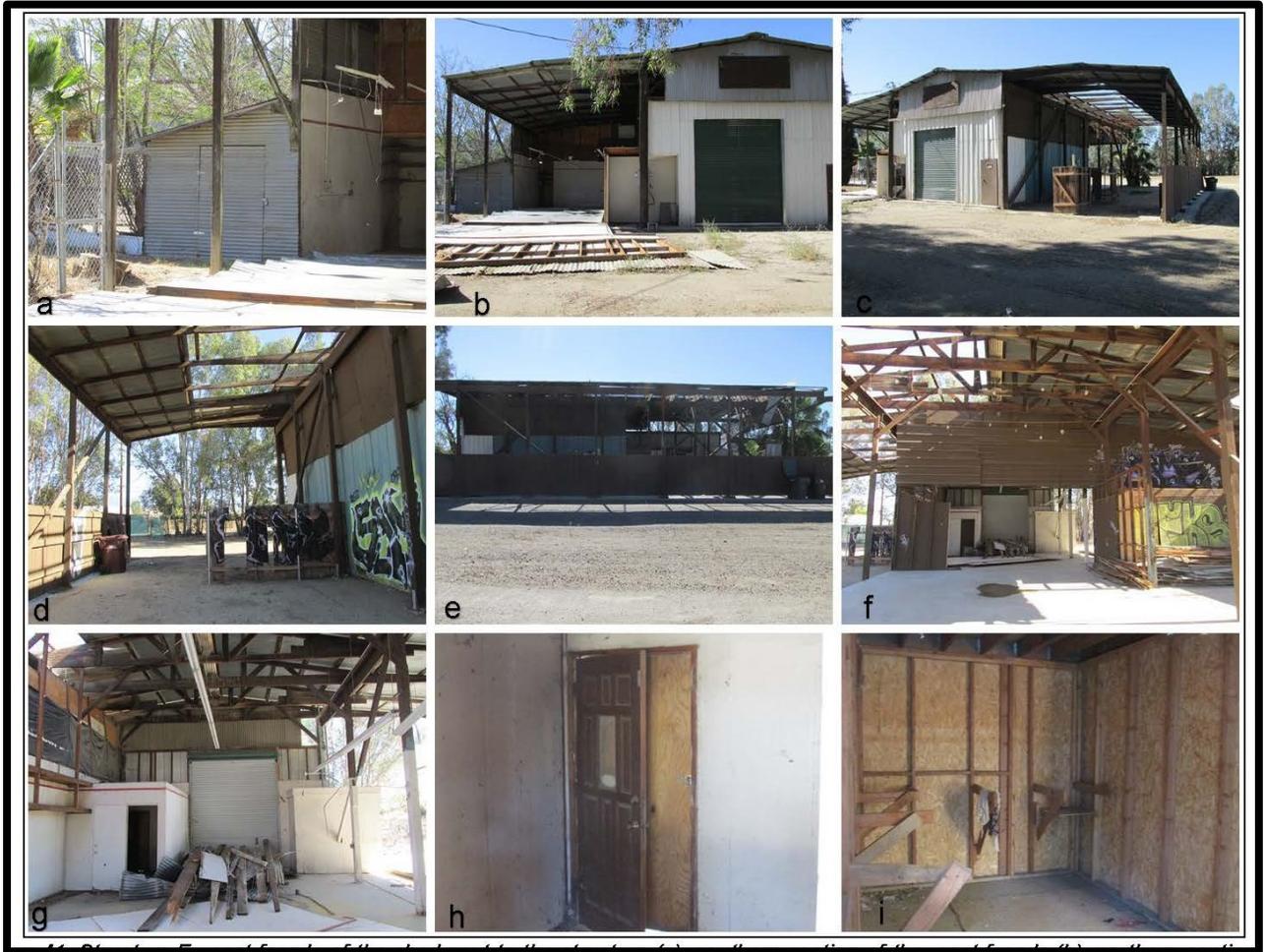


Figure L – Building F



Figure M – Building G



Figure N – Building G

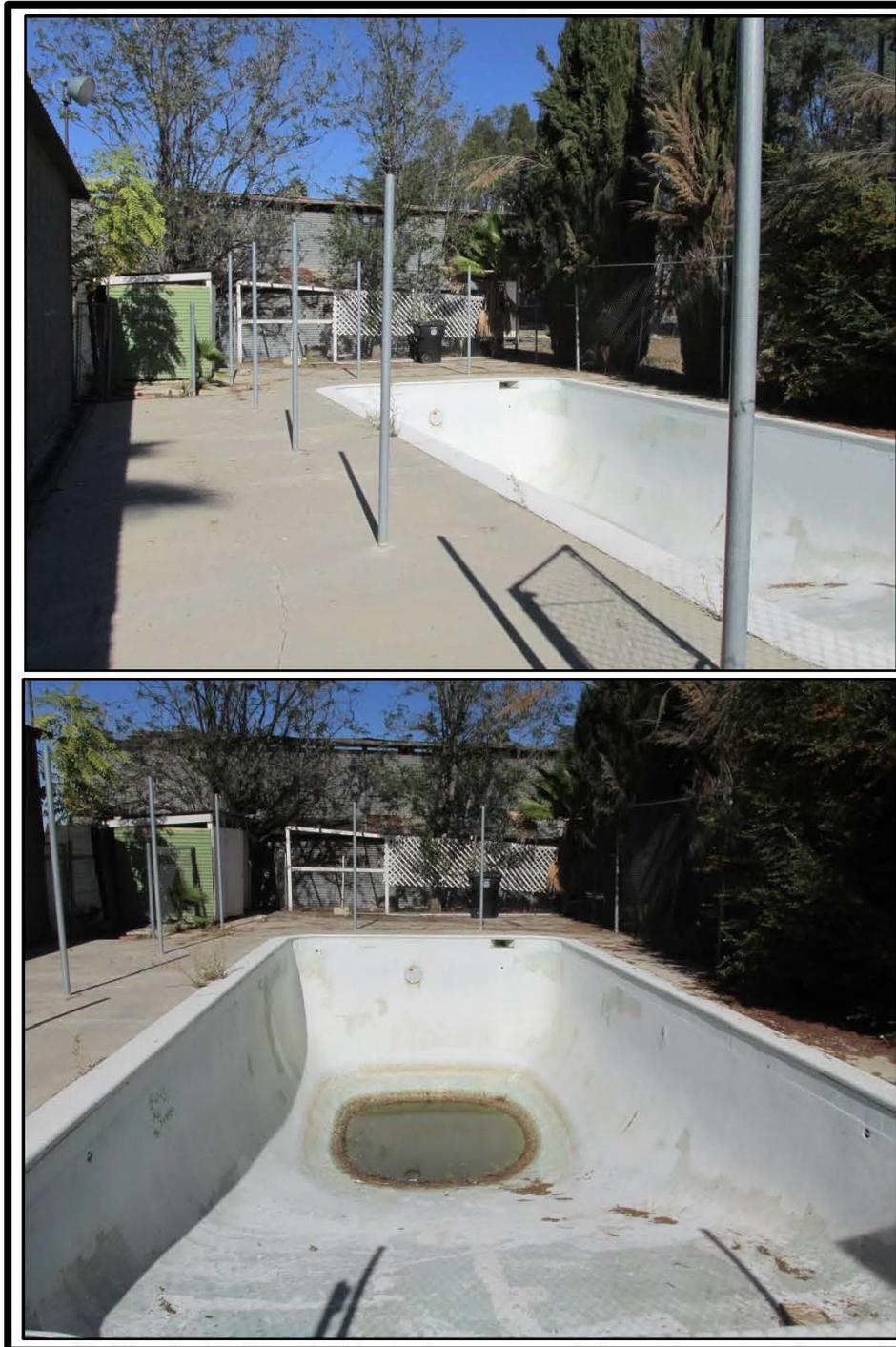


Figure O – Pool



Figure P – Trees

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 type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" 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 type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input 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-1-.7.2 – Single Family Residential (7,200 sq. ft. minimum lot) 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) which is consistent with the LDR – Low Density Residential (2.1 - 5.0 du/ac) General Plan Land Use designation of 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 across Kirby Street.</p> <p>As required by the Zoning Code (Chapter 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 the tract 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. The site does have 20 existing, full-grown trees proposed to be removed. These trees are mainly eucalyptus trees non-native trees to the area. The loss of these trees is not a significant impact to a scenic resource as they are not native and are very old subjecting the trees to wind and pest damage. 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)</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 the 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)</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>General Plan)</i>				
<p>Suburban land uses generate light and glare, which affects the brightness of the night sky. The 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 infrastructures 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: General Plan 2030; General Plan 2030 FEIR; General Plan 2030 FEIR – Exhibit 4.2-1 – Farmland)</p>				
<p>The subject site is as Urban and Built-up Land on the Farmland Mapping and Monitoring Program map found in the General Plan 2030 EIR. Surrounding development includes single family residential, as such the Project will have a no 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"/>
<p>Response: (Source: General Plan 2030; General Plan 2030 FEIR; 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 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</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
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>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 is 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>				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<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>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: General Plan 2030; General Plan 2030 FEIR; 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 purposes in many 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 no 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:</p>				
<p>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>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: South Coast Air Quality Management District’s 2016 Air Quality Management Plan; Air Quality and TTM 36929 Residential Development – Focused Air Quality and Greenhouse Gas Impact Evaluation, City of Hemet, CA – Memorandum, prepared by MD Acoustics, September 15, 2017)</p>				
<p>The SCAQMD CEQA Handbook states that “[n]ew 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>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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 the 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 not 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: TTM 36929 Residential Development – Focused Air Quality and Greenhouse Gas Impact Evaluation, City of Hemet, CA – Memorandum, prepared by MD Acoustics, September 15, 2017)</p>				
<p><i>Localized Construction Emissions</i></p> <p>None of the analyzed criteria pollutants would exceed the LST emission thresholds at the nearest sensitive receptors as shown in Table Localized Significance – Construction Emissions. Therefore, the impact would be less than significant from construction.</p>				
Localized Significance – Construction Emissions (lbs/day)				
Phase	On-Site Pollutant Emissions (pounds/day)¹			
	NOx	CO	PM10	PM2.5
Demolition	38.32	22.30	2.00	1.18
Grading	30.67	16.58	4.01	2.73
Building Construction	23.39	17.58	1.50	1.41
Paving	15.24	14.66	0.82	0.76
Architectural Coating	1.84	1.84	0.13	0.13
SCAQMD Threshold for 25 meters (82 feet) or less²	234	1,100	7	4
Exceeds Threshold?	No	No	No	No
<p>Notes: ¹ Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for two-acre in Hemet/San Jacinto Valley</p>				

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

Source Receptor Area (SRA 28).
 2 The nearest sensitive receptors are located 25 feet to the east and south of the project site, however according to LST methodology any receptor located closer than 25 meters should be based on the 25-meter threshold.

Localized Operational Emissions

None of the analyzed criteria pollutants would exceed the LST emission thresholds at the nearest sensitive receptors as shown in Table Localized Significance – Operational Emissions. Therefore, the impact would be **less than significant** from construction.

Localized Significance – Operational Emissions (lbs/day)

On-Site Emission Source	On-Site Pollutant Emissions (pounds/day) ¹			
	NOx	CO	PM10	PM2.5
Area Sources ²	0.35	1.80	0.04	0.04
Energy Usage ³	0.19	0.08	0.02	0.02
On-Site Vehicle Emissions ⁴	0.34	0.57	0.15	0.04
Total Emissions	0.88	2.46	0.20	0.09
SCAQMD Threshold for 25 meters (82 feet)⁵	234	1,100	2	1
Exceeds Threshold?	No	No	No	No

Notes:

- 1 Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for two-acre in Hemet/San Jacinto Valley Source Receptor Area (SRA 28).
- 2 Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
- 3 Energy usage consists of emissions from generation of electricity and on-site natural gas usage.
- 4 On-site vehicular emissions based on 1/10 of the gross vehicular emissions and road dust.
- 5 The nearest sensitive receptors are located 25 feet to the east and south of the project site, however according to LST methodology any receptor located closer than 25 meters should be based on the 25-meter threshold.

Regional Construction Emissions

The construction emissions for the project would not exceed the SCAQMD's daily emission thresholds at the regional level as indicated in Table Regional Significance – Construction Emissions, and therefore the impact would be considered **less than significant**.

Regional Significance – Construction Emissions (lbs/day)

Activity	Pollutant Emissions (pounds/day) ¹					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Demolition						
On-Site ²	3.18	38.32	22.30	0.04	2.00	1.18
Off-Site ³	0.09	0.25	0.76	0.00	0.18	0.05
Total	3.27	38.57	23.07	0.04	2.18	1.23
Grading						
On-Site ²	2.77	30.67	16.58	0.03	4.01	2.73
Off-Site ³	0.15	2.78	1.05	0.00	0.35	0.10
Total	2.92	33.46	17.63	0.03	4.36	2.83
Building Construction						
On-Site ²	2.68	23.39	17.58	0.03	1.50	1.41
Off-Site ³	0.36	2.50	2.87	0.01	0.69	0.20
Total	3.04	25.89	20.45	0.04	2.19	1.61
Paving						
On-Site ²	1.67	15.24	14.66	0.02	0.82	0.76
Off-Site ³	0.08	0.05	0.67	0.00	0.17	0.05
Total	1.76	15.30	15.33	0.02	0.99	0.80
Architectural Coating						
On-Site ²	12.92	1.84	1.84	0.00	0.13	0.13
Off-Site ³	0.05	0.44	0.36	0.00	0.11	0.03
Total	12.97	2.28	2.20	0.00	0.24	0.16
Total of overlapping phases⁴	17.77	43.47	37.98	0.07	3.43	2.58
SCAQMD Thresholds	75	100	550	150	150	55

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact																																																							
<p>Exceeds Thresholds</p> <p>No No No No No No</p> <p>Notes: 1 Source: CalEEMod Version 2016.1.3 2 On-site emissions from equipment operated on-site that is not operated on public roads. 3 Off-site emissions from equipment operated on public roads. 4 Construction, architectural coatings and paving phases may overlap</p>																																																											
<p><i>Regional Operational Emissions</i></p> <p>The operational emissions for the project would not exceed the SCAQMD's regional significance thresholds as outlined in Table Regional Significance – Operation Emissions; and therefore, the impact would be considered less than significant.</p> <p style="text-align: center;">Regional Significance – Operational Emissions (lbs/day)</p> <table border="1" data-bbox="204 653 1411 888"> <thead> <tr> <th rowspan="2">Activity</th> <th colspan="6">Pollutant Emissions (pounds/day)¹</th> </tr> <tr> <th>VOC</th> <th>NOx</th> <th>CO</th> <th>SO2</th> <th>PM10</th> <th>PM2.5</th> </tr> </thead> <tbody> <tr> <td>Area Sources²</td> <td>0.91</td> <td>0.35</td> <td>1.80</td> <td>0.00</td> <td>0.04</td> <td>0.04</td> </tr> <tr> <td>Energy Usage³</td> <td>0.02</td> <td>0.19</td> <td>0.08</td> <td>0.00</td> <td>0.02</td> <td>0.02</td> </tr> <tr> <td>Mobile Sources⁴</td> <td>0.48</td> <td>3.37</td> <td>5.74</td> <td>0.02</td> <td>1.47</td> <td>0.41</td> </tr> <tr> <td>Total Emissions</td> <td>1.40</td> <td>3.91</td> <td>7.62</td> <td>0.02</td> <td>1.52</td> <td>0.46</td> </tr> <tr> <td>SCAQMD Thresholds</td> <td>55</td> <td>55</td> <td>550</td> <td>150</td> <td>150</td> <td>55</td> </tr> <tr> <td>Exceeds Threshold?</td> <td>No</td> <td>No</td> <td>No</td> <td>No</td> <td>No</td> <td>No</td> </tr> </tbody> </table> <p>Notes: 1 Source: CalEEMod Version 2016.3.1 2 Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment. 3 Energy usage consists of emissions from on-site natural gas usage. 4 Mobile sources consist of emissions from vehicles and road dust.</p>					Activity	Pollutant Emissions (pounds/day) ¹						VOC	NOx	CO	SO2	PM10	PM2.5	Area Sources ²	0.91	0.35	1.80	0.00	0.04	0.04	Energy Usage ³	0.02	0.19	0.08	0.00	0.02	0.02	Mobile Sources ⁴	0.48	3.37	5.74	0.02	1.47	0.41	Total Emissions	1.40	3.91	7.62	0.02	1.52	0.46	SCAQMD Thresholds	55	55	550	150	150	55	Exceeds Threshold?	No	No	No	No	No	No
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<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>	□	□	☒	□																																																							
<p>Response: (Source: TTM 36929 Residential Development – Focused Air Quality and Greenhouse Gas Impact Evaluation, City of Hemet, CA – Memorandum, prepared by MD Acoustics, September 15, 2017)</p> <p>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>	□	□	☒	□																																																							
<p>Response: (Source: TTM 36929 Residential Development – Focused Air Quality and Greenhouse Gas Impact Evaluation, City of Hemet, CA – Memorandum, prepared by MD Acoustics, September 15, 2017)</p>																																																											

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Per General Plan 2030 EIR Mitigation Measure MM 4.3-4a the SCAQMD Local Significance Threshold (LST) methodology was used.				
As noted in Response 3 b) above, the operational emission rates would not exceed the LST thresholds for the Project. Therefore, the Project will have a less than significant impact on Localized Operational emissions.				
<i>Construction-Related Toxic Air Contaminant Impact</i>				
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.				
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.				
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Response: (Source: TTM 36929 Residential Development – Focused Air Quality and Greenhouse Gas Impact Evaluation, City of Hemet, CA – Memorandum, prepared by MD Acoustics, September 15, 2017)				
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.				
IV. BIOLOGICAL RESOURCES – Would the project:				
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: (Source: General Plan 2030; General Plan 2030 – Figure 7.1 – Natural and Open Space Resources; General Plan 2030 – Figure 7.2 – Vegetation Communities; General Plan 2030 FEIR; the Riverside County Multiple Species Habitat Conservation Plan (MSHCP); General Biological Assessment Tentative Tract Map No. 36929, prepared by Natural Resources Assessment, Inc. (NRAI), April 13, 2016)				
NRAI surveyed the subject property on October 23, 2015. There were no significant biological resources present or potentially present.				
The MSHCP identified burrowing owl as the only species of concern for the project. No sign of burrowing owl or burrowing owl use was found, and the property is too highly disturbed and lacks suitable habitat for the burrowing owl.				
The Project may have direct construction-related impacts to nesting bird use of the site. There may also be indirect impacts to nesting bird species. It is recommended that a pre-construction nesting survey be conducted to determine the status of nesting species if construction occurs between February 1 and September 1. NRAI recommends mitigation measure MM BIO-1 to protect raptors and their nesting habitat.				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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: A qualified biologist shall conduct a breeding bird survey no more than two weeks prior to the start of construction to determine if nesting is occurring.</p> <ul style="list-style-type: none"> • "Construction" includes demolition, trash and debris removal, placement of equipment and machinery on to the site preparatory to grading, and any other Project-related activity that increases noise and human activity on the Project site beyond existing levels. Emergency measures are exempt from this definition. • If occupied nests are found, they shall not be disturbed unless the qualified biologist verifies through non-invasive methods that either (a) the adult birds have not begun egg-laying and incubation; or (b) the juveniles from the occupied nests are foraging independently and are capable of independent survival. • If the biologist is not able to verify one of the above conditions, then no disturbance shall occur within a distance specified by the qualified biologist for each nest or nesting site. The qualified biologist will determine the appropriate distance in consultation with the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service. 				
<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; General Plan 2030 – Figure 7.1 – Natural and Open Space Resources; General Plan 2030 – Figure 7.2 – Vegetation Communities; General Plan 2030 FEIR; the Riverside County Multiple Species Habitat Conservation Plan (MSHCP); General Biological Assessment Tentative Tract Map No. 36929, prepared by Natural Resources Assessment, Inc. (NRAI), April 13, 2016)</p> <p>See Response IV a above and 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; General Plan 2030 – Figure 7.1 – Natural and Open Space Resources; General Plan 2030 – Figure 7.2 – Vegetation Communities; General Plan 2030 FEIR; the Riverside County Multiple Species Habitat Conservation Plan (MSHCP); General Biological Assessment Tentative Tract Map No. 36929, prepared by Natural Resources Assessment, Inc. (NRAI), April 13, 2016)</p> <p>Riparian/Riverine Areas are defined by the MSHCP as "lands which contain Habitat dominated by trees [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 riparian or riverine areas on site. There will be no impacts, directly, indirectly, or cumulatively to riparian or riverine areas.</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</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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>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>The site is flat, heavily disturbed and until recently was occupied. The soil is unsuitable for the formation of vernal pools, being a sandy loam that is well-drained. The field team surveyed for vernal pools, but the level of disturbance, soil type, and recent human activity eliminate the possibility for vernal pools to form.</p> <p>In southern California, vernal pool fairy shrimp are 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>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 have resulted in the loss and degradation of these habitats. Therefore, the USFWS has listed the Riverside fairy shrimp as endangered.</p> <p>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 on 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>				
<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: General Plan 2030; General Plan 2030 – Figure 7.1 – Natural and Open Space Resources; General Plan 2030 – Figure 7.2 – Vegetation Communities; General Plan 2030 FEIR; the Riverside County Multiple Species Habitat Conservation Plan (MSHCP); General Biological Assessment Tentative Tract Map No. 36929, prepared by Natural Resources Assessment, Inc. (NRAI), April 13, 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 an 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</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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.				
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; General Plan 2030 – Figure 7.1 – Natural and Open Space Resources; General Plan 2030 – Figure 7.2 – Vegetation Communities; General Plan 2030 FEIR; the Riverside County Multiple Species Habitat Conservation Plan (MSHCP); General Biological Assessment Tentative Tract Map No. 36929, prepared by Natural Resources Assessment, Inc. (NRAI), April 13, 2016)</p> <p>The subject property is in a developing area with existing residences and surrounded by roadways. Due to discing over the decades, the site does not contain other biological species or features. However, there are a number of eucalyptus trees on the site proposed for removal. These trees are non-native and have been weakened by the drought leaving them susceptible to winds and infestation. The removal of these trees does not conflict with any local policies or ordinances; 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; General Plan 2030 – Figure 7.1 – Natural and Open Space Resources; General Plan 2030 – Figure 7.2 – Vegetation Communities; General Plan 2030 FEIR; the Riverside County Multiple Species Habitat Conservation Plan (MSHCP); General Biological Assessment Tentative Tract Map No. 36929, prepared by Natural Resources Assessment, Inc. (NRAI), April 13, 2016; Municipal Code Chapter 58 – Planning and Development, Article IV – Habitat Conservation; Municipal Code Chapter 31 – Multiple Species Habitat Conservation Plan Mitigation Fee)</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 the payment of the MSHCP Development Mitigation Fee and SKR fee, which will mitigate potential impacts to covered species.</p> <p>The Project site is not within or adjacent to an MSHCP-designated Conservation Area, or an 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>				
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 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; 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 Resources/Archaeological Study of 907 Kirby Street, TTM-36929, prepared by SRS Inc., December 9, 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 indicates 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</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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 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 two 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 and these mitigation measures have been shared with and approved by the Native American tribes.</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 a 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; General Plan 2030 FEIR – Exhibit 4.5-1 – Cultural Resource Sensitivity; Phase I Cultural Resources/Archaeological Study of 907 Kirby Street, TTM-36929, prepared by SRS Inc., December 9, 2016)</p> <p>See response V a) above.</p>				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030; General Plan 2030 FEIR; General Plan 2030 FEIR – Exhibit 4.5-1 – Cultural Resource Sensitivity; Phase I Cultural Resources/Archaeological Study of 907 Kirby Street, TTM-36929, prepared by SRS Inc., December 9, 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</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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 by the developer 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>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))?</p>	<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 Resources/Archaeological Study of 907 Kirby Street, TTM-36929, prepared by SRS Inc., December 9, 2016)</p>				
<p>No cemeteries or human remains are known to occur on-site 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>				
<p>e) Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074?</p>	<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 Resources/Archaeological Study of 907 Kirby Street, TTM-36929, prepared by SRS Inc., December 9, 2016)</p>				
<p>See response V a) above.</p>				
<p>VI. GEOLOGY AND SOILS – Would the project:</p>				
<p>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:</p>				
<p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030; General Plan 2030 – Figure 6.1 – Seismic Hazards; General Plan 2030 FEIR; Geotechnical Investigation Proposed Residential Development Tentative Tract Map No. 36929, prepared by Sladden Engineering, September 25, 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 pre-existing, known active fault traces. However, a surface</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>rupture could potentially splay or step from known active faults or rupture along unidentified traces. Based on a 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>				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030; General Plan 2030 – Figure 6.1 – Seismic Hazards; General Plan 2030 FEIR; Geotechnical Investigation Proposed Residential Development Tentative Tract Map No. 36929, prepared by Sladden Engineering, September 25, 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 the 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>				
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030; General Plan 2030 – Figure 6.1 – Seismic Hazards; General Plan 2030 FEIR; Geotechnical Investigation Proposed Residential Development Tentative Tract Map No. 36929, prepared by Sladden Engineering, September 25, 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 "low".</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>				
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030; General Plan 2030 – Figure 6.1 – Seismic Hazards; General Plan 2030 FEIR; Geotechnical Investigation Proposed Residential Development Tentative Tract Map No. 36929, prepared by Sladden Engineering, September 25, 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 landslides, rock falls, earth flows 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>				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030; General Plan 2030 – Figure 6.1 – Seismic Hazards; General Plan 2030 FEIR; Geotechnical Investigation Proposed Residential Development Tentative Tract Map No. 36929, prepared by Sladden Engineering,</p>				

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<p><i>September 25, 2016)</i></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: <i>General Plan 2030; General Plan 2030 – Figure 6.1 – Seismic Hazards; General Plan 2030 FEIR; Geotechnical Investigation Proposed Residential Development Tentative Tract Map No. 36929, prepared by Sladden Engineering, September 25, 2016)</i></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 sub-surface 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 site soil consists primarily of silty sand (SM) and sandy silt (SL), with minor portions of sand (SP). However, a thin mantle of fill/disturbed soil was encountered to a depth of approximately three-feet below existing grade. 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>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: <i>General Plan 2030; General Plan 2030 – Figure 6.1 – Seismic Hazards; General Plan 2030 FEIR; Geotechnical Investigation Proposed Residential Development Tentative Tract Map No. 36929, prepared by Sladden Engineering, September 25, 2016)</i></p> <p><u>Expansive soils</u> contain certain types of clay minerals that shrink or swell as the moisture content</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>changes; the shrinking or swelling can shift, crack, or break structures built on such soils. Arid or semi-arid 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 is 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=3), the materials present near the ground surface are considered to have a "very low" expansion potential. Accordingly, the 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>				
<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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: General Plan 2030; General Plan 2030 – Figure 6.1 – Seismic Hazards; General Plan 2030 FEIR; Geotechnical Investigation Proposed Residential Development Tentative Tract Map No. 36929, prepared by Sladden Engineering, September 25, 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>				
<p>a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: TTM 36929 Residential Development – Focused Air Quality and Greenhouse Gas Impact Evaluation, City of Hemet, CA – Memorandum, prepared by MD Acoustics, September 15, 2017; Subregional Climate Action Plan, prepared by Western Riverside Council of Governments, September 2014, not adopted)</p>				
<p>The table below outlines the construction and operational GHG emissions for the project. The project's emissions are below the SCAQMD's screening 3,000 MTCO₂e and below the WRCOG's CAP of 3,000 MTCO₂e per year threshold and therefore the impact is less than significant.</p>				
<p>Opening Year Project-Related Greenhouse Gas Emissions</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact																																																																																																																																		
<table border="1"> <thead> <tr> <th data-bbox="183 226 488 300" rowspan="2">Category</th> <th colspan="6" data-bbox="488 226 1419 247">Greenhouse Gas Emissions (Metric Tons/Year)¹</th> </tr> <tr> <th data-bbox="488 247 667 300">Bio-CO2</th> <th data-bbox="667 247 797 300">NonBio-CO2</th> <th data-bbox="797 247 967 300">CO2</th> <th data-bbox="967 247 1081 300">CH4</th> <th data-bbox="1081 247 1243 300">N2O</th> <th data-bbox="1243 247 1419 300">CO2e</th> </tr> </thead> <tbody> <tr> <td data-bbox="183 300 488 331">Area Sources²</td> <td data-bbox="488 300 667 331">0.00</td> <td data-bbox="667 300 797 331">5.14</td> <td data-bbox="797 300 967 331">5.14</td> <td data-bbox="967 300 1081 331">0.00</td> <td data-bbox="1081 300 1243 331">0.00</td> <td data-bbox="1243 300 1419 331">5.18</td> </tr> <tr> <td data-bbox="183 331 488 363">Energy Usage³</td> <td data-bbox="488 331 667 363">0.00</td> <td data-bbox="667 331 797 363">99.31</td> <td data-bbox="797 331 967 363">99.31</td> <td data-bbox="967 331 1081 363">0.00</td> <td data-bbox="1081 331 1243 363">0.00</td> <td data-bbox="1243 331 1419 363">99.76</td> </tr> <tr> <td data-bbox="183 363 488 394">Mobile Sources⁴</td> <td data-bbox="488 363 667 394">0.00</td> <td data-bbox="667 363 797 394">315.31</td> <td data-bbox="797 363 967 394">315.31</td> <td data-bbox="967 363 1081 394">0.02</td> <td data-bbox="1081 363 1243 394">0.00</td> <td data-bbox="1243 363 1419 394">315.74</td> </tr> <tr> <td data-bbox="183 394 488 426">Solid Waste⁵</td> <td data-bbox="488 394 667 426">4.74</td> <td data-bbox="667 394 797 426">0.00</td> <td data-bbox="797 394 967 426">4.75</td> <td data-bbox="967 394 1081 426">0.28</td> <td data-bbox="1081 394 1243 426">0.00</td> <td data-bbox="1243 394 1419 426">11.75</td> </tr> <tr> <td data-bbox="183 426 488 457">Water⁶</td> <td data-bbox="488 426 667 457">0.41</td> <td data-bbox="667 426 797 457">8.31</td> <td data-bbox="797 426 967 457">8.73</td> <td data-bbox="967 426 1081 457">0.04</td> <td data-bbox="1081 426 1243 457">0.00</td> <td data-bbox="1243 426 1419 457">10.12</td> </tr> <tr> <td data-bbox="183 457 488 489">Construction⁷</td> <td data-bbox="488 457 667 489">0.00</td> <td data-bbox="667 457 797 489">369.49</td> <td data-bbox="797 457 967 489">369.49</td> <td data-bbox="967 457 1081 489">0.08</td> <td data-bbox="1081 457 1243 489">0.00</td> <td data-bbox="1243 457 1419 489">12.38</td> </tr> <tr> <td data-bbox="183 489 488 520">Total Emissions</td> <td data-bbox="488 489 667 520">5.16</td> <td data-bbox="667 489 797 520">797.56</td> <td data-bbox="797 489 967 520">802.73</td> <td data-bbox="967 489 1081 520">0.42</td> <td data-bbox="1081 489 1243 520">0.00</td> <td data-bbox="1243 489 1419 520">454.93</td> </tr> <tr> <td data-bbox="183 520 1419 552">SCAQMD Draft Screening Threshold</td> <td colspan="6" data-bbox="183 520 1419 552"></td> <td data-bbox="1243 520 1419 552">3,000</td> </tr> <tr> <td data-bbox="183 552 1419 583">Exceeds Threshold?</td> <td colspan="6" data-bbox="183 552 1419 583"></td> <td data-bbox="1243 552 1419 583">No</td> </tr> <tr> <td colspan="7" data-bbox="183 583 1419 762"> 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. </td> </tr> <tr> <td data-bbox="183 762 849 888">b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?</td> <td data-bbox="849 762 1008 888" style="text-align: center;"><input type="checkbox"/></td> <td data-bbox="1008 762 1170 888" style="text-align: center;"><input type="checkbox"/></td> <td data-bbox="1170 762 1333 888" style="text-align: center;"><input checked="" type="checkbox"/></td> <td data-bbox="1333 762 1443 888" style="text-align: center;"><input type="checkbox"/></td> <td colspan="2"></td> </tr> <tr> <td colspan="7" data-bbox="183 888 1443 993"> Response: (Source: TTM 36929 Residential Development – Focused Air Quality and Greenhouse Gas Impact Evaluation, City of Hemet, CA – Memorandum, prepared by MD Acoustics, September 15, 2017; Subregional Climate Action Plan, prepared by Western Riverside Council of Governments, September 2014, not adopted) </td> </tr> <tr> <td colspan="7" data-bbox="183 993 1443 1476"> <p>The City of Hemet is participating the WRCOG Subregional Climate Action Plan (CAP). 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). The CAP determined that to be consistent with the goals of AB 32, each participating jurisdiction must reduce its greenhouse gas emissions to 15% below the projected year 2020 “business as usual” emissions. The specific goals and actions included in the WRCOG Subregional CAP to achieve this goal 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.</p> </td> </tr> <tr> <td colspan="7" data-bbox="183 1476 1443 1707"> <p>The Project will be subject to the policies and ordinances pertaining to air quality and climate change stated in the City's General Plan. The City of Hemet is participating the Western Riverside Council of Governments (WRCOG) Subregional Climate Action Plan. The WRCOG Subregional CAP establishes a community-wide emissions reduction target of 15% below 2010, following guidance from CARB and the Governor’s Office of Planning and Research. CARB and the California Attorney General have determined this approach to be consistent with the state-wide AB 32 goal of reducing emissions to 1990 levels.</p> </td> </tr> <tr> <td colspan="7" data-bbox="183 1707 1443 1833"> <p>As the City of Hemet does not currently have their own Climate Action Plan (CAP), and the goal of the Subregional CAP is to be consistent with AB-32 and the CARB Scoping Plan (based on the goals of AB-32), the Project has been compared to the applicable measures of the CARB Scoping Plan.</p> </td> </tr> <tr> <td colspan="7" data-bbox="183 1833 1443 1917"> <p>The table below details Project compliance with the applicable measures of the CARB Scoping Plan. As shown in the table, the Project complies with the goals of the Scoping Plan.</p> </td> </tr> <tr> <td colspan="7" data-bbox="183 1917 1443 1978"> Consistency with SB-32 and AB-32 </td> </tr> </tbody> </table>	Category	Greenhouse Gas Emissions (Metric Tons/Year) ¹						Bio-CO2	NonBio-CO2	CO2	CH4	N2O	CO2e	Area Sources ²	0.00	5.14	5.14	0.00	0.00	5.18	Energy Usage ³	0.00	99.31	99.31	0.00	0.00	99.76	Mobile Sources ⁴	0.00	315.31	315.31	0.02	0.00	315.74	Solid Waste ⁵	4.74	0.00	4.75	0.28	0.00	11.75	Water ⁶	0.41	8.31	8.73	0.04	0.00	10.12	Construction ⁷	0.00	369.49	369.49	0.08	0.00	12.38	Total Emissions	5.16	797.56	802.73	0.42	0.00	454.93	SCAQMD Draft Screening Threshold							3,000	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.							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"/>			Response: (Source: TTM 36929 Residential Development – Focused Air Quality and Greenhouse Gas Impact Evaluation, City of Hemet, CA – Memorandum, prepared by MD Acoustics, September 15, 2017; Subregional Climate Action Plan, prepared by Western Riverside Council of Governments, September 2014, not adopted)							<p>The City of Hemet is participating the WRCOG Subregional Climate Action Plan (CAP). 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). The CAP determined that to be consistent with the goals of AB 32, each participating jurisdiction must reduce its greenhouse gas emissions to 15% below the projected year 2020 “business as usual” emissions. The specific goals and actions included in the WRCOG Subregional CAP to achieve this goal 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.</p>							<p>The Project will be subject to the policies and ordinances pertaining to air quality and climate change stated in the City's General Plan. The City of Hemet is participating the Western Riverside Council of Governments (WRCOG) Subregional Climate Action Plan. The WRCOG Subregional CAP establishes a community-wide emissions reduction target of 15% below 2010, following guidance from CARB and the Governor’s Office of Planning and Research. 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ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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SCAQMD's tier 3 thresholds used Executive Order S-3-05 goal as the basis for deriving the screening level. The California Governor issued Executive Order S-3-05, GHG Emission, in June 2005, which established the following reduction targets:

- 2010: Reduce greenhouse gas emissions to 2000 levels
- 2020: Reduce greenhouse gas emissions to 1990 levels
- 2050: Reduce greenhouse gas emissions to 80 percent below 1990 levels.

In 2006, the California State Legislature adopted AB 32, the California Global Warming Solutions Act of 2006. AB 32 requires CARB, to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020 through an enforceable statewide emission cap which was phased in 2012.

Therefore, as the Project's emissions meet the threshold for compliance with Executive Order S-3-05, the Project's emissions also comply with the goals of AB 32. Additionally, as the Project meets the current interim emissions targets/thresholds established by SCAQMD (as described above), the Project would also be on track to meet the reduction target of 40 percent below 1990 levels by 2030 mandated by SB-32. Furthermore, all of the post 2020 reductions in GHG emissions are addressed via regulatory requirements at the State level and the Project will be required to comply with these regulations as they come into effect.

Therefore, the Project will not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Impacts are considered to be less than significant.

Table CARB Scoping Plan Measure Project Comparison

Scoping Plan Measures to Reduce Greenhouse Gas Emissions	Project Compliance with Measure
California Light-Duty Vehicle Greenhouse Gas Standards – Implement adopted standards and planned second phase of the program. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy
Energy Efficiency – Maximize energy efficiency building and appliance standards; pursue additional efficiency including new technologies, policy, and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California.	Consistent. The project will be compliant with the current Title 24 standards.
Low Carbon Fuel Standard – Develop and adopt the Low Carbon Fuel Standard.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Vehicle Efficiency Measures – Implement light-duty vehicle efficiency measures.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Medium/Heavy-Duty Vehicles – Adopt medium and heavy-duty vehicle efficiency measures.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Green Building Strategy – Expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings.	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building

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High Global Warming Potential Gases – Adopt measures to reduce high global warming potential gases.				
Recycling and Waste – Reduce methane emissions at landfills. Increase waste diversion, composting, and commercial recycling. Move toward zero-waste.				
Water – Continue efficiency programs and use cleaner energy sources to move and treat water.				
¹ Source: CARB Scoping Plan (2008)				

Therefore, the Project would be consistent with the CAP and would have a **less than significant** impact, directly, indirectly, and cumulatively.

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.

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response: (Source: General Plan 2030; General Plan 2030 FEIR)				
<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>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response: (Source: General Plan 2030; General Plan 2030 FEIR)				
<p>The Project will not create hazards to the public through upset or accident, as through the construction</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>process any hazardous materials will be handled, stored, and used in compliance with all Federal, State and City regulations. 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; General Plan 2030 –Figure 4.12-1 – Schools; General Plan 2030 FEIR)</p> <p>The Fruitvale Elementary School is approximately 160-feet from the closest point of the subject property. 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. 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. The EnviroStor database does show a hazardous materials site but it is over 1.75 miles away from this site and has been voluntarily cleaned up but not yet closed out (So Cal Gas on Oakland Avenue). 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 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 ZAP1044HR17. 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>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>MM HAZ-1: Any outdoor lighting that is installed shall be hooded or shielded 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. (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.) (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation. <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 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>				
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?	<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>				
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<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 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.</p> <p>Project access will be provided on Kirby Street with a through street to Fruitvale Avenue, and vice-versa. These existing streets are within the City’s established street system and the Project will be</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>including some widening of Kirby 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.</p> <p>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>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: General Plan 2030; General Plan 2030 – Figure 6.4 – Wildland Fire Hazard Severity Zones; General Plan 2030 FEIR)</p> <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>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030; General Plan 2030 FEIR; General Plan 2030 FEIR – Exhibit 4.9-1 – Stormwater Drainage and Ground Water; Preliminary Hydrology Study for TTM-36929, prepared by Blaine A. Womer Civil Engineering, August 5, 2015, Revised December 30, 2015 & Revised August 21, 2017; Project Specific Water Quality Management Plan TTM-36929, Blaine A. Womer Civil Engineering, August 24, 2017)</p> <p>The Project proposes a stormwater mitigation basin located at the southwest corner of the site. The basin is sized with consideration given to the increased runoff mitigation requirement and water quality mitigation. The incremental increase in volume due to development is easily contained within the proposed basin. Stormwater quality mitigation are addressed in the Project Specific Preliminary Water Quality Management Plan, including designing landscaping to minimize irrigation and runoff.</p> <p>The Project is in the San Jacinto River Drainage Area, overseen by the Santa Ana RWQCB. This drainage area drains to the Santa Ana River through Lake Elsinore and Temescal Wash.</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>				
b) Substantially deplete groundwater supplies or interfere substantially with	<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>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>				
<p>Response: (Source: General Plan 2030; General Plan 2030 FEIR; Preliminary Hydrology Study for TTM-36929, prepared by Blaine A. Womer Civil Engineering, August 5, 2015, Revised December 30, 2015 & Revised August 21, 2017; Project Specific Water Quality Management Plan TTM-36929, Blaine A. Womer Civil Engineering, August 24, 2017)</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> <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; Preliminary Hydrology Study for TTM-36929, prepared by Blaine A. Womer Civil Engineering, August 5, 2015, Revised December 30, 2015 & Revised August 21, 2017; Project Specific Water Quality Management Plan TTM-36929, Blaine A. Womer Civil Engineering, August 24, 2017)</p> <p>Since there are no natural drainages on the Project site, the Project will not alter any existing drainage patterns. A preliminary hydrology study has been prepared for the proposed Project which summarizes that the Project will mitigate stormwater impacts in a self-contained manner using an on-site detention basin. 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; Preliminary Hydrology Study for TTM-36929, prepared by Blaine A. Womer Civil Engineering, August 5, 2015, Revised December 30, 2015 & Revised August 21, 2017; Project Specific Water Quality Management Plan TTM-36929, Blaine A. Womer Civil Engineering, August 24, 2017)</p> <p>In addition to Response IX c) above, once construction of the Project is complete, landscaped open areas and the on-site and detention basin 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</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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.				
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 polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: General Plan 2030; General Plan 2030 FEIR; Preliminary Hydrology Study for TTM-36929, prepared by Blaine A. Womer Civil Engineering, August 5, 2015, Revised December 30, 2015 & Revised August 21, 2017; Project Specific Water Quality Management Plan TTM-36929, Blaine A. Womer Civil Engineering, August 24, 2017)</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; Preliminary Hydrology Study for TTM-36929, prepared by Blaine A. Womer Civil Engineering, August 5, 2015, Revised December 30, 2015 & Revised August 21, 2017; Project Specific Water Quality Management Plan TTM-36929, Blaine A. Womer Civil Engineering, August 24, 2017)</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 EMWD'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; General Plan 2030 – Figure 6.2 – Natural Flood Hazards; General Plan 2030 – Figure 6.3 – Dam Inundation Hazards; General Plan 2030 FEIR; Municipal Code Chapter 14 – Buildings and Building Regulations, Article V – Floods)</p> <p>The southeast corner of the Project site is impacted by what is known as Flood Zone A, of the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA). Flood Zone A is defined on the FIRM map as an area where no base flood elevations have been determined (FIRM Map No. 06065C1488H, Map Revised April 19, 2017). The City's Natural Flood Hazards map (Figure 6.2) of the General Plan shows this same area located in the 100-year flood zone. As residential development occurred around the subject site the site became susceptible to flooding.</p> <p>The development of this site will correct the off-site flows onto the property by increasing the pad elevations of lots 1 -3 at the corner. The applicant will be filing a Letter of Map Revision based on fill (LOMR-F) with FEMA to remove the lots from Flood Zone A on the FIRM maps.</p> <p>As well, 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, and 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; General Plan 2030 – Figure 6.2 – Natural Flood Hazards; General Plan 2030 – 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 southeast corner of the Project site is 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</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
result in a less than significant flood hazard impact, directly, indirectly, and cumulatively.				
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; General Plan 2030 – Figure 6.3 – Dam Inundation Hazards; General Plan 2030 FEIR)</p> <p>See Response IX g) and h) above. The subject property is not within the Diamond Valley Combined dam inundation area. But as discussed above the southeast corner of the property is in the 100-year flood plain. Potential risks and planned responses associated with reservoir failure and flooding are addressed in the City’s Local Hazard Mitigation Plan, including adopted emergency procedures for the evacuation and control of populated areas below the dam. Therefore, impacts from dam inundation to the subject property are less than significant, directly, indirectly, and cumulatively.</p>				
j) Expose people or structures to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030; 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>				
X. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: General Plan 2030; General Plan 2030 – Figure 2.1 – Land Use Plan; General Plan 2030 FEIR)</p> <p>The property is currently not in use but has historically been used for farming, a hay and straw operation, and an RV storage lot. The property currently includes the main home for the property (Building A), slab for the second home (Building C), the frame for an indoor/outdoor steel building (Building G), a swimming pool, two carports, and concrete patio areas (Figure E). Already demolished are the following structures: a garden shed (Building B), a wood frame shed (Building D), open hay shed (Building E), and a partially enclosed hay shed (Building F). These improvements are proposed for demolition. The area is an established single-family residential neighborhood. The development of additional single-family residences comparable to those in the area will not divide an existing community, but rather will expand and existing community. The zone change request to change the zone from R-1-7.2 – Single Family Residential (7,200 sq. ft. minimum lot) 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>				
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but	<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
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?				
Response: (Source: General Plan 2030; General Plan 2030 – Figure 2.1 – Land Use Plan; General Plan 2030 FEIR)				
<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>				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: General Plan 2030; General Plan 2030 – Figure 7.1 – Natural and Open Space Resources; General Plan 2030 – 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 No. 36929, prepared by Natural Resources Assessment, Inc. (NRAI), April 13, 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 and SKR fee, which will mitigate potential impacts to covered species.</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>				
XI. MINERAL RESOURCES – Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Response: (Source: General Plan 2030; General Plan 2030 FEIR)				
<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, and 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>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Response: (Source: General Plan 2030; General Plan 2030 FEIR)				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project site is not delineated for mineral resources 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.

XII. NOISE – Would the project result in:

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response: (Source: General Plan 2030; General Plan 2030 – Figure – 6.6 Existing Noise Contours; General Plan 2030 – Figure 6.7 – 2030 Noise Contours; General Plan 2030 – Table 6.3 – Land Use Compatibility for Community Noise Environments; General Plan 2030 – Table 6.4 – Land Use Compatibility Standards for Exterior and Interior Noise; General Plan 2030 – Table 6.5 – Noise Level Performance for Non-transportation Noise Sources; General Plan 2030 – Appendix E – Roadway Noise Contours, General Plan 2030 FEIR; Municipal Code Chapter 67, Section 10; and Riverside County Land Use Commission – Hemet-Ryan Airport Plan Final 2017)

The property currently includes the main home for the property (Building A), slab for the second home (Building C), the frame for an indoor/outdoor steel building (Building G), a swimming pool, two carports, and concrete patio areas (Figure E). Already demolished are the following structures: a garden shed (Building B), a wood frame shed (Building D), open hay shed (Building E), and a partially enclosed hay shed (Building F). These improvements are proposed for demolition. The main noise source is vehicular traffic on adjacent roadways (Kirby Street and Fruitvale Avenue). Sensitive receptors, residences, exist on all sides of the Project site.

The General Plan 2030 establishes the following noise thresholds.

**Table 6.4
Land Use Compatibility Standards for Exterior and Interior Noise**

Land Use	Maximum Allowable Noise (CNEL)	
	Exterior (dBA)	Interior (dBA)
Residential and mixed use with residential component	65	45
School classrooms	65	45
School playgrounds	70	--
Libraries	–	50
Hospitals, convalescent homes—sleeping areas	–	40
Hospitals, convalescent homes—living areas	–	50
Passive recreation areas	65	–
Active recreation areas	70	–
Commercial and industrial areas	70	–
Office areas	–	50

Notes: CNEL = community noise equivalent level; dBA = A-weighted decibel; – = not applicable/not available. The acceptable interior noise level for other uses depends upon the specific nature of the indoor activity.

**Table 6.5
Noise Level Performance Standards for Nontransportation Noise Sources**

Noise Level Descriptor	Daytime (7 a.m.–10 p.m.)	Nighttime (10 p.m.–7 a.m.)
Hourly average level (L _{eq})	60 dBA	45 dBA
Maximum equivalent levels (L _{max})	75 dBA	65 dBA

Notes: Each of the noise levels specified shall be lowered by 5 decibels for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings). The noise standard is to be applied at the property lines of the affected land use.

The main Project-related noise sources on other sensitive receptors and existing noise impacts on the

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project will include vehicular traffic accessing the area, grounds maintenance equipment, and heating, ventilation, and air conditioning (HVAC) units. The vehicle mix will be comparable with existing vehicles on surrounding roads. The proposed Project will not generate noise levels that exceed current City standards. The proposed Project is compatible with surrounding land uses and will not exceed 65 dBA on the exterior when fully operational. As such, the operational noise impacts will not be significant.

Building Code standards require that interior noise levels be 45 dBA or less. The Project will be required to demonstrate compliance with this standard, including the installation of dual-paned windows, required for energy efficiency and noise attenuation. This requirement will assure that impacts associated with interior noise standards will be **less than significant**, directly, indirectly and cumulatively.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Response: (Source: General Plan 2030; General Plan 2030 – Figure – 6.6 Existing Noise Contours; General Plan 2030 – Figure 6.7 – 2030 Noise Contours; General Plan 2030 – Table 6.3 – Land Use Compatibility for Community Noise Environments; General Plan 2030 – Table 6.4 – Land Use Compatibility Standards for Exterior and Interior Noise; General Plan 2030 – Table 6.5 – Noise Level Performance for Non-transportation Noise Sources; General Plan 2030 – 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)

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. The following table gives approximate vibration levels for particular construction activities. This data provides a reasonable estimate for a wide range of soil conditions.

Table Vibration Source Levels for Construction Equipment¹

Equipment	Peak Particle Velocity (inches/second) at 25 feet	Approximate Vibration Level LV (dVB) at 25 feet
Pile driver (impact)	1.518 (upper range)	112
	0.644 (typical)	104
Pile driver (sonic)	0.734 upper range	105
	0.170 typical	93
Clam shovel drop (slurry wall)	0.202	94
Hydromill (slurry wall)	0.008 in soil	66
	0.017 in rock	75
Vibratory Roller	0.21	94
Hoe Ram	0.089	87
Large bulldozer	0.089	87
Caisson drill	0.089	87
Loaded trucks	0.076	86
Jackhammer	0.035	79
Small bulldozer	0.003	58

¹ Source: Transit Noise and Vibration Impact Assessment, Federal Transit Administration, May 2006.

The City allows vibration from temporary construction however this analysis provides the potential vibration impact for quantitative purposes. The nearest existing structure to the Project site is located approximately 85-feet to the east of the Project site.

The threshold at which there may be a risk of architectural damage to normal residential dwelling units and/or buildings with plastered walls and ceilings is 0.20 PPV in/second. The primary sources of vibration during construction would be bulldozers. As shown in the table above, a large bulldozer could produce up to 0.089 PPV at 25 feet.

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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.</p>				
<p>Construction equipment is anticipated to be located at least 32 feet or more from any existing sensitive receptor. Temporary vibration levels associated with Project construction would be less than significant.</p>				
<p>Construction noise/vibration measures to reduce potential impacts include MM NOI 1 through MM NOI 5. In additions, construction operations must follow the City's General Plan and the Noise Ordinance, which states that construction, repair or excavation work performed must occur within the permissible hours. To further ensure that construction activities do not disrupt the adjacent land uses, the following mitigation measures should be taken:</p>				
<p>Construction equipment, such as bulldozers, graders and paving machines will generate noise and vibration during the construction phases of the Project. The City will limit construction activity as required by Municipal Code Section 8.04.220 to daytime hours from Monday to Saturday, and will prohibit construction on Sundays. The potential noise and vibration impacts will be temporary, will be restricted to the less sensitive daytime hours, and will end once construction is complete. Long-term operation of the Project is not expected to generate ground-borne vibration or noise. Overall impacts will be less than significant with mitigation, directly, indirectly, and cumulatively.</p>				
<p>MM NOI-1: Construction shall occur during the permissible hours as defined in Section 90-1048.</p>				
<p>MM NOI-2: During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.</p>				
<p>MM NOI-3: 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.</p>				
<p>MM NOI-4: Idling equipment shall be turned off when not in use.</p>				
<p>MM NOI-5: Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.</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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030; General Plan 2030 – Figure – 6.6 Existing Noise Contours; General Plan 2030 – Figure 6.7 – 2030 Noise Contours; General Plan 2030 – Table 6.3 – Land Use Compatibility for Community Noise Environments; General Plan 2030 – Table 6.4 – Land Use Compatibility Standards for Exterior and Interior Noise; General Plan 2030 – Table 6.5 – Noise Level Performance for Non-transportation Noise Sources; General Plan 2030 – 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)</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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030; General Plan 2030 – Figure – 6.6 Existing Noise Contours; General Plan 2030 – Figure 6.7 – 2030 Noise Contours; General Plan 2030 – Table 6.3 – Land Use Compatibility for Community Noise Environments; General Plan 2030 – Table 6.4 – Land Use Compatibility Standards for Exterior and Interior Noise; General Plan 2030 – Table 6.5 – Noise Level Performance for Non-transportation Noise Sources; General Plan 2030 – 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)</p>				
<p>See Response XII b) above.</p>				
<p>e) For a project located within an airport land use plan or, where such a plan has not</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>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>				
<p>Response: (Source: General Plan 2030; General Plan 2030 – Figure – 6.6 Existing Noise Contours; General Plan 2030 – Figure 6.7 – 2030 Noise Contours; General Plan 2030 – Table 6.3 – Land Use Compatibility for Community Noise Environments; General Plan 2030 – Table 6.4 – Land Use Compatibility Standards for Exterior and Interior Noise; General Plan 2030 – Table 6.5 – Noise Level Performance for Non-transportation Noise Sources; General Plan 2030 – 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)</p> <p>See also Response VIII e) and associated mitigation measures related to Hazards. The Project is located within Zone E of the Hemet-Ryan Airport Land Use Compatibility Plan (ALUCP). Zone E has no limit on density for residential uses. 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; 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 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.</p> <p>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.</p>				
<p>b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</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 vacant, and will not displace any persons. However, the site does include two residences in various stages of demolition. These residences will be replaced with the 20 new residences proposed under this Project. Therefore, there is no impact to housing.</p>				
<p>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</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 vacant, and will not displace any persons, or require the construction of replacement housing. Therefore, there is no impact to housing.</p>				
<p>XIV. PUBLIC SERVICES – Would the</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
<p>Response: (Source: General Plan 2030; General Plan 2030 – Figure 6.5 – Fire Facilities; General Plan 2030 FEIR)</p> <p>The Project is located 1.8 miles from Fire Station #3 located at 4110 W. Devonshire 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.</p> <p>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. As well, the requirement for payment of Capital Facility Fees (Development Impact Fees) in accordance with the Municipal Code Chapter 58 – Planning and Development, Article III – Fess, Division 1 – Capital Facility Fees shall be required. 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.</p>				
Police protection?	<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 provides two 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. As well, the requirement for payment of Capital Facility Fees (Development Impact Fees) in accordance with the Municipal Code Chapter 58 – Planning and Development, Article III – Fess, Division 1 – Capital Facility Fees shall be required. 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.</p>				
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030; General Plan 2030 – Figure 4.12-1 – Schools; General Plan 2030 FEIR; 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 school to the Project site is the Fruitvale Elementary School, 160-feet from the closest point of the subject property. 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; General Plan 2030 – Figure 8.1 – Parks; 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</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
parks (General Plan, Tables 8-1 and 8-2). The nearest park to the subject property is Cawston Park, a mini-park, with Oltman Park just beyond, a Neighborhood Park. The Project will be providing a 20,000-square-foot park within the map to provided recreational areas for the new homes. The Homeowner's Association will maintain this park. The Project will increase demand for public parks, which will be partially offset by the on-site recreational area 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.				
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response: (Source: General Plan 2030; General Plan 2030 – Figure 8.3 – Recreational Trails; General Plan 2030 FEIR)				
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.				
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"/>
Response: (Source: General Plan 2030; General Plan 2030 – Figure 8.1 – Parks; General Plan 2030 – Figure 8.3 – Recreational Trails; General Plan 2030 FEIR)				
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 Cawston Park, a mini-park, with Oltman Park just beyond, a Neighborhood Park. The Project will be providing a 20,000-square-foot park within the map to provided recreational areas for the new homes. The Homeowner's Association will maintain this park. 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.				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Response: (Source: General Plan 2030; General Plan 2030 – Figure 8.1 – Parks; General Plan 2030 – Figure 8.3 – Recreational Trails; General Plan 2030 FEIR)				
As noted in XV a) above, the Project is providing a private recreational area. However, this area will be maintained by a Home Owner's Association (HOA) and it 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.				
XVI. TRANSPORTATION / TRAFFIC – Would the project:				
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	<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
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>Response: (Source: General Plan 2030; General Plan 2030 – Figure 4.1 – Roadway Circulation Master Plan; General Plan 2030 – Figure 4.5 – Bikeway Circulation Plan; General Plan 2030 – Figure 4.4 – Transit Service Features; General Plan 2030 FEIR)</p>				
<p>STREET/HIGHWAY FACILITIES</p>				
<p>The proposed Project is consistent with the General Plan 2030 which proposes Kirby Street as a Secondary 4U (94-feet, four lanes) and Fruitvale Avenue as a Collector 2U (64-feet, two lanes). The Fruitvale Avenue frontage is already designed at build-out. However, the Kirby Street frontage will require the dedication of 17-feet to be added to the existing 30-feet from centerline to provide for build-out of Kirby Street. The streets as planned under the General Plan, included the development of Low Density Residential uses on this site and therefore the proposed streets will meet the needs of this Project.</p>				
<p>EXISTING BICYCLE AND PEDESTRIAN FACILITIES</p>				
<p>Sidewalks along roadways and curb ramps at intersections are present in locations where development has occurred to serve the pedestrian. As well, the Project will provide all required sidewalks and ramps within the Project area.</p>				
<p>A Class 3 (On Road, Designated Shared Use) bicycle lane exists on Fruitvale Avenue and a Class 2 (On Road, Two Way Striped Lanes) is planned for Kirby Street. The Project will be providing the needed dedication to accommodate the bike lane on Kirby Street. As designed and conditioned the Project will be providing the needed bicycle and pedestrian facilities.</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. RTA provides Route 32 which travels between the Hemet Valley Mall and Mount San Jacinto College using Kirby Street in front of the Project and Fruitvale Avenue to the east of the Project. 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 as designed and conditioned will have a less than significant impact, directly, indirectly, and cumulatively 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 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: General Plan 2030; General Plan 2030 FEIR; 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. Since this Project</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
does not impact CMP facilities there would be no impact under the City's guidelines, directly, indirectly, or cumulatively.				
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; Riverside County Land Use Commission – Hemet-Ryan Airport Plan Final 2017)</p> <p>See also Response VIII e) and associated mitigation measures related to Hazards. The Project is located within Zone E of the Hemet-Ryan Airport Land Use Compatibility Plan (ALUCP). 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)</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)</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 programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030; General Plan 2030 – Figure 4.1 – Roadway Circulation Master Plan; General Plan 2030 – Figure 4.5 – Bikeway Circulation Plan; General Plan 2030 – Figure 4.4 – Transit Service Features; General Plan 2030 FEIR)</p> <p>See Response XVI a). 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>In addition, as required by the Zoning Code (Chapter 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>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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.				
XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response: (Source: General Plan 2030; General Plan 2030 – Figure 5.1 – Water and Sewer Service Areas; General Plan 2030 FEIR; SCAG Profile of the City of Hemet, May 2017)				
Sanitary sewage from the Project site will be connected to the existing Eastern Municipal Water District (EMWD) sanitary sewer lines located in Kirby Street and Fruitvale Avenue through the new lines proposed within the newly created streets within the map. The wastewater will then be transported to the Eastern Municipal Water District’s (EMWD) San Jacinto Regional Water Reclamation Facility.				
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.				
The Project will generate 5,400 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.				
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; General Plan 2030 – Figure 5.1 – Water and Sewer Service Areas; General Plan 2030 FEIR; 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; General Plan 2030 FEIR; Preliminary Hydrology Study for TTM-36929, prepared by Blaine A. Womer Civil Engineering, August 5, 2015, Revised December 30, 2015 & Revised August 21, 2017; Project Specific Water Quality Management Plan TTM-36929, Blaine A. Womer Civil Engineering, August 24, 2017)				
The Project is an infill project with an ability to mitigate stormwater impacts in a self-contained manner. This is manifested in the existing detention basin to serve the Project.				
The Project is in the San Jacinto River Drainage Area, overseen by the Santa Ana RWQCB. This drainage area drains to the Santa Ana River through Lake Elsinore and Temescal Wash.				
Pursuant to NPDES regulations, the City will require that the Project comply with existing Santa Ana				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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 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.</p>				
<p>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 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>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030; General Plan 2030 – Figure 5.1 – Water and Sewer Service Areas; General Plan 2030 – 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.</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 rely on to meet existing and future planned uses. Rights to extract additional groundwater, if used for the project, must be substantiated.</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The Project proposes 20 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 5,400 gallons per day, or .017-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 Kirby Street and Fruitvale Avenue. 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 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>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>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: (Source: General Plan 2030; General Plan 2030 – Figure 5.1 – Water and Sewer Service Areas; General Plan 2030 FEIR; 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>				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<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>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>				
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: (Source: General Plan 2030; 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>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 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>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><u>Biological Resources</u> In Section IV (Biological Resources), the MSHCP has identified raptors and nesting habitats as species of concern. Depending upon timing of the proposed construction, habitats could be affected during the nesting season. A mitigation measure (MM BIO-1) is proposed to require a breeding bird survey prior to earthmoving for this species to reduce impacts to less than significant levels with mitigation.</p> <p><u>Cultural Resources</u> 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-4 are proposed to reduce impacts to less than significant levels with mitigation.</p>				
<p>b) 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The Project will contribute to the cumulative impacts of development in the City of Hemet and broader San Jacinto Valley. However, impacts will be less than significant because the Project will reduce the intensity of development.</p>				
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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</p>				

ISSUES (AND SUPPORTING INFORMATION SOURCES):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
to human beings. Therefore, potential direct and indirect impacts on human beings that result from the proposed Project are less than significant .				

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

BNR - TTM-36929 & ZC-15-002 - 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	Huaute	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 18, 2016	Mr. Huaute sent letter dated March 8, 2016 requesting additional information (i.e., records search & archeological survey) and provided some standard conditions.	Emailed copy of requested information on August 16, 2017	No response, consultation closed.		
Ms.	Ebru	Ozdil	Cultural Analyst, Pechanga Cultural Resources Department	Pechanga Band of Mission Indians	P.O. Box 2183	Temecula, CA 92593	(951) 770-8104	eozdil@pechanga-nsn.gov		No response, consultation 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		In a letter dated January 25, 2016, Mr. Whipple deferred to Pechanga and Soboba.	Consultation closed based on deferral.			
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 3, 2016 initiating formal consultation.	Consultation occurred on March 9, 2016 and proposed mitigation measures were shared.	Consultation closed.		
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	acbcj-thoo@aguacaliente.net		Ms. Croft sent letter dated February 12, 2016 requesting additional information (i.e., resources inventory, records search, and cultural documentation).	Received letter dated May 3, 2017, closing out consultation.			