



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

FEBRUARY 19, 2020

*Planning
Commissioners
2020*

AGENDA REGULAR MEETING RIVERSIDE COUNTY PLANNING COMMISSION COUNTY ADMINISTRATIVE CENTER First Floor Board Chambers 4080 Lemon Street, Riverside, CA 92501

1st District
Carl Bruce
Shaffer
Vice-Chairman

Any person wishing to speak must complete a "SPEAKER IDENTIFICATION FORM" and submit it to the Hearing Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply provide your name and address and state that you agree with the previous speaker(s).

2nd District
David Leonard

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

3rd District
Gary Thornhill

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made at least 72 hours prior to the scheduled meeting. Alternative formats are available upon request.

CALL TO ORDER: SALUTE TO THE FLAG ROLL CALL

4th District
Bill Sanchez

1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

NONE

5th District
Eric Kroencke
Chairman

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

NONE

**Assistant TLMA
Director**
Charissa Leach,
P.E.

3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.

NONE

4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter

Legal Counsel
Michelle Clack
*Chief Deputy
County Counsel*

4.1 **CONDITIONAL USE PERMIT NO. 190015 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061 (Common Sense Exemption) – Applicant: Sanjay Kumar – Representative: Sherrie Olson – Third Supervisorial District - Bautista Zoning Area - San Jacinto Area Plan – Location: Northerly of Florida Avenue, westerly of Lincoln Avenue, and southerly of Palm Avenue – 1.12 Acres – Zoning: C-P-S (Scenic Highway Commercial) – **REQUEST: Conditional Use Permit No. 190015** proposes to allow the sale of beer and wine for off-site consumption within an existing convenience store associated with a gasoline service station on the site and to approve the Public Convenience and Necessity Finding. The subject site is approximately 1.12 acres and includes a 1,900 sq. ft. convenience store and a gasoline service station with 12 fueling pumps. Currently, the gasoline service station and convenience store has a 24-hour operation. This project does not include any modification to the interior or exterior of the building or any other portion of the site. The sale of beer and wine will be seven days a week from 6:00 a.m. to the following day at 2:00 a.m. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.

4.2 **PLOT PLAN NO. 190006 (PPT190006) – Intent to Adopt a Mitigated Negative Declaration – CEQ1900013** – Applicant: Newcastle Partners, Inc. – Engineer/Representative: T & B Planning, Inc. – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Westerly of Harvill Avenue, northerly of Cajalco Road, southeasterly of Cajalco Expressway, and easterly of Seaton Avenue – 12.96 Acres (Gross) – Zoning: Industrial Park (I-P) – Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Plot

Plan is a proposal for the construction and operation of a total of 289,556 sq. ft. warehouse/distribution/manufacturing development on 12.96 gross acres. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

- 4.3 CHANGE OF ZONE NO. 1900036, CONDITIONAL USE PERMIT NO. 190009, CHANGE OF ZONE NO. 1900021, and DEVELOPMENT AGREEMENT NO. 1900005 – Intent to Adopt a Negative Declaration – CEQ190069 – Applicant:** Excel Riverside, Inc. – Engineer/Representative: Infrastructure Engineers c/o Charles Minyard – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Palmer Street, southerly of Center Street, easterly of Iowa Avenue, and westerly of Pacific Avenue – 0.41 Net Acres – Zoning: Existing: Commercial Office (C-O) – Proposed: Scenic Highway Commercial (C-P-S) – **REQUEST: Ordinance Amendment – Change of Zone No. 1900036 (CZ1900036)**, proposes to amend Ordinance No. 348 Section 19.519 for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 250 feet. This reduction to the standard minimum distance to other Cannabis Retailers may increase the number of Cannabis Retailers countywide. **Conditional Use Permit No 190009 (CUP190009)**, proposes a storefront retail cannabis business and delivery service that includes two (2) parcels with one (1) existing 3,952 sq. ft. commercial building of two (2) suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 sq. ft. and would contain the storefront retail cannabis business. The first retail suite will be used for office space and storage related to the retail cannabis business. The hours of operation for the retail cannabis business will be from Monday through Sunday 8:00 a.m. to 10:00 p.m. with no deliveries scheduled after 9:00 p.m. The retail cannabis business will have three (3) shifts daily; open, midday, and close with six (6) to 10 employees each shift and a total staff of 33 employees. The second suite, consisting of 1,846 sq. ft., is vacant and would not be permitted for any future commercial cannabis activities of any kind. **Change of Zone No. 1900021 (CZ1900021)**, proposes to change the existing zone for the project site from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S). **Development Agreement No. 1900005 (DA1900005)**, an associated development agreement with a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA1900005 and CUP190009, and will provide community benefits to the Highgrove Area. The project would involve the applicant moving into a portion of an existing commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, interior alterations, paint, carpet, furnishings, and landscaping. (APN: 247-091-059, 062; Related Cases: RFP-CAN190080, PP05976, and PP17464). Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.
- 4.4 Specific Plan No. 260 Substantial Conformance No. 2, Change of Zone No. 180018, Tentative Tract Map No. 37533, Tentative Tract Map No. 29322 Minor Change No. 1, and Tentative Parcel Map No. 37690 – Intent to Consider an Addendum to an Environmental Impact Report (EIR) – CEQ180075 – Applicant:** Richland Communities, LLC – Engineer: K&A Engineering, Inc. – Representative: T&B Planning Inc. – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density (CD-MDR) – Community Development: Business Park (CD-BP) – Location: Northerly of Highway 74, easterly of Briggs Road, westerly of Sultanas Road, and southerly of Watson Road – 112 Gross Acres – Zoning: Specific Plan Zone (Menifee North 260) – **REQUEST:** Specific Plan No. 260 Substantial Conformance No. 2 is a proposal to reallocate units within Planning Areas 24, 25, 26, and 28; correct the land use designation for Planning Area 25; and modify the development standards for Planning Areas 24, 25, 26, and 28 in the Specific Plan Zoning Ordinance. Change of Zone No. 180018 is a proposal to revise the Specific Plan Zoning Ordinance to modify the minimum lot size requirements and other development standards for Planning Areas 24, 25, 26 and 28 of Specific Plan No. 260 consistent with the changes proposed by the Specific Plan Substantial Conformance No. 2. Tentative Tract Map No. 37533 is a Schedule “A” subdivision to create 373 residential lots with a 4.9 acre park on 72 acres. Tentative Tract Map No. 29322 Minor Change No. 1 is a proposal for a Schedule “A” subdivision to reduce the number of approved lots of 210 residential lots to 173 new residential lots, and an additional street, and relocated and increased size of proposed Water Quality Detention Basin on 42 acres. Tentative Parcel Map No. 37690 proposes a Schedule “J” subdivision of 114.14 gross acres into five (5) parcels. Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.
- 5.0 WORKSHOPS:**
NONE
- 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**
- 7.0 DIRECTOR’S REPORT**
- 8.0 COMMISSIONERS’ COMMENTS**



COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

4.1

Planning Commission Hearing: February 19, 2020

PROPOSED PROJECT

Case Number(s): CUP190015

Applicant: Sanjay Kumar

Select Environ. Type CEQA Exempt - 15061(b)3, 15301

Area Plan: San Jacinto Valley

Representative: Sherrie Olson

Zoning Area/District: Bautista Area

Supervisory District: Third District

Project Planner: Dionne Harris

Project APN(s): 548-070-029


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

CONDITIONAL USE PERMIT NO. 190015 is a proposal to allow the sales of beer and wine for off-site consumption within an existing convenience store associated with a gasoline service station on the site and to approve the Public Convenience and Necessity Findings. The subject site is approximately 1.12 acres and includes a 1,900 square foot convenience store and a gasoline service station with 12 fueling pumps. Currently, the gasoline service station and convenience store has a 24-hour operation. This project does not include any modification to the interior or exterior of building or any other portion of the site. The sales of beer and wine will be seven days a week from 6:00 a.m. to the following day at 2:00 a.m.

The description as included above constitutes the "Project" as further referenced in this staff report.

This proposed project is located at 44462 Florida Avenue, north of State Route 74/Florida Avenue, west of Lincoln Avenue, south of Avenida Avila, and east of 1st Street, within the unincorporated community of Valle Vista.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)3 and 15301 (Existing Facilities) based on the findings and conclusions in the staff report;

APPROVE the **DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY**, so that a license to allow the sale of beer and wine for off-site consumption on the subject property may be issued by the California Department of Alcoholic Beverages Control, based upon the findings and conclusions incorporated in the staff report; and,

APPROVE CONDITIONAL USE PERMIT NO. 190015, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail (CR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR)
East:	Commercial Retail (CR)
South:	Commercial Retail (CR)
West:	Commercial Retail (CR)
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Scenic Highway Commercial (C-P-S)
South:	Scenic Highway Commercial (C-P-S)
West:	Scenic Highway Commercial (C-P-S)
Existing Use:	Existing Gas Station with Convenience Store
Surrounding Uses	
North:	Single Family Residence
South:	Vacant
East:	Tire Shop
West:	Vacant

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1.12	N/A
Existing Building Area (SQFT):	1,900 square feet	N/A

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Building Height (FT):	24'	50' maximum

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Convenience market	1,900	1/200 sq. ft. of gross floor area + 1 ADA	15	16

Located Within:

City's Sphere of Influence:	Yes – Hemet
Community Service Area ("CSA"):	Yes – CSA-152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMSHCP Criteria Cell:	Yes – Western Riverside County
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Plot Plan (PP) No. 9540, the previously approved project on June 19, 1987, for the gas station of 12 pumps and 1,900 square foot, 24-hour convenience store. The Conditional Use Permit No. 190015 will be in addition to the Plot Plan No. 9540 and all conditions of approval associated with the Plot Plan No. 9540 would still remain in place.

Project Analysis

The application for the Conditional Use Permit (CUP) No. 190015 was submitted on August 6, 2019. The Project is exclusively to permit the sale of beer and wine for off-site consumption (ABC Type 20 license) within the existing 1,900 square foot, 24-hour convenience store operating in conjunction with the 12 fuel pump gasoline service station currently onsite. The applicant proposes to operate the sale of beer and wine seven days a week from 6:00 a.m. to the following day at 2:00 a.m. The Project does not include any modification to the interior or exterior of any building or any other portion of the site.

Ordinance No. 348, Section 18.48, subsection B.1 provides, "The sale of alcoholic beverages for off premises consumption shall only be allowed in the following zone provided a conditional use permit has been approved pursuant to Section 18.28 of this ordinance: R-R, C-1/C-P, C-P-S, C-R, and MU." The zone classification for the Project site is Scenic Highway Commercial (C-P-S), and therefore the sale of beer and wine for off premises consumption is allowed onsite with an approved CUP.

The project site's General Plan Foundation Component is Community Development (CD) and the land use designation is Commercial Retail (CR). The Foundation Component and land use designation allows for the development of commercial retail and service uses within a community. The proposed Project is consistent with the Commercial Retail (CR) land use designation because the Project is exclusively to allow a commercial retail use, specifically the sale of beer and wine (ABC Type 20 license), within an

existing 1,900 square foot 24-hour convenience store and gas station, a retail use that is currently servicing the community.

Alcohol Sales and Public Convenience and Necessity

Currently, there are three (3) licenses for sale for off-site consumption issued in Census Tract 437.01. Approval of this Project would increase the number of existing alcohol beverage control licenses to four (4). According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for this census tract is one (1) based on the population within this census tract. Approval of this Project will further exceed the number of typically allowed licenses for a census tract. However, ABC requires acknowledgement from the local jurisdiction that the jurisdiction agrees with the increase beyond the limit. The acknowledgement is the approval of finding of “Determination of Public Convenience and Necessity” in the recommendations and as detailed in the findings.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

Section 15061(b)3 provides that an activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Project is to allow the sale of beer and wine for off-site alcohol consumption at an existing convenience store operating in conjunction with a gas station. Since the Project is for permitting the sale of beer and wine for off-site alcohol consumption only, and will not create any physical changes to the exterior of the store, and would have no potential for causing a significant effect on the environment, the proposal qualifies as exempt based on Section 15061(b)3 of the State CEQA guidelines.

Section 15301 exempts permitting, licensing, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. The Project is to allow the sale of beer and wine for off-site alcohol consumption for an existing convenience store. Since the Project is for permitting the sale of beer and wine for off-site alcohol consumption only, and will not create any physical changes to the exterior of the store, the Project would involve negligible or no expansion of use from what currently exists and therefore qualifies as exempt based on Section 15301 of the State CEQA guidelines.

FINDINGS AND CONCLUSIONS

In order for the County to approve this proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Commercial Retail (0.20-0.35 FAR). The Commercial Retail land use designation, states it encourages, “Local and regional serving retail and service uses” for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The Project is consistent with the Land Use Designation because the use is the retail sale of beer and wine at the existing convenience store, which will provide local and regional retail and services.

2. The Project is surrounded by properties which have a General Plan Land Use Designation of Commercial Retail (CR) to the south, east, and west and Medium Density Residential (MDR) to the north.
3. The project site has a Zoning Classification of Scenic Highway Commercial (C-P-S). Pursuant to Ordinance No. 348, Article IXb, Section 9.50, Subsection B, Item Nos. 22 and 23, gasoline service stations, with the concurrent sale of beer and wine for off-premises consumption, and convenience stores, including the sale of motor vehicle fuel, are permitted uses in the C-P-S zone with the approval of a conditional use permit granted in accordance with Section 18.28 of Ordinance No. 348.
4. The sale of alcoholic beverages for off-premises consumption shall only be allowed in the following zones provided a conditional use permit has been approved pursuant to Section 18.28 of Ordinance No. 348: R-R, C-1/C-P, C-P-S, C-R and MU. Pursuant to Section 18.48, a conditional use permit shall be required for the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption. Accordingly, the project is designed and conditioned to comply with the development standards of Ordinance No. 348, Section 18.48 for Alcoholic Beverage Sales.
5. The project site is surrounded by properties which have a Zoning Classification of Scenic Highway Commercial (C-P-S) to the south, east, and west, and Rural Residential (R-R) to the north.

Conditional Use Permit Entitlement Findings:

The following findings shall be made prior to making a recommendation to grant a Conditional Use Permit or Public Use Permit, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Land Use):

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. As identified in the Land Use findings, the project site has a General Plan Land Use Designation of Community Development: Commercial Retail (CD: CR). The Commercial Retail land use designation allows retail uses, which the proposed Project is related to the sale of beer and wine within a convenience store associated with a gas station already existing onsite.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, and since the Project is subject to and will be required to comply with the development standards of Ordinance No. 348, Section 18.48 for Alcoholic Beverage Sales that are intended to minimize potential impacts to public health, safety, and general welfare from such uses. If the project is found to not comply with these standards, the Conditional Use Permit may be revoked.
3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property as the Conditional Use Permit would maintain the existing commercial use of the convenience store, thus not creating any substantially new use that would be incompatible with the surrounding uses of primarily commercial. The project complies with the General Plan Designation Land Use Designation of Commercial Retail (CR) and zoning classification of Scenic Highway Commercial (C-P-S) of the site and therefore does not include any deviation from what is currently permitted on the site through the General Plan or Zoning Ordinance.

4. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The County of Riverside Department of Transportation has not required improvement. The existing frontage road 'Florida Avenue' has already been improved at the required width of 118 feet.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project consists of a convenience store and gas station that are inter-related on one parcel. The buildings contribute to one use, and due to the nature of the convenience store and gas pumps, there is no practical reason to divide the property individually.

Development Standards Findings:

Section 9.53 provides the following development standards for the C-P-S zone:

1. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
2. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. The highest elevation of the project reaches 25 feet, therefore no setbacks apply.
3. No building or structure shall exceed 50 feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. The existing convenience store and canopy height is at 25 feet and therefore complies with the maximum height requirement.
4. Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348. The project has been determined to need to provide 15 spaces, whereby 16 were provided.
5. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The elevations detail that there are parapets that will screen any roof mounted equipment. It is conditioned that no roof equipment will be visible from a minimum sight distance of 1,320 feet.

Section 18.48 provides the following development standards for the alcoholic beverage sales:

1. A conditional use permit shall be required for the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption. A conditional use permit is being processed for the sale of alcoholic beverages for off-premises consumption in the Scenic Highway Commercial (CPS) zoning classification.

2. A conditional use permit shall be required for the sale of alcoholic beverages for off-premises consumption in all zoning classifications, excluding C/V, where such zoning would permit the sale with plot plan approval or conditional use permit approval, however, that the provisions of Subsection B.1. shall not apply to a retail commercial establishment which (1) contains at least 20,000 square feet of interior floor space and is primarily engaged in the sale of groceries and (2) does not sell motor vehicle fuels. A conditional use permit is being processed for the sale of alcoholic beverages for off-premises consumption in the Scenic Highway Commercial (CPS) zoning classification.
3. Such facilities shall not be situated in such a manner that vehicle traffic from the facility may reasonably be believed to be a potential hazard to a school, church, public park or playground. A radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any playgrounds, parks, schools or nonprofit youth facilities within 600 feet the site. There are no schools, public parks, nonprofit youth facilities, or playgrounds located with 600 feet of the site. Therefore, vehicle traffic from the facility will not be a potential hazard to a school, public park, nonprofit youth facilities or playground.

Notice of hearing shall be given to all owners of property within 1,000 feet of the subject facility, to any elementary school or secondary school district within whose boundaries the facility is located and to any public entity operating a public park or playground within 1,000 feet of the subject facility. The Planning Director may require that additional notice be given, in a manner the Director deems necessary or desirable, to other persons or public entities. A notice of public hearing has been given to all property owners within 1,000 feet of the subject facility.

4. The following additional development standards shall apply as conditions of approval with the Advisory Notification Document to the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption:
 - a. Only beer and wine may be sold.
 - b. The owner of each location and the management at each location shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.
 - c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.
 - d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.
 - e. No beer, wine or other alcoholic beverages advertising shall be located on gasoline islands; and no lighted advertising for beer, wine, or other alcoholic beverages shall be located on the exterior of buildings or within window areas.

- f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.
- g. No sale of alcoholic beverages shall be made from a drive-in window.

Public Convenience and Necessity

- 1. The project is located within Census Tract 437.01. The 2010 census population for Census Tract 437.01 was 3,805 persons according to the U.S. Census Bureau.
- 2. The maximum concentration level for General Alcohol License of beer and wine (Type 20) is limited to one per 2,500 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code Section 238175).
- 3. Currently, there are three (3) alcohol beverage control licenses for sale for off-site consumption issued in Census Tract 437.01. Approval of this Conditional Use Permit would increase the number of existing alcohol beverage control licenses to four (4). According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for off-site consumption for this census tract is one (1) based on the population within this census tract. Approval of this Conditional Use Permit will further exceed the number of typically allowed licenses for a census tract. However, ABC requires acknowledgement from the local jurisdiction that the jurisdiction agrees with the increase beyond the limit. The acknowledgement is the approval of finding of "Determination of Public Convenience and Necessity" in the recommendations.
- 4. The California Alcoholic Beverage Control Board requires the local jurisdiction to make a finding of public convenience and necessity for the granting of a license when said granting would cause an over concentration of licenses within a census tract, or when an over concentration already exists.
- 5. According to ABC, over concentrations of existing licenses above those allocated for Census Tracts are common occurrences.
- 6. Based upon the information contained within the staff report and accompanying attachments, the Planning Commission is required to find the proposal to be in the interest of the Public Convenience of Necessity as follows:
 - a. The sale of alcohol at this convenience store will be a public convenience. The subject property proposes to sell beer and wine for the convenience of its patrons that shop at the convenience store or use the gas station. It is convenient for consumers to purchase beer and wine at the same time as shopping at the convenience store or using the gas station.
 - b. The approval of a new license for the off-sale of beer and wine is an ancillary use to a convenience store and will not have a disproportionate impact on adjacent residential neighborhoods or sensitive uses. Less than 5-7% of store area is devoted exclusively for beer and wine sales. The sale of beer and wine is an ancillary use to the sale of general merchandise and groceries and will not adversely affect the adjacent property or sensitive uses that may be nearby.

- c. The approval of the sale of beer and wine will not result in an adverse impact on public health, safety, or welfare. The location or the use shall not result in adverse impacts on public health, safety or welfare in that the subject business is a convenience store within minimal area allocated to beer and wine sales. This proposal was routed to the Riverside County Sheriff's Department for review and comment on December 3, 2019. A public hearing notice was mailed to adjacent property owners within 1000' feet of the subject site. To date, staff has not received any comments from the public. As well, the Sheriff's Department has no obligation to this proposal. Staff has included conditions of approval to address any potential adverse impacts to the surrounding area.
- d. The proposed project does provide the public necessity and convenience for the residents of the surrounding community. The Project provides additional local retail services for the surrounding community in line with the General Plan. In addition, the Project will provide a convenience to local residents, jobs, and overall economic growth in the community. By providing fueling as well as retail options, the Project will reduce the number of vehicle trips in the area, and the residents would gain the resulting cumulative benefits of those reduced vehicle trips such as less traffic congestion and lower total emissions.

Other Findings:

1. The project site is located not within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan. The site, although not located in a conservation area, is located within a fee area, and would be subject to any applicable fees. Therefore, the proposed project will not conflict with any MSHCP policies or requirements.
2. The project site is located within the City of Hemet sphere of influence area and was submitted on December 3, 2019 to the City for their review. The County received no comments regarding this proposed project.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to Airport Land Use Commission ("ALUC") review.
4. Since the project is exempt from the requirements of CEQA and based on the provisions of AB 52, projects that are exempt from CEQA are not subject to the consultation requirements of AB 52.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite

mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Conclusion:

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,000 feet of the project site. As of the date of this report, Planning Staff has not received any written communication/phone calls.

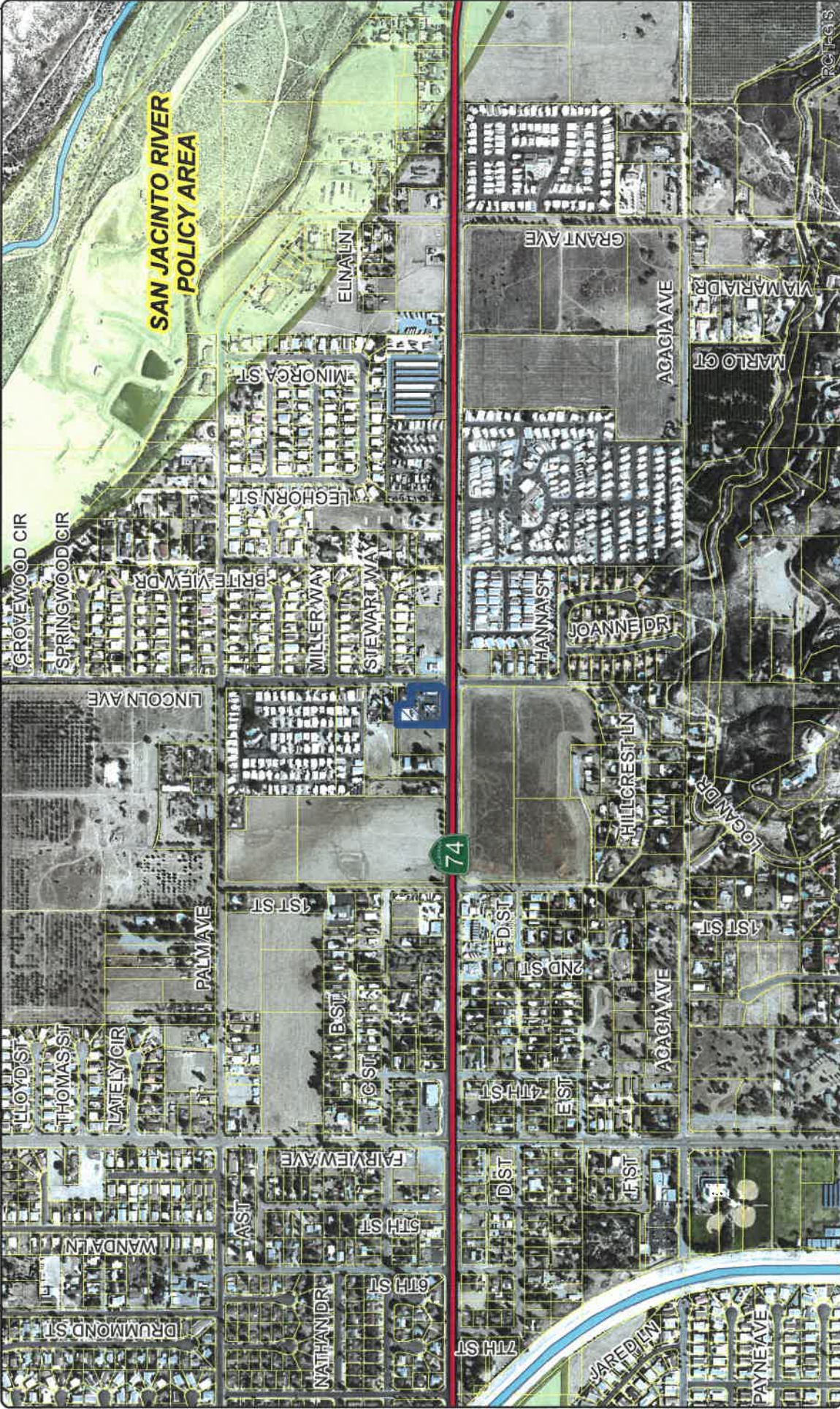
APPEAL INFORMATION

The decision of the hearing body is considered final and no action by the Board of Supervisors is required unless, within ten days after the notice of decision appears on the Board's agenda, the applicant or an interested person files an appeal, accompanied by the fee set forth in County Ordinance No. 671, with the Clerk of the Board or unless the Board assumes jurisdiction by ordering the matter set for public hearing.

RIVERSIDE COUNTY PLANNING DEPARTMENT CUP190015 VICINITY/POLICY AREAS

Supervisor: Washington
District 3

Date Drawn: 10/04/2019
Vicinity Map



Zoning Area: Bautista

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2002, the County of Riverside adopted a new General Plan. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 952-2900 (Western County) or in Palm Desert at (760) 945-4277 (Eastern County) or website: www.riversideca.gov

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190015

LAND USE

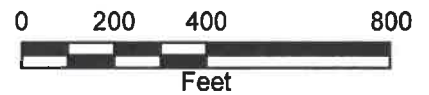
Supervisor: Washington
District 3

Date Drawn: 10/04/2019
Exhibit 1



Zoning Area: Bautista

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctma.org>

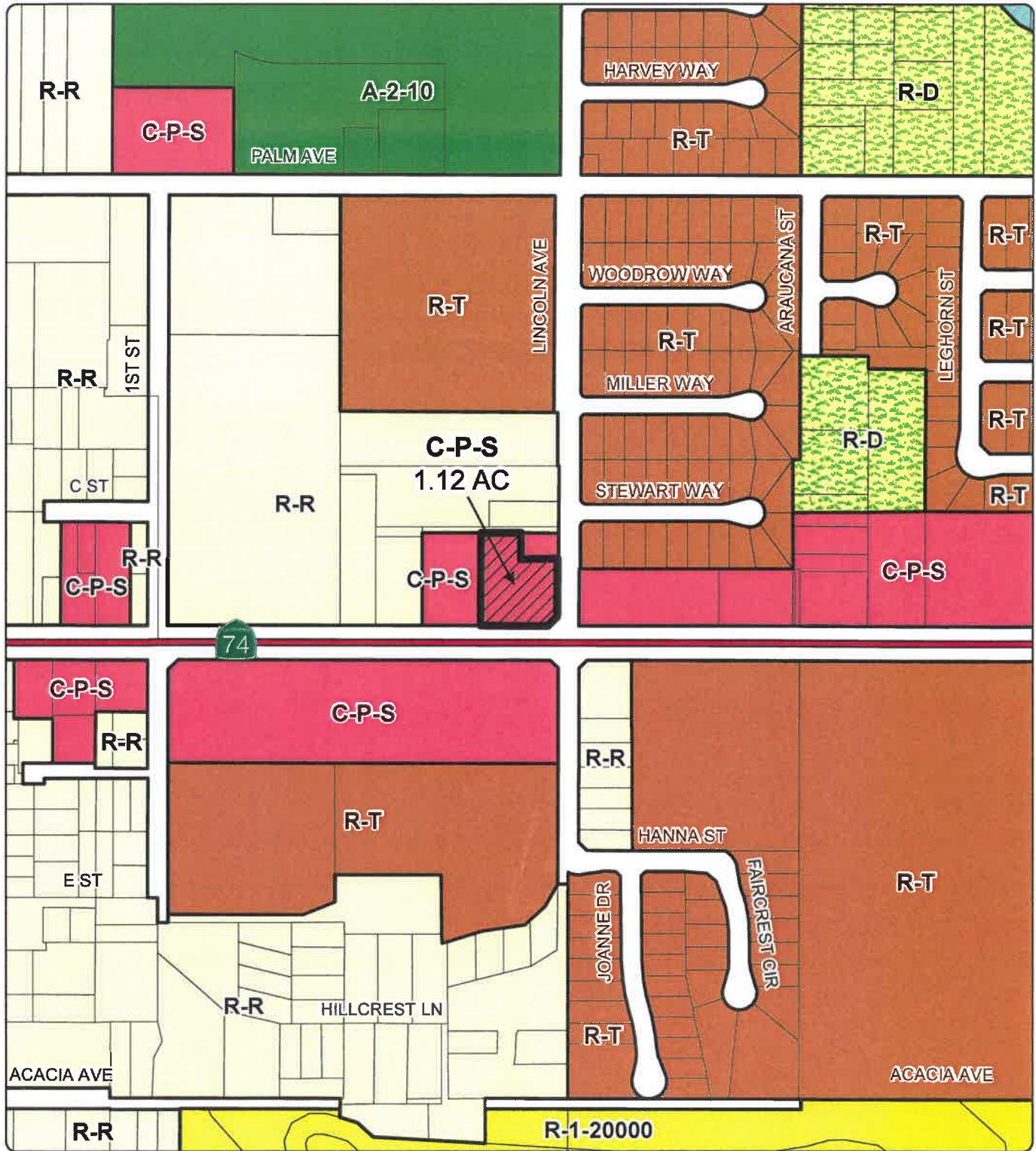
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190015

EXISTING ZONING

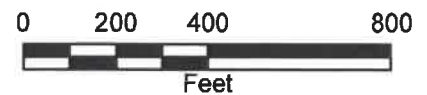
Supervisor: Washington
District 3

Date Drawn: 10/04/2019
Exhibit 2



Zoning Area: Bautista

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

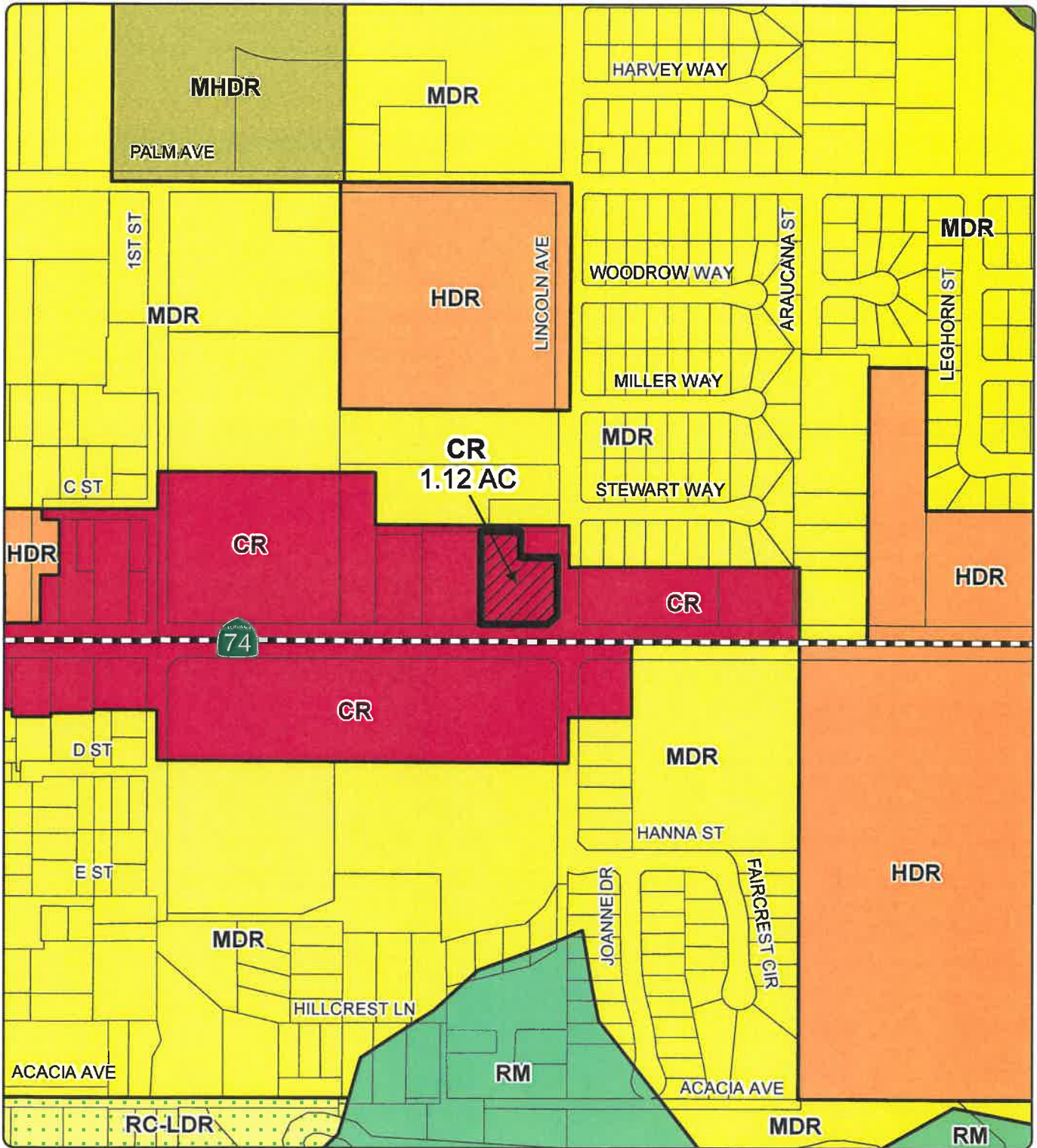
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190015

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 10/04/2019
Exhibit 5



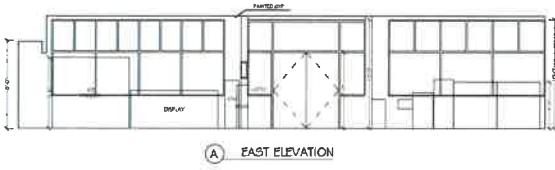
Zoning Area: Bautista

Author: Vinnie Nguyen

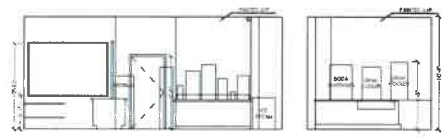


DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

NO.	DESCRIPTION
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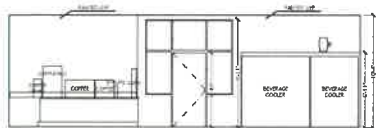


(A) EAST ELEVATION

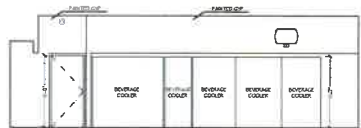


(B) SOUTH ELEVATION

(B) SOUTH ELEVATION



(C) WEST ELEVATION



(D) NORTH ELEVATION

PPM
PRECISION PROPERTY MEASUREMENTS
3426 E. PACIFIC COAST HIGHWAY | 2ND FLOOR
LOS ANGELES, CA 90004
T 562.621.8100
F 562.621.8100
WWW.PPMCO.NET



PROJECT NAME
SECTIONS

PROJECT NAME
CIRCLE K, HEMET, CA

PROJECT ADDRESS
**44422 FLORIDA AVENUE
HEMET, CA 92344**

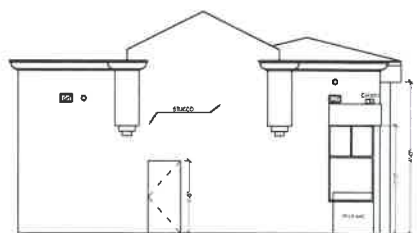
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17/2/20

SCALE
K' = 1/4"

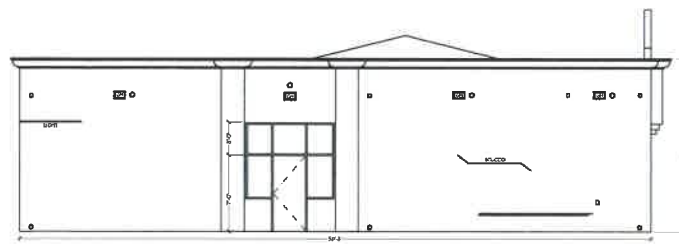
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05/11/19



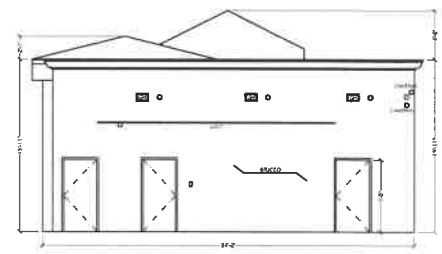
1 EAST ELEVATION



2 SOUTH ELEVATION



3 WEST ELEVATION



4 NORTH ELEVATION

License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Premises Addr.	Business Name	Geo Code
381575	ACTIVE	21	11/13/2001	10/31/2019	GHEREIR, EYAD KAMAL	44161 E FLORIDA AVE, HEMET, CA 92544 Census Tract: 0437.01	MICKEYS LIQUOR	3300
462932	ACTIVE	21	03/03/2008	09/30/2019	VALLE VISTA LIQUORS INC	44023 E FLORIDA AVE, HEMET, CA 92544-5443 Census Tract: 0437.01	VALLE VISTA LIQUORS	3300
534144	ACTIVE	20	10/14/2014	09/30/2019	DOLGEN CALIFORNIA LLC	25720 FAIRVIEW AVE, HEMET, CA 92544 Census Tract: 0437.01	DOLLAR GENERAL 13575	3300



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



12/20/19, 10:00 am

CUP190015

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP190015. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Conditional Use Permit No. 190015. Additionally, it is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

The Conditional Use Permit No. 190015 is a proposal to allow the sales of beer and wine for off-site consumption within an existing convenience store associated with a gasoline service station on the site. The subject site is approximately 1.12 acres and includes a 1,900 square feet convenience store and a gasoline service station with 12 fueling pumps. Currently the gasoline service station and convenience store has a 24-hour operation. This project does not include any modification to the interior or exterior of building or any other portion of the site. The sales of beer and wine will be seven days a week from 6:00 a.m. to the following day at 2:00 a.m.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS:

- Exhibit A (Site Plan), dated August 20, 2019.
- Exhibit B (Elevations), dated August 20, 2019.
- Exhibit C (Floor Plans), dated August 20, 2019.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

E Health

E Health. 1 DEH Permitting

This is an existing facility with permits through DEH for food, tobacco, and hazardous materials. A change of ownership, any tenant improvements or any significant change in operations will require approval from

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 DEH Permitting (cont.)

this Department. Contact the Hemet District Environmental Services office at 951-766-2824 for changes to food or tobacco operations, Hemet Hazmat at 951-766-6524 for changes to Underground petroleum storage tanks, fuelling stations, or any other hazmat related operations.

Flood

Flood. 1 Flood Haz. Report

Condition Use Permit (CUP) 190015 is a proposal to allow a type 20 alcohol license at an existing 24-hour fueling service station on a 1.12 acres site in San Jacinto Valley area. The site is located at the northwest corner of Hwy74 and Lincoln Avenue.

The topography of the area is a southeast -to-northwesterly slope. Per FEMA FIRM panel 06065C2110G (8/28/2008), the west portion of the site in is in FEMA Zone A and the existing convenience store is adjacent to the floodplain. There is no existing or proposed District facility in this area. The site was improved and paved with previous development Plot Plan (PP) 9580. CUP190015 does not propose any site improvement or remodeling. The District has no objection to the proposal.

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project may be directed to Han Yang at 951-955-1348 or hyang@RIVCO.org.

Planning

Planning. 1 0010-Planning-All-USE - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees ("COUNTY") from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the CUP190015, its advisory agencies, appeal boards, or legislative body concerning the project CUP190015 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-All-USE - HOLD HARMLESS (cont.)

fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning. 2 0010-Planning-USE - 90 DAYS TO PROTEST

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, The imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of the project.

Planning. 3 0010-Planning-USE - BEER & WINE RESTRICTIONS

The following development standards shall apply to the sale of beer and wine for off-premises consumption:

- a. Only beer and wine may be sold.
- b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10

Planning USE - EXPIRATION DATE CUP (cont.)

approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years."

Plan: CUP190015

Parcel: 548070029

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 Water and Wastewater Not Satisfied

Prior to building permit, if this facility is using an On-site Wastewater Treatment System (Septic System), approval from this Department will be required. Sewer is adjacent to this property and connection to sewer would be required for any significant changes to the operation.

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1 Form D – Mandatory Commercial Recycling and Organics Not Satisfied

Form D – Mandatory Commercial Recycling and Organics Recycling

Prior to final building inspection, applicants shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: August 20, 2019

TO:

Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: 3rd District

CONDITIONAL USE PERMIT NO. 190015 - Applicant: Sanjay Kumar- Representative: Sherrie Olson - Third Supervisorial District- Bautista Zoning Area- San Jacinto Area Plan – Location: Northerly of Florida Avenue, westerly of Lincoln Avenue, and southerly of palm Avenue – 1.12 acres- Zoning: C-P-S (Scenic Highway Commercial) **REQUEST: Conditional Use Permit No. 190015** proposes to allow a type 20 alcohol license at a 24-hour fueling services station. APN-548-070-029 – **BBID: 087-055-708**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on September 5, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Fernando Solis, Project Planner at (951) 955-8254, or e-mail at Fersolis@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



WPMOIS

**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Sanjay Kumar

Contact Person: Sherrie Olson E-Mail: sherrieolson2@gmail.com

Mailing Address: 1030 N Mountain Ave., #190
Ontario CA 91762
City *State* *ZIP*

Daytime Phone No: (909) 519-1816 Fax No: (877) 858-9868

Engineer/Representative Name: N/A

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City *State* *ZIP*

Daytime Phone No: (____) _____ Fax No: (____) _____

Property Owner Name: Veeram, Inc.

Contact Person: Sanjay Kumar E-Mail: sanjay840@MSN.COM

Mailing Address: 44462 Florida Ave
Hemet CA 92544
City *State* *ZIP*

Daytime Phone No: (562) 713-3681 Fax No: (____) _____

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

SANJAY KUMAR

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

SHASHI KUMAR

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 548-070-029-7

Approximate Gross Acreage: 49.030

General location (nearby or cross streets): North of Florida Ave, South of Palm Ave, East of Lincoln, West of FIRST ST.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project. *Request for beer and wine
within an existing 1,900 s.a ft. convenience market
with Gas Station.*

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): _____

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	<i>1,900</i>		<i>1</i>	<i>convenience market</i>	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	<i>1,900</i>		<i>1</i>	<i>convenience market</i>
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#)
- [Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Veeram, Inc.
Address: 44462 Florida Ave., Hemet, CA
Phone number: 562-713-3681
Address of site (street name and number if available, and ZIP Code): 92544
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: 548-070-029-7 BK #4 page 307
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: [Signature]
Applicant: _____ Date 8/6/19

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.
Owner/Authorized Agent (1) [Signature] Date 8/6/19
Owner/Authorized Agent (2) Shashi Kumar Date 8/6/19

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx
Created: 04/29/2015 Revised: 08/03/2018



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Transportation Director,
Transportation Department

Charissa Leach, P.E.
Assistant TLMA Director
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Hector Viray
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Veeram Inc. (Sanjay Kumar) hereafter "Applicant" and Veeram Inc. (Sanjay Kumar) "Property Owner".

Description of application/permit use:

This request is for a Conditional Use Permit to allow the sale of beer and wine for off-site consumption only; in conjunction with an existing 1,900 square foot convenience market with a gas station; with the hours of operation being 24 hours a day, 7 days a week and alcohol sales from 6:00 am to 2:00 am, 7 days a week, in the R1 zone.

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 548-070-029-7

Property Location or Address:
44462 Florida Avenue, Hemet, California 92544


2. PROPERTY OWNER INFORMATION:

Property Owner Name: Sanjay Kumar Phone No.: 562-713-3681
 Firm Name: Veeram, Inc. Email: sanjay840@msn.com
 Address: 44462 Florida Avenue
Hemet, California 92544

3. APPLICANT INFORMATION:

Applicant Name: Sanjay Kumar Phone No.: 562-713-3681
 Firm Name: Veeram, Inc. Email: sanjay840@msn.com
 Address (if different from property owner)
44462 Florida Avenue
Hemet, California 92544

4. SIGNATURES:

Signature of Applicant:  Date: 8/6/19
 Print Name and Title: Sanjay Kumar, President, Director

Signature of Property Owner:  Date: 8/6/19
 Print Name and Title: SHASHI KUMAR Secretary & Director

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____

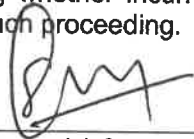


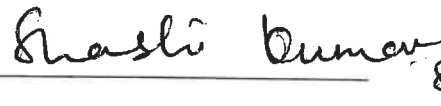
RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

 8/6/19

 8/6/19

Property Owner(s) Signature(s) and Date

Veeram, Inc. (Sanjay Kumar)

SHASHI KUMAR

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CONDITIONAL USE PERMIT NO. 190015 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (Common Sense Exemption) – Applicant: Sanjay Kumar – Representative: Sherrie Olson – Third Supervisorial District - Bautista Zoning Area - San Jacinto Area Plan – Location: Northerly of Florida Avenue, westerly of Lincoln Avenue, and southerly of Palm Avenue – 1.12 Acres – Zoning: C-P-S (Scenic Highway Commercial) – **REQUEST: Conditional Use Permit No. 190015** proposes to allow the sale of beer and wine for off-site consumption within an existing convenience store associated with a gasoline service station on the site and to approve the Public Convenience and Necessity Finding. The subject site is approximately 1.12 acres and includes a 1,900 sq. ft. convenience store and a gasoline service station with 12 fueling pumps. Currently, the gasoline service station and convenience store has a 24-hour operation. This project does not include any modification to the interior or exterior of the building or any other portion of the site. The sale of beer and wine will be seven days a week from 6:00 a.m. to the following day at 2:00 a.m.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **FEBRUARY 19, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact the Project Planner Dionne Harris at (951) 955-6836 or email at dharris@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Dionne Harris
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on December 20, 2019,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CUP190015 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

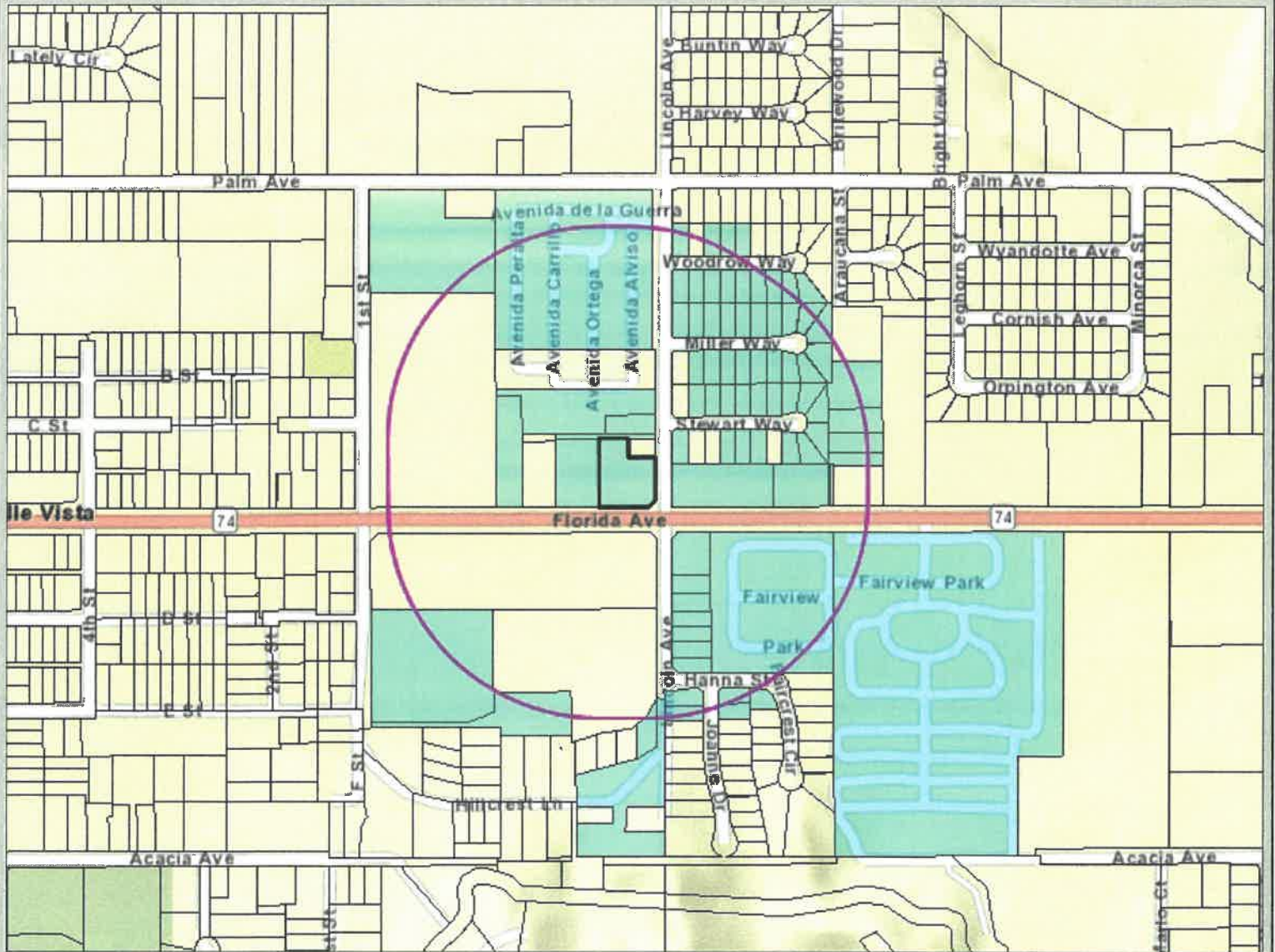
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

CUP190015 (1000 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 12/20/2019 12:31:55 PM

© Riverside County RCIT

548091005
JOHN D HARLAN
12016 RALEY DR
RIVERSIDE CA 92544

548110005
JOHN WESLEY STICKNEY
MARIBEL STICKNEY
1219 E 150TH
COMPTON CA 90220

548092010
PAUL CHEMA
1372 SIERRA SENECA
SAN JACINTO CA 92583

548100063
JASON R PETERSON
1524 MANDARIN DR
LAKE HAVASU CITY AZ 86404

548092023
INVESTORS FINANCIAL LTD PARTNERSHIP
161 E MALLARD DR NO 100
BOISE ID 83706

548091014
JOSEPH ANTHONY HURST
1630 EATON AVE
HEMET CA 92543

548091007
JOSEPH ANTHONY HURST
1630 EATON AVE
HEMET CA 92543

548070010
ARACELY HASSAN
17918 LYSANDER DR
CARSON CA 90746

548091012
MINA POURDAVARANI
2010 CITRUS WOOD LN
RIVERSIDE CA 92503

548070017
S & R HEMET INV INC
22 SELERNO
LAGUNA NIGUEL CA 92677

548092038
RONALD GUY SCURR
LISA J SCURR
2305 FALKIRK ROW
LA JOLLA CA 92037

548091018
RAMIRO LOPEZ
SILVIA LOPEZ
2309 N HESPERIAN ST
SANTA ANA CA 92706

548091027
ALBERT J MARTINO
DANA K MARTINO
24571 JEREMIAH DR
DANA POINT CA 92629

548070005
WEN BEEBE
25596 6TH ST
HEMET CA 92544

548100064
KAREN FRANKEY MAILEY
25830 LINCOLN AVE
HEMET CA. 92544

548100062
CARLOS GARCIA
KATIA VEGA
25858 LINCOLN AVE
HEMET CA. 92544

548100039
DAVID THATCHER
25880 JOANNE DR
HEMET CA 92554

548100040
DAVID THATCHER
25880 JOANNE DR
HEMET CA. 92544

548100021
RICHARD ALLEN HARTWICK
25881 JOANNE DR
HEMET CA. 92544

548100041
DAVID THATCHER
25887 FAIRCREST CIR
HEMET CA. 92544

548070023
ADRIANA ALVAREZ
25890 1ST ST
HEMET CA. 92544

548080022
PAULA GAYLE BRADSHAW
25891 LINCOLN AVE
HEMET CA. 92544

548091017
BRUCE UTTERBACK
JOAN UTTERBACK
25934 VIEW LN
HEMET CA 92544

548080023
HELGE L NYBERG
ERLINDA T NYBERG
25951 LINCOLN AVE
HEMET CA. 92544

548091002
ROBERT A JOHNSTON
CAROL ANN TELLIS
26020 VIA MARIA
HEMET CA 92544

548092032
WAYNE K SAMP
ROBERTA R SAMP
TERI LYN FOUNTAIN

27305 PACIFICA CT
HEMET CA 92544

548100022
DHANDHO RESIDENTIAL RENTAL FUND
27452 CALLE ARROYO
SAN JUAN CAPISTRANO CA 92675

548070012
HANI A HANANIA
RANDA S HANANIA
3202 E FLORIDA AVE
HEMET CA 92544

548092040
KHALIFA ALSHAMMIRY
32916 VINE ST
TEMECULA CA 92592

548091011
IRIS DAVOODI
3530 HOLDING ST
RIVERSIDE CA 92501

548092017
MICHAEL A KISH
JOY C KISH
38189 SHERWOOD ST
MURRIETA CA 92562

548091015
BERNARDO BOHORQUEZ
40516 JOHNSTON AVE
HEMET CA 92544

548092019
TINA ALDERIDGE
40630 ROSALIE AVE
HEMET CA 92544

548070006
THOMAS R WESOLOSKI
41765 CREST DR
HEMET CA 92544

548092037
ENRIQUE TORRES
426 S STATE ST
SAN JACINTO CA 92583

548092021
CINDA ADAMS
42685 GIBBEL RD
HEMET CA 92544

548092018
ESTEFANY LOPEZ
42742 STETSON AVE
HEMET CA 92544

548092041
JOSEPH ANDREW SCARAFONE
43430 STATE HWY 74 STE F
HEMET CA 92544

548092006
LETICIA MEJIA
MARIE L VELIZ
43551 GAYLORD AVE
HEMET CA 92544

548092024
MARIA LUISA ALFARO
SARAI ALFARO
NOE GALARZA

43668 EARLE CT
HEMET CA 92544

548070029
VEERAM INC
44462 FLORIDA AVE
HEMET CA. 92544

548091030
GRACIELA VAZQUEZ BENITEZ
DIOSELY GENOVA VEGA
ERICA ALEXANDRA VEGA

44524 WOODROW WAY
HEMET CA. 92544

548092027
RICHARD LEE ALLEN
44547 MILLER WAY
HEMET CA. 92544

548091009
SHIRLEY HENDERSON CASH
44548 MILLER WAY
HEMET CA. 92544

548092028
CHRISTINE W EIDE
44577 MILLER WAY
HEMET CA. 92544

548091013
OVIDIO GUEVARA
44577 WOODROW WAY
HEMET CA. 92544

548091008
MARJORIE V WALL
HEATHER E WALL
44578 MILLER WAY
HEMET CA. 92544

548092029
DAWN ZURCHER
44605 MILLER WAY
HEMET CA. 92544

548092022
JESUS ALCONTAR
NORA ALCONTAR
44610 STEWART WAY
HEMET CA. 92544

548092009
SCOTT MELUGIN
ARRIE GAIL MELUGIN
ARLENE MAE MELUGIN

44611 STEWART WAY
HEMET CA. 92544

548092030
MARK A RAMIREZ
44635 MILLER WAY
HEMET CA. 92544

548110021
PATRICK WEIAND
CYNTHIA WEIAND
44636 E FLORIDA AVE
HEMET CA. 92544

548091026
ZHANETTE LAMB
44636 WOODROW WAY
HEMET CA. 92544

548110003
FRANK LARIOS
LEANA LARIOS
44638 FLORIDA AVE
HEMET CA. 92544

548092031
AURELIANO SANCHEZ RESENDIZ
MARIA SANDRA M DESANCHEZ
44671 MILLER WAY
HEMET CA. 92544

548092011
ARTURO DESALES
HERMINIA G DESALES
44671 STEWART WAY
HEMET CA. 92544

548092020
LISA LEACH
44676 STEWART WAY
HEMET CA. 92544

548091004
ROXANNE M BECK
JOHN P BECK
44692 MILLER WAY
HEMET CA. 92544

548091003
WILLIAM J GUADAMUZ
44718 MILLER WAY
HEMET CA. 92544

548092013
RICHARD R LARSON
FRANCES L LARSON
44721 STEWART WAY
HEMET CA. 92544

548100010
FAIRVIEW ESTATES
44725 E FLORIDA AVE
HEMET CA 92544

548120001
FAIRVIEW ESTATES
44725 E FLORIDA AVE
HEMET CA. 92544

548092034
FARHAD SEPEHRI
44727 MILLER WAY
HEMET CA. 92544

548091019
JIMMY RHYNE
BARBARA A RHYNE
44727 WOODROW WAY
HEMET CA. 92544

548092035
ALEJANDRA RAMIREZ
MARIA C ESPARZA
44737 MILLER WAY
HEMET CA. 92544

548091001
JOHN T BURGESS
FRANK D STAINBROOK
44738 MILLER WAY
HEMET CA. 92544

548092016
LAMONT A SEIFERT
44740 STEWART WAY
HEMET CA. 92544

548092015
FIDEL SALAZAR
MARIA SALAZAR
44741 STEWART WAY
HEMET CA. 92544

548091006
RODRIGO GALLEGOS
SOLEDAD N GALLEGOS
450 N SCOVELL AVE
SAN JACINTO CA 92582

548100066
BRAD HAMBY
45654 E FLORIDA AVE
HEMET CA 92544

548100067
CANDACE L TOLLIVER
475 W STETSON AVE STE G
HEMET CA 92543

548092014
GROUP III SGV PROP LTD
4900 SANTA ANITA AVE NO 2C
EL MONTE CA 91731

548091016
JOSE AREVALO
5630 NORWOOD AVE
RIVERSIDE CA 92505

548100068
GERARDO GONZALEZ
ANITA GONZALEZ
740 S SANTA FE AVE
SAN JACINTO CA 92580

548070002
BKKS HOLDINGS
80 S LAKE AVE STE 719
PASADENA CA 91101

548070022
MIKE CHANG KUANG CHEN
LIAO YU MEI CHEN
DANIEL WANG

881 ALMA REAL DR STE 213
PACIFIC PALISADES CA 90272

548091010
MERLIE P KERKHOFF
9155 PACIFIC AVE APT 204
ANAHEIM CA 92804

548110006
RICHARD L KNAPP
P O BOX 1006
LAKE ELSINORE CA 92531

548091028
ROBERT A COOPER
LINDA A COOPER
DRAKE JEWELL M ESTATE OF

P O BOX 1107
SAN JACINTO CA 92561

548100065
WILLIAM N GRABER
LUCINDA GRABER
P O BOX 1274
ANACONDA MT 59711

548070004
VALLE VISTA BAPTIST CHURCH OF HEMET
P O BOX 2047
HEMET CA 92546

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Chino, CA 91710

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Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044
 County of Riverside County Clerk P. O. Box 1409 Palm Desert, CA 92201
Riverside, CA 92502-1409

Project Title/Case No.: CONDITIONAL USE PERMIT NO.190015/CEQ190086

Project Location: Florida Avenue, south of Avenida Avila, east of 1st Street, and west of Lincoln Avenue.

Project Description: A Conditional Use Permit to allow the sales of beer and wine for off-site consumption within an existing convenience store associated with a gasoline service station on the site. The subject site is approximately 1.12 acres and includes a 1,900 square feet convenience store and a gasoline service station with 12 fueling pumps. Currently, the gasoline service station and convenience store has a 24-hour operation. This project does not include any modification to the interior or exterior of building or any other portion of the site. The sales of beer and wine will be seven days a week from 6:00 a.m. to the following day at 2:00 a.m.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Kevin Cong, 2908 La Mesa Dr., Henderson NV 89014

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15061 and 15301)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: Section 15061(b)3 states that is the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposal is to allow the sale of beer and wine for off-site alcohol consumption for an existing convenience store. Because the proposal is for permitting only, and will not create any physical changes to the exterior of the store, and would have no potential for causing a significant effect on the environment, the proposal qualifies as exempt based on Sections 15061(b)3 and 15301 of the State CEQA guidelines.

Dionne Harris 951-955-6836
County Contact Person Urban Regional Planner Phone Number 2/19/20
Signature Title Date

Received for Filing and Posting at OPR: _____
Please charge deposit fee case#: #CEQ190086 ZCFW No. - County Clerk Posting Fee

FOR COUNTY CLERK'S USE ONLY



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

Planning Commission Hearing: February 19, 2020

PROPOSED PROJECT

Case Number(s): Plot Plan No. 190006
EA No.: CEQ1900013
Area Plan: Mead Valley
Zoning Area/District: North Perris Area
Supervisory District: First District
Project Planner: Russell Brady
Project APN(s): 317-110-037, 317-110-038, 317-110-041 through 317-110-051

Applicant(s): Newcastle Partners, Inc.
Representative(s): EPD Solutions, Inc.


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

PLOT PLAN NO. 190006 is a proposal for the construction and operation of a total of 289,556 square foot warehouse/distribution/manufacturing development on 12.96-acres gross.

A regular vehicle driveway to the Project is proposed on Harvill Avenue midway on the Project's frontage, with an emergency only gated driveway on Harvill Avenue located near the northern project boundary. A truck exit driveway is located midway along the Project's frontage on Cajalco Road and a truck entrance and regular vehicle driveway is located on Cajalco Road near the Project's western boundary.

Harvill Avenue is an existing improved road with curb and sidewalk installed and would remain as currently improved. Additional right-of-way dedication will be provided for a westerly half-width total dedication of 59 feet. Cajalco Road is currently improved, but the Project will provide additional improvements to provide for a 46 foot part-width pavement (28 feet on north/Project half and 18 feet on south half of Cajalco) with curb, gutter and sidewalks on the north/Project side of Cajalco Road.

The Project site is currently vacant with disturbed surface and is relatively flat. Grading for the site is anticipated to be balanced and would generally follow the existing topography given the site is relatively flat. Blasting is not anticipated based on the limited grading proposed. Two basins are proposed along the Project's eastern boundary with Harvill Avenue that would treat runoff from the site and outlet to existing drainage facilities underneath Harvill Avenue.

The description as included above and as further detailed in the Initial Study/Mitigated Negative Declaration constitutes the "Project" as further referenced in this staff report.

The Project site is located northerly of Cajalco Road, westerly of Harvill Avenue, and southerly of Cajalco Expressway.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ 1900013, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment with the required mitigation; and,

APPROVE PLOT PLAN NO. 190006, subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Light Industrial (LI)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR)
East:	Light Industrial (LI)
South:	Light Industrial (LI)
West:	Light Industrial (LI)
Existing Zoning Classification:	Manufacturing – Service Commercial (M-SC), Industrial Park (I-P)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Scenic Highway Commercial (C-P-S)
East:	Manufacturing – Service Commercial (M-SC)
South:	Manufacturing – Service Commercial (M-SC), Rural Residential (R-R), Manufacturing – Heavy (M-H)
West:	Manufacturing – Service Commercial (M-SC), Industrial Park (I-P)
Existing Use:	Vacant land
Surrounding Uses	

North:	Gas station, truck travel center, vacant land
East:	Vacant land
South:	Industrial, single-family residential
West:	Industrial

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	12.96	N/A
Proposed Building Area (SQFT):	289,556	N/A
Floor Area Ratio:	0.51	0.25 minimum, 0.60 maximum for Light Industrial
Building Height (FT):	47' 6"	40 feet at setback line, maximum of 50 feet
Landscape Area (SQFT):	16.66% (89,181)	10% (53,502)

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Office	10,500	1 per 250	42	
Warehouse	279,056	1 per 2,000	140	
TOTAL:			182	182

Located Within:

City's Sphere of Influence:	Yes, City of Perris
Community Service Area ("CSA"):	Yes, CSAs 70 and 89
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes, Low
Subsidence Area:	Yes, Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes, March ARB

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Plot Plan No. 190006 was submitted to the County of Riverside on February 26, 2019.

Anticipated Uses

The Project proposes the construction of a warehouse building on a speculative basis with no specific tenant or use intended at this time. These types of buildings can be used for a variety of tenants and uses including, but not limited to distribution centers, e-commerce, and manufacturing. The ultimate tenant will have to comply with the Project conditions of approval and the analysis included within the Initial Study/Mitigated Negative Declaration, which may limit certain types of uses due to their scale that might exceed what is currently proposed to be permitted and what was analyzed in the Initial Study/Mitigated Negative Declaration. If any proposed uses exceed what the Project was permitted for and what was analyzed in the Initial Study/Mitigated Negative Declaration, further entitlement permitting and analysis pursuant to CEQA would be required.

Airport Land Use Commission

The Project is located within the Airport Influence Area of the March Air Reserve Base, specifically located within Compatibility Zone C2. This Project was reviewed by the Riverside County Airport Land Use Commission (ALUC) on May 9, 2019. The ALUC determined the Project consistent subject to

recommended conditions of approval that are included in the recommended conditions of approval on the Project.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the State CEQA Guidelines. Based on the findings incorporated in Environmental Assessment No. CEQ1900013 the project will not have a significant effect on the environment with incorporation of mitigation measures addressed in the Initial Study. The IS and Mitigated Negative Declaration represent the independent judgement of Riverside County. The documents were circulated for public review on January 24, 2020.

Solar Energy:

Riverside County Climate Action Plan, as revised in 2019, includes Measure R2-CE1 which requires renewable energy generation by projects of a certain size. This measure requires the production of 30% of the energy demand for commercial, office, industrial or manufacturing uses totaling more than 100,000 square feet. This measure has been applied to this Project based on feasibility analysis provided and will be further implemented by the conditions of approval once a specific tenant is identified and more specific energy demand calculations can be calculated based on that specific tenant to determine the amount of renewable energy generation that is necessary. This is anticipated to be accommodated via rooftop mounted solar panels.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed Project, the following findings are required to be made:

Land Use Findings:

1. The Project site currently has a Land Use Designation of Community Development: Light Industrial (CD:LI) in the Riverside County General Plan. The Project is consistent with the Community Development: Light Industrial (CD:LI) land use designation and other aspects of the General Plan, including the Mead Valley Area Plan, since the Project proposes uses such as warehouse, distribution, and manufacturing uses that are described as anticipated uses within the Light Industrial land use designation in the General Plan.
2. The Project site currently has two Zoning Classifications of Industrial Park (I-P) and Manufacturing – Service Commercial (M-SC). Both of these zones specifically allow for warehouse, distribution, and manufacturing uses as well as various other industrial uses as previously noted in the background section.
3. The Project, with proposed uses including warehouse, distribution, and manufacturing, is consistent with Ordinance No. 348 (Land Use) and is an allowable use within both the Industrial Park (I-P) and Manufacturing – Service Commercial (M-SC) Zoning Classifications, subject to Plot Plan approval. Specific findings relating to the proposed uses, including findings relating to the applicable development standards, are in the following separate sections below.

Entitlement Findings:

Plot Plan

The following findings are required to approve the Plot Plan, pursuant to the provisions of Ordinance No. 348:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The Project site is designated as Light Industrial in the Riverside County General Plan. The Plot Plan proposes the construction of a building designed to be used for warehouse, distribution, and/or manufacturing purposes. These general uses are consistent with the Light Industrial land use designation of the General Plan since these uses are specifically listed as anticipated uses for each of these designations in the General Plan.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. As detailed in the Project's Initial Study/Mitigated Negative Declaration, all impacts have been reduced to levels that are less than significant. These impacts were analyzed and feasible mitigation incorporated in the Initial Study/Mitigated Negative Declaration and through this project to reduce these impacts to a less than significant level. The Project prepared a Health Risk Assessment which determined that impacts from the Project's emissions on the surrounding residents would be within typical acceptable levels and would be less than significant. Conditions of approval incorporated for the Plot Plan will further ensure that public health, safety and general welfare are protected.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as areas to the north, east, south, and west of the Project site have been developed with, approved for, or designated for similar uses as the proposed Project for industrial and warehouse type uses. Although areas surrounding the project are designated for non-residential uses, some existing residences exist south of the project site. Areas to the west of the proposed Project that are developed with or designated for residential uses have been considered in the design of the Project. The Project incorporates visual buffering from the surrounding residential community through separation of buildings, distance of docks away from residential areas, and visual screening via walls and landscaping where appropriate. Additionally, the proposed Project would not inhibit development of surrounding areas.
4. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The Project will provide the necessary additional dedication for Harvill Avenue and additional dedication and improvements on Cajalco Road. The Project has been designed to accommodate, treat, and outlet the existing drainage pattern on the Project site.
5. The proposed uses are consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Industrial Park (I-P) and Manufacturing – Service Commercial (M-SC) zones as detailed in the following Development Standards Findings section. The Plot Plan proposes an industrial building with uses anticipated to include warehouse, distribution, and

manufacturing. Both the Industrial Park (I-P) and Manufacturing – Service Commercial (M-SC) zones allow specifically for warehouse, distribution, and manufacturing as well as for other various industrial uses with the approval of a plot plan.

6. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The Plot Plan proposes a single building that would not be able to be subdivided into multiple parcels.

Development Standards Findings:

1. The proposed use is consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Manufacturing – Service Commercial (M-SC) and Industrial Park (I-P) zones as detailed below. Although there are two different zones that the Project is located within, the development standards of the Industrial Park (I-P) zone are more restrictive than the Manufacturing – Service Commercial (M-SC) zone, so the Industrial Park (I-P) standards have been complied with across the entire Project. However, the proposed building is located within the M-SC zone entirely, so the standards of the M-SC zone are what are primarily applicable to the Project, although as noted the project does meet the standards of the I-P zone as well. The standards noted below are from the M-SC zone.
 - a. *The minimum lot size shall be 10,000 square feet with a minimum average lot width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development.* No subdivision is proposed at this time that would create parcels smaller than what currently exists. There are multiple parcels that currently exist though on the Project site that will be merged into one parcel totaling 12.96 gross acres and 12.28 net acres. This total area would comply with this standard and would also be verified at that time the merger would be proposed.
 - b. *Setbacks.*
 - i. *Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line.* The site is primarily surrounded by properties with non-residential zoning classifications; however, there are parcels to the south of the project site across Cajalco Road that have Rural Residential (R-R) zoning. While the separation via the road would mean this setback technically does not apply, the Project provides a minimum 152 foot setback from the site's proposed parcel line/right-of-way on Cajalco Road to the south and the portion of the building directly across from the R-R zoned properties is setback approximately 212 feet.
 - ii. *Where the front, side, or rear yard adjoins a lot with zoning classification other than those specified in the prior section, there is no minimum setback.* This condition exists on all sides of the project site, which have setbacks of 40 feet, 48 feet, 152 feet, and 62 feet, respectively for the north, east, south and west sides of the project site.

- iii. *Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the property line.* The Project site is bordered by streets on the east and south sides. The Project proposes minimum setbacks of 48 feet and 152 feet for the two sides of the project site that face Harvill Avenue and Cajalco Road, respectively.
 - iv. *Within the exception of those portions of the setback area for which landscaping is required by Subsection E. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in paragraph (1) above, may also be used for loading docks.* No other uses or improvements are proposed within the designated setback areas other than driveways, parking, and landscaping. While loading docks and trailer parking are proposed on the southern side of the building that faces a street that separates the site from residentially zoned parcels, the loading areas are located outside the 25 foot setback area.
- c. *Height Requirements. The height of structures, including buildings, shall be as follows:*
- i. *Structures shall not exceed 40 feet at the yard setback line.* As noted previously in the setbacks, the building is not located at the yard setback line, so this 40 foot height limitation is not applicable to the building proposed.
 - ii. *Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34 of Ordinance No. 348.* The maximum height proposed is 47 feet 6 inches feet, which meets the 50 foot requirement.
 - iii. *Structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is approved pursuant to Section 18.34 of Ordinance No. 348.* No other structures are proposed by the project
 - iv. *Broadcasting antennas shall not exceed 50 feet unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348.* No broadcasting antennas are proposed for this project
- d. *Masonry Wall. Prior to occupancy of any industrial use permitted in the M-SC zone, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body.* The project site is bounded by Harvill Road to the east, Cajalco Road to the south, and parcels to the north and south. Although there are parcels zoned for residential use south of Cajalco Road, these parcels do not technically adjoin the project site since they are separated by Cajalco Road. Regardless, the southern boundary of the project includes a 14 foot tall screen wall along with landscaping within the parkway and onsite setback area to provide screening for properties to the south, including the residentially zoned properties.
- e. *Landscaping.*

- i. *A minimum of ten percent of the site shall be landscaped and irrigated.* The Project proposes more than 16% landscape coverage and the conceptual landscape plans note planned irrigation methods, which would be proposed specifically with final landscape plans that would be required prior to issuance of building permits
 - ii. *A minimum ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscape strip shall not include landscaping located within the street right-of-way.* Minimum landscape areas of 30 feet and 25 feet are provided on-site (outside of the right-of-way) along the frontages of Harvill Avenue and Cajalco Road, respectively.
 - iii. *A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing.* As noted previously, a minimum landscape area of 25 feet is provided on-site (outside of the right-of-way) along the frontages of Cajalco Road, which has a residential zone located in a limited area on the opposite side of Cajalco Road.
- f. *Parking Areas. Parking areas shall be provided as required by Section 18.12 of Ordinance No. 348.* Based on the conceptual floor plans provided and the division between office and warehouse uses, the proposed Project provides adequate parking consistent with Section 18.12 of Ordinance No. 348. The Project proposes 10,500 square feet of office area and the remaining 279,056 square feet as warehouse area. At 1 space per 250 square feet, as required by Ordinance No. 348, the office area requires 42 spaces. At 1 space per 2,000 square feet, as required by Ordinance No. 348, the warehouse area requires 140 spaces. A total of 182 spaces is required. The Project proposes 182 parking spaces to meet the minimum required number of spaces.
- g. *Trash Collection Areas. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.* Trash collection areas for the Project and other service areas are proposed within the loading areas for the building. These loading areas are located on the south side of the building, which does face Cajalco Road and residential properties located to the south. A 14 foot tall screen wall and landscaping within the parkway and onsite in front of the wall will provide adequate screening from any views from the south looking towards the Project site.
- h. *Outside Storage and Service Areas. Outside storage shall be screened by structures or landscaping.* No outside storage or service areas are proposed with the Project. If future tenants desire to incorporate outside storage or service areas it will be required to be adequately screened consistent with the M-SC development standards.
- i. *Utilities. Utilities shall be installed underground except electrical lines rated at 33kV or greater.* The Project is conditioned to underground any new utilities, excluding electrical lines rated higher than 33 kV.

- j. *Mechanical Equipment. Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof mounted accessory equipment may be required to be screened from view. No specific use is proposed at this time and therefore no specific equipment is proposed. However, any future tenants would be required to comply with the development standards of the M-SC zone and would be subject to this requirement to have any manufacturing equipment enclosed in a building. The Project is conditioned to provide complete screening of roof mounted mechanical equipment from ground view. The building design with parapet is anticipated to provide the necessary screening. If roof mounted equipment exceeds the parapet height, it may be necessary to screen the equipment immediately around the equipment to not require an increase in the height to the parapet.*

- k. *Lighting. All lighting, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. The Project is conditioned to comply with Ordinance No. 915 which similarly requires direction of lighting downward and away from adjoin properties.*

Other Findings:

- 1. This Project is not located within a Criteria Cell of the MSHCP. Accordingly, this Project fulfills the Conservation Area requirements of the MSHCP and is consistent with the MSHCP.

- 2. This Project is within the City Sphere of Influence of Perris. No memorandum of understanding exists with the City of Perris regarding development applications and consistency of General Plans and zoning. Regardless, the Project was initially transmitted to the City of Perris on March 26, 2019 and no comment was received.

- 3. In compliance with Assembly Bill 52 (AB52), on March 28, 2019 notices regarding this project were mailed to seven tribes and individuals identified by the Native American Heritage Commission (NAHC). Consultations were requested by the Cahuilla Band of Indians, Pechanga Band of Luiseño Indians within the 30-day period to respond to the County's notice. On April 1, 2019 Cahuilla requested monitoring on ground disturbing activities and consultation was concluded. On April 4, 2019 the Pechanga Band of Luiseño Indians requested consultation. Between April and September 2019, multiple emails between Pechanga and County staff occurred including review of the Cultural Report, conditions of approval proposed for the project, and request for information on Tribal Cultural Resources impacted by the project. Consultation was subsequently concluded on September 6, 2019.

- 4. The Project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

5. The Project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The Project will be required to comply with lighting standards of Ordinance No. 655 for Zone B.

Fire Findings:

1. The Project is not located within a CAL FIRE state responsibility area or any fire hazard severity zone.
2. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Initial Study/Mitigated Negative Declaration, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed Project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,600 feet of the Project site. As of the writing of this report, Planning Staff has not received any written communication or phone calls who indicated support/opposition to the proposed Project.

This Project was presented before the Mead Valley Municipal Advisory Committee in May 2019.

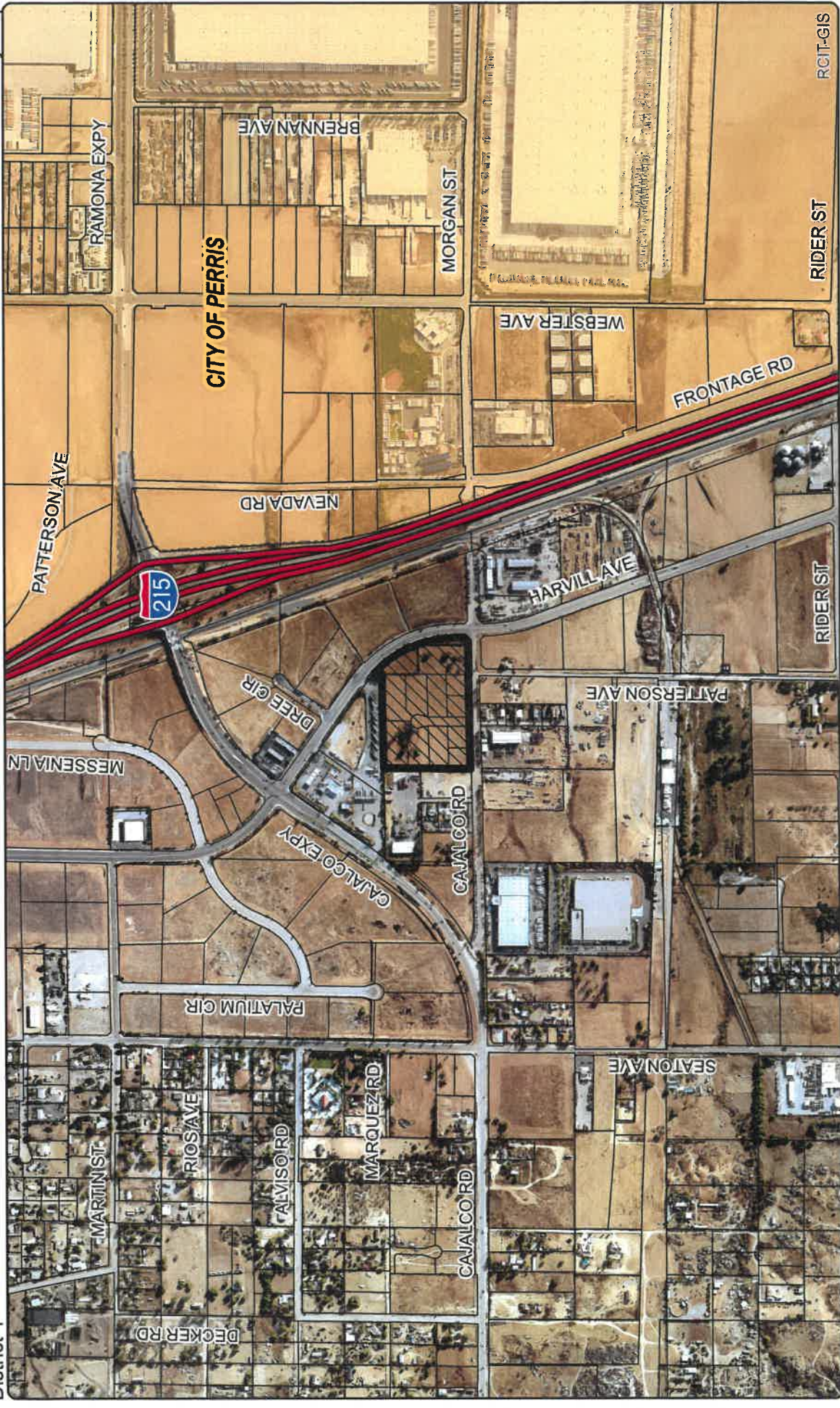
APPEAL INFORMATION

Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Commission's decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPT190006
VICINITY/POLICY AREAS

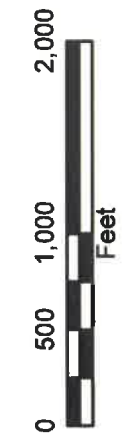
Date Drawn: 01/17/2020
 Vicinity Map

Supervisor: Jeffries
 District 1



Author: Vinnie Nguyen

Zoning Area: North Perris



DISCLAIMER: On October 7, 2020, the County of Riverside adopted a new General Plan. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-6000 (Western County) or in Palm Desert at (760) 940-7777 (Eastern County) or Riverside planning@rivco.net

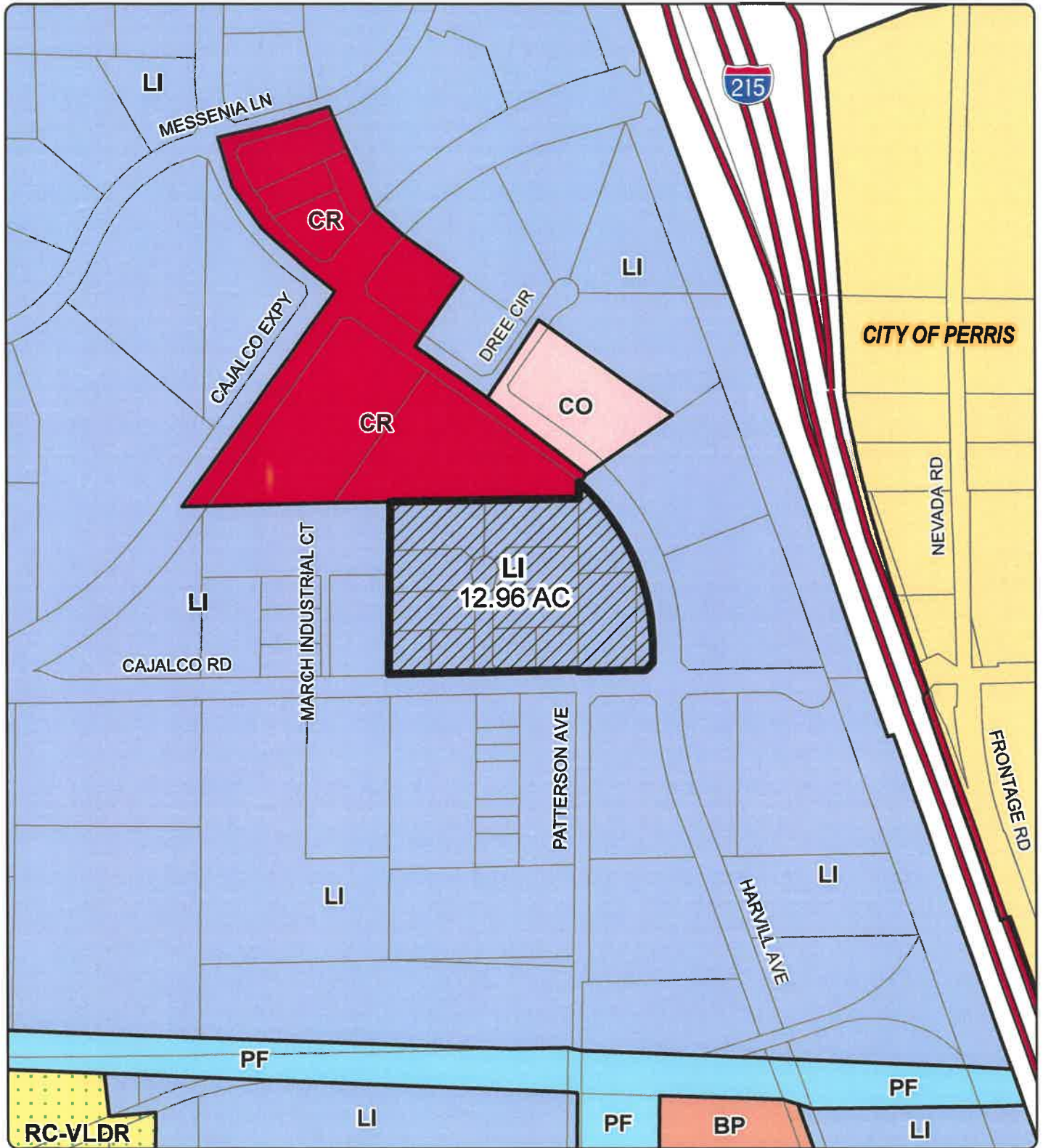
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT190006

EXISTING GENERAL PLAN

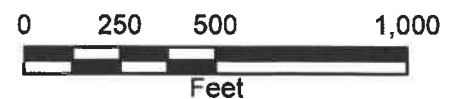
Supervisor: Jeffries
District 1

Date Drawn: 01/17/2020
Exhibit 5



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctima.org>

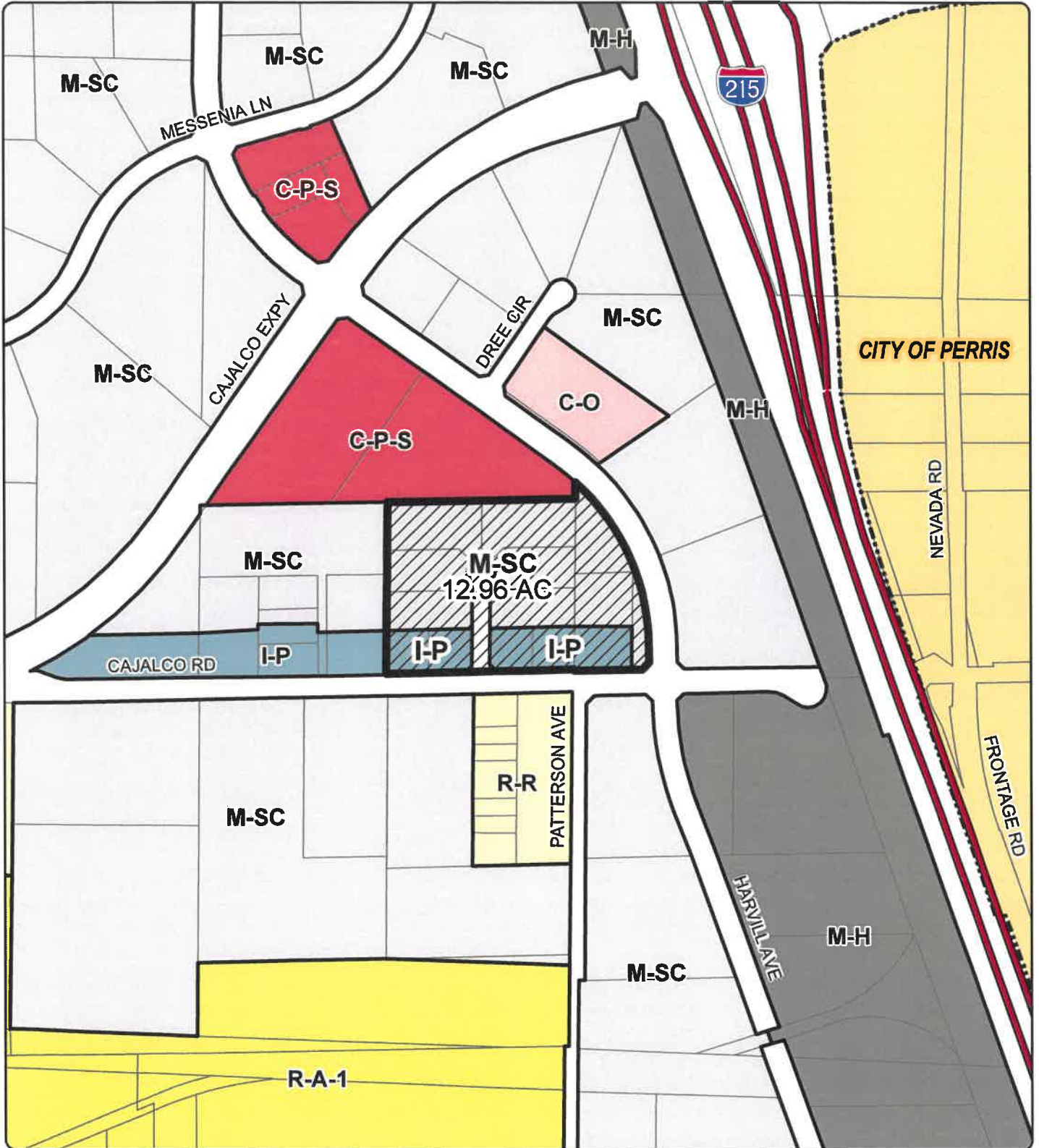
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT190006

EXISTING ZONING

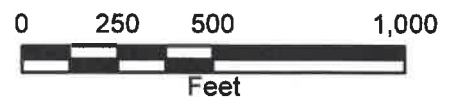
Supervisor: Jeffries
District 1

Date Drawn: 01/17/2020
Exhibit 2



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcdmsa.org>

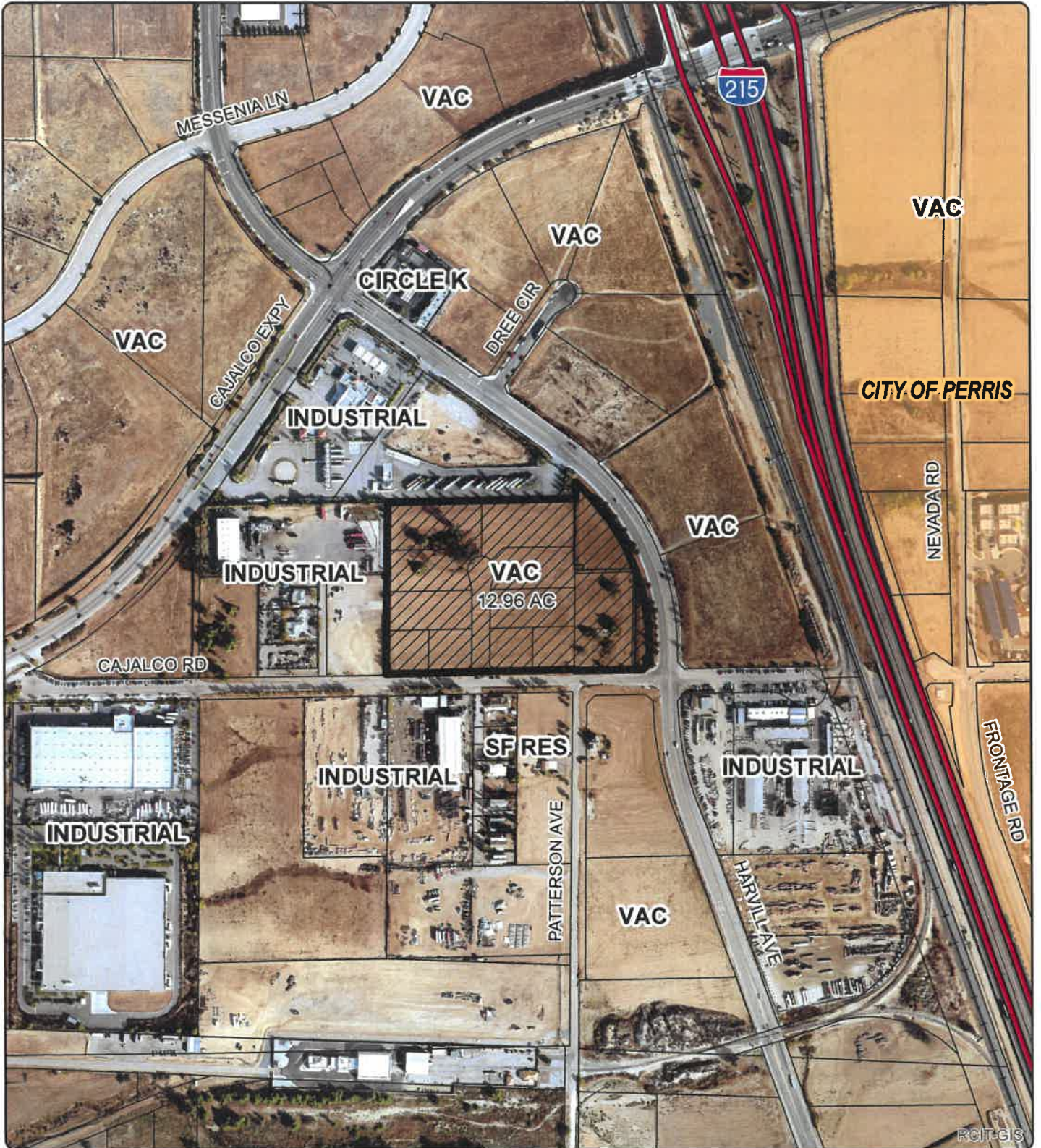
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT190006

LAND USE

Supervisor: Jeffries
District 1

Date Drawn: 01/17/2020
Exhibit 1



Zoning Area: North Perris

Author: Vinnie Nguyen



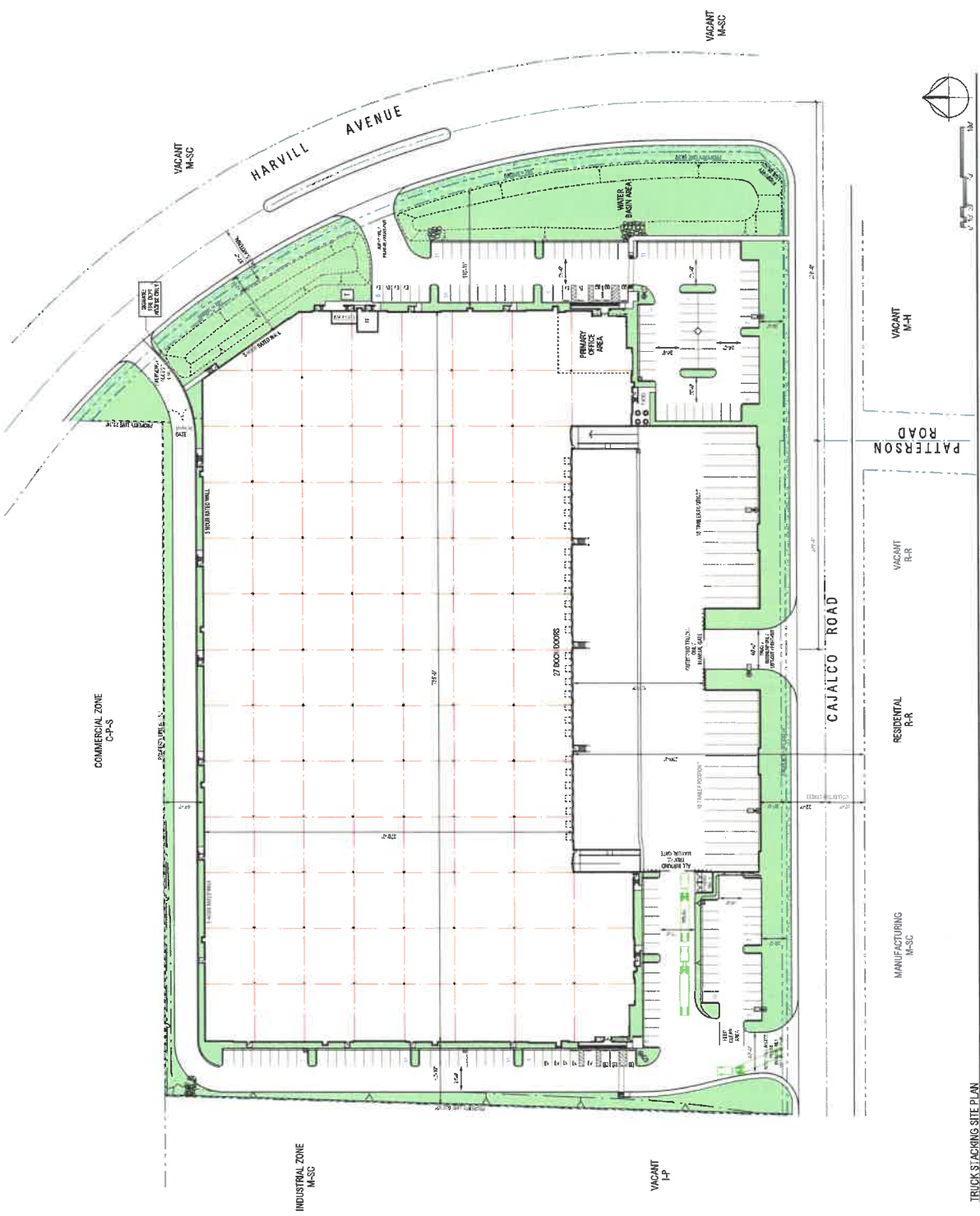
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PROJECT NAME:
 PARTICIPAL T.C.C.

VAL VERDE LOGISTICS
 CENTER
 DEVELOPMENT
 0000 CAJALCO ROAD
 COUNTY OF RIVERSIDE, CA

NEWCASTLE
 6740 GREENBERG
 SUITE 1115
 CORONA, CALIFORNIA
 92626-2000

NO.	DATE	DESCRIPTION
1	11/15/11	PRELIMINARY DEVELOPMENT
2	11/15/11	PRELIMINARY DEVELOPMENT
3	11/15/11	PRELIMINARY DEVELOPMENT
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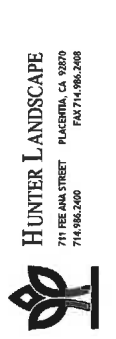


TRUCK STACKING SITE PLAN



HARVILL AVENUE

0 15 30 60



Plant Schedule

Includes a table with columns for Plant Name, Quantity, and Notes. Lists various tree and shrub species like '12\"/>

NOTES

1. ALL MATERIALS TO BE INSTALLED SHALL BE APPROVED BY THE CITY ENGINEER AND THE COUNTY ENGINEER.
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20. ALL MATERIALS TO BE INSTALLED SHALL BE APPROVED BY THE CITY ENGINEER AND THE COUNTY ENGINEER.

EXISTING COMMERCIAL

NO.	DESCRIPTION	QTY	UNIT
1	12\"/>		

EXISTING INDUSTRIAL

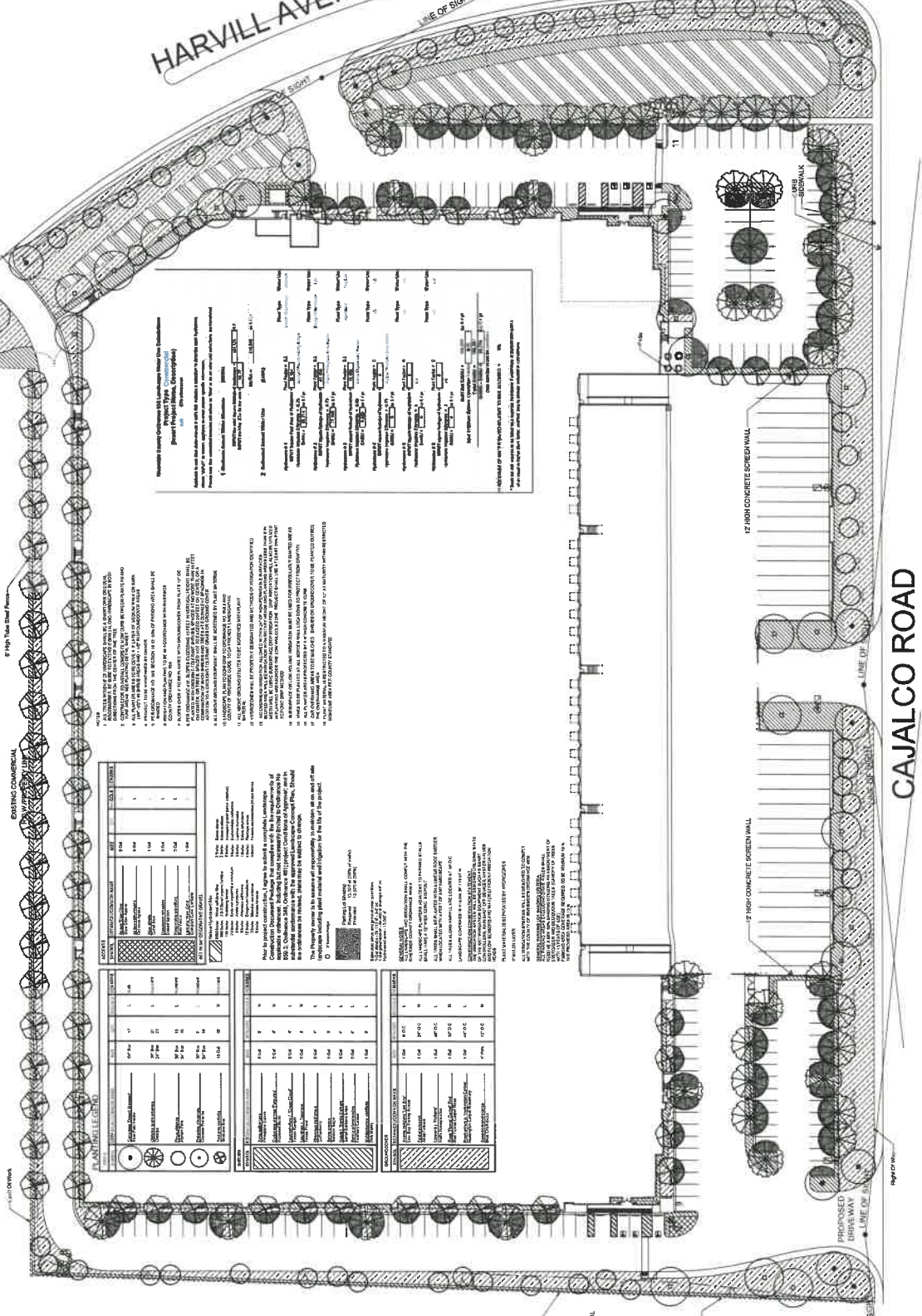
NO.	DESCRIPTION	QTY	UNIT
1	12\"/>		

PROPOSED DRIVEWAY

NO.	DESCRIPTION	QTY	UNIT
1	12\"/>		

PROPOSED DRIVEWAY

NO.	DESCRIPTION	QTY	UNIT
1	12\"/>		



Newcastle Partners
 4740 Orange River Road
 Jackson South 951-960-9800

Val Verde Logistics Center

18-066 05/27/18 10:16:19
 04/28/19 08:24:19
 04/28/19 10:22:11

County of Riverside, California



CONTRACTORS
ENGINEERS
LP No. 201542

**Gregg
Electric
Inc.**

608 IV. EMPORIA ST.
CHICAGO, IL 60607
(773) 363-1784



These drawings shall not be used for construction without the approval of Gregg Electric. These drawings are the property of Gregg Electric. Its acceptance of these drawings is a statement that it will be held responsible for the design and construction of the project. It is the responsibility of the client to provide all necessary information and to be returned upon request or copied receipt as indicated on the drawings. Written by Gregg Electric.

PROJECT:

NEWCASTLE
VAL VERDE

ISSUED BY: NEWCASTLE
COUNTY

TITLE:
BUILDING ELEVATIONS
LIGHTING

DATE: 1/20/20
SCALE: 1/8" = 1'-0"

NO.	REVISION	DATE
1		
2		
3		
4		
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DATE: 1/20/20

ESL2



SEE CALLOUT
FOR WINDOW
DETAIL

EXTERIOR LIGHTING ELEVATIONS
ROSE FLOOR

SLM Medium - SLM Outdoor LED Area Light

Product Description:
The SLM Medium - SLM Outdoor LED Area Light is a high-quality, energy-efficient lighting fixture designed for outdoor use. It features a durable, weather-resistant housing and a long-life LED light source. The fixture is available in multiple sizes and finishes to suit various architectural styles and applications. It is ideal for illuminating patios, decks, and outdoor living spaces.

Key Features:

- Energy-efficient LED technology
- Weather-resistant construction
- Adjustable mounting options
- Available in multiple finishes
- Long life expectancy

Technical Specifications:

Model	Power (W)	Voltage (V)	Color Temperature (K)	Beam Angle (°)	Mounting Height (ft)
SLM-M-100	100	120	3000	120	8-10
SLM-M-150	150	120	3000	120	8-10
SLM-M-200	200	120	3000	120	8-10

SLM Medium - SLM Outdoor LED Area Light

Light Distribution Data:

Model	Beam Angle (°)	Footcandle @ 10ft	Footcandle @ 20ft	Footcandle @ 30ft
SLM-M-100	120	10	2.5	1.5
SLM-M-150	120	15	3.75	2.25
SLM-M-200	120	20	5.0	3.0

Notes:
Light distribution is based on a 10-foot mounting height. Actual performance may vary based on mounting height and fixture orientation. For more information, please contact your local distributor or visit our website.

Catalog # :	Project :
Prepared By :	Date :



Slice Medium - SLM Outdoor LED Area Light



The Slice's sleek design makes it perfectly-suited for Commercial & Industrial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Slice offers high performance silicone optics, die cast aluminum housing, 42,000+ lumens and is available with integral Airlink Synapse controls.

Features & Specifications

Optical System

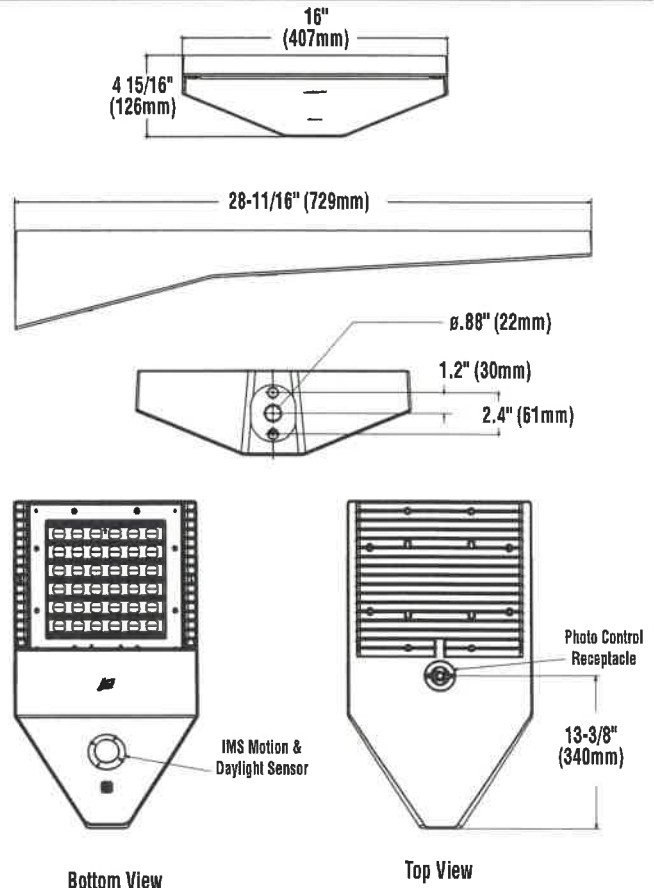
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, 2700K and Amber color temperatures per ANSI C78.377.
- Minimum CRI of 70. Optional 80 CRI available, consult factory for lead time.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 3)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L lumen package rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.



Product Dimensions





Slice Medium - SLM Outdoor LED Area Light

Features & Specifications (Cont.)

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square poles.
- Luminaire is proudly manufactured in the U.S. of U.S. and imported parts.
- IP66 rated luminaire protects integral components from harsh environments.
- 3G rated for ANSI C136.31 high vibration applications
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

Controls

- Optional integral passive infrared motion and daylight sensor activates switching of luminaire light levels (see page 6 for more details).
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 6 for more details)

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installing/servicing.
- Included terminal block provides quick and easy on-site wiring.
- Utilizes LSI's traditional 3" drill pattern for easy fastening of LSI products. (See drawing on page 1)

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- IDA compliant; with 3000K color temperature selection.
- Suitable For wet Locations.
- IP66 rated Luminaire. IP66 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications

Specifications and dimensions subject to change without notice.

Performance

ELECTRICAL DATA*							
Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	68.2	0.6A	0.3A	0.3A	0.2A	0.2A	0.1A
12L	93.1	0.8A	0.4A	0.4A	0.3A	0.3A	0.2A
18L	148.5	1.2A	0.7A	0.6A	0.5A	0.4A	0.3A
24L	188.8	1.6A	0.9A	0.8A	0.7A	0.5A	0.4A
30L	248.6	2.1A	1.2A	1.0A	0.9A	0.7A	0.5A
36L	317.8	2.6A	1.5A	1.3A	1.1A	0.9A	0.7A
42L	393.4	3.3A	1.9A	1.6A	1.4A	1.1A	0.8A

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

RECOMMENDED LUMEN MAINTENANCE¹(24-42L)

Ambient	Initial ²	25 hr ²	50 hr ²	75 hr ²	100 hr ²
0-40 C	100%	100%	97%	94%	92%

RECOMMENDED LUMEN MAINTENANCE¹(9-18L)

Ambient	Initial ²	25 hr ²	50 hr ²	75 hr ²	100 hr ²
0-50 C	100%	96%	91%	87%	83%

- 1- Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
- 2- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
- 3- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing

Slice ALSCH Satellite #														
VAC	Input Current (Amps)							Satellites Supported						
	42L	36L	30L	24L	18L	12L	9L	42L	36L	30L	24L	18L	12L	9L
110	3.6	2.9	2.3	1.7	1.4	0.8	0.6	0	0	1	1	2	4	4
120	3.4	2.6	2.1	1.6	1.2	0.8	0.6	0	0	1	2	2	4	4
208	1.9	1.5	1.2	0.9	0.7	0.4	0.3	1	2	3	4	4	4	4
240	1.6	1.3	1.0	0.8	0.6	0.4	0.3	1	2	3	4	4	4	4
277	1.4	1.1	0.9	0.7	0.5	0.3	0.2	2	3	4	4	4	4	4
347	1.1	0.9	0.7	0.5	0.4	0.3	0.2	3	4	4	4	4	4	4
480	0.8	0.7	0.5	0.4	0.3	0.2	0.1	4	4	4	4	4	4	4

LUMINAIRE EPA CHART - SLM	
	Single 0.6
	D180° 1.1
	D90° 0.9
	T90° 1.9
	TN120° 1.9
	Q90° 2.1



Slice Medium - SLM Outdoor LED Area Light

DELIVERED LUMENS*												
Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
09L	2	70	8956	131	B2-U0-G2	9427	138	B2-U0-G2	9838	144	B2-U0-G2	68.2
	2 - IL	70	5632	81	B1-U0-G1	5928	86	B1-U0-G1	6186	89	B1-U0-G1	
	3	70	9088	133	B2-U0-G2	9566	140	B2-U0-G2	9983	146	B2-U0-G2	
	3 - IL	70	6608	95	B0-U0-G2	6956	101	B0-U0-G2	7259	105	B0-U0-G2	
	5W	70	8431	123	B3-U0-G2	8875	130	B3-U0-G2	9262	135	B3-U0-G2	
	FT	70	9046	133	B2-U0-G2	9522	140	B2-U0-G2	9937	146	B2-U0-G2	
	FT - IL	70	5782	84	B0-U0-G2	6086	88	B0-U0-G2	6351	92	B0-U0-G2	
	FTA	70	8993	131	B2-U0-G2	9466	138	B2-U0-G2	9879	144	B2-U0-G2	
FTA - IL	70	6847	99	B1-U0-G1	7207	104	B1-U0-G1	7521	109	B1-U0-G1		
12L	2	70	11842	127	B3-U0-G2	12465	134	B3-U0-G2	13009	140	B3-U0-G2	93.1
	2 - IL	70	7447	80	B1-U0-G2	7839	84	B1-U0-G1	8180	88	B1-U0-G1	
	3	70	12017	129	B2-U0-G2	12649	136	B2-U0-G2	13200	142	B2-U0-G2	
	3 - IL	70	8738	94	B0-U0-G2	9198	99	B0-U0-G2	9599	103	B0-U0-G2	
	5W	70	11149	120	B4-U0-G2	11735	126	B4-U0-G2	12247	132	B4-U0-G2	
	FT	70	11962	128	B2-U0-G2	12591	135	B2-U0-G2	13140	141	B2-U0-G3	
	FT - IL	70	7645	82	B0-U0-G2	8048	86	B1-U0-G2	8398	90	B1-U0-G2	
	FTA	70	11891	128	B3-U0-G3	12517	134	B3-U0-G3	13062	140	B3-U0-G3	
FTA - IL	70	9053	97	B1-U0-G1	9530	102	B1-U0-G1	9945	107	B1-U0-G1		
18L	2	70	17722	119	B3-U0-G3	18655	126	B3-U0-G3	19468	131	B3-U0-G3	148.5
	2 - IL	70	11144	75	B1-U0-G2	11731	79	B1-U0-G2	12242	82	B1-U0-G2	
	3	70	17984	121	B2-U0-G3	18930	127	B3-U0-G3	19755	133	B3-U0-G3	
	3 - IL	70	13077	88	B1-U0-G2	13765	93	B1-U0-G2	14365	97	B1-U0-G3	
	5W	70	16685	112	B4-U0-G2	17563	118	B4-U0-G2	18328	123	B4-U0-G2	
	FT	70	17901	121	B3-U0-G3	18843	127	B3-U0-G3	19664	132	B3-U0-G4	
	FT - IL	70	11441	77	B1-U0-G3	12044	81	B1-U0-G3	12568	85	B1-U0-G3	
	FTA	70	17796	120	B3-U0-G3	18732	126	B3-U0-G3	19549	132	B3-U0-G3	
FTA - IL	70	13549	91	B1-U0-G2	14262	96	B1-U0-G2	14883	100	B1-U0-G2		
24L	2	70	24122	128	B4-U0-G3	24851	132	B4-U0-G3	25119	133	B4-U0-G3	188.8
	2 - IL	70	14595	78	B1-U0-G2	15036	80	B1-U0-G2	15198	81	B1-U0-G2	
	3	70	24945	132	B3-U0-G3	25699	136	B3-U0-G4	25976	138	B3-U0-G4	
	3 - IL	70	17364	92	B1-U0-G3	17889	95	B1-U0-G3	18082	96	B1-U0-G3	
	5W	70	22673	122	B5-U0-G3	23667	125	B5-U0-G3	23823	127	B5-U0-G3	
	FT	70	24276	129	B3-U0-G4	25010	132	B3-U0-G4	25280	134	B3-U0-G4	
	FT - IL	70	15254	81	B1-U0-G3	15715	84	B1-U0-G3	15885	85	B1-U0-G3	
	FTA	70	24715	131	B3-U0-G3	25462	135	B3-U0-G3	25737	136	B3-U0-G3	
FTA - IL	70	16738	89	B1-U0-G2	17244	92	B1-U0-G2	17430	93	B1-U0-G2		
30L	2	70	30286	122	B4-U0-G3	31201	126	B4-U0-G3	31538	127	B1-U0-G2	248.6
	2 - IL	70	18324	74	B1-U0-G2	18878	76	B1-U0-G2	19082	77	B1-U0-G2	
	3	70	31319	126	B3-U0-G4	32266	130	B3-U0-G4	32614	131	B3-U0-G4	
	3 - IL	70	21801	88	B1-U0-G4	22460	90	B1-U0-G4	22703	91	B1-U0-G4	
	5W	70	28843	116	B5-U0-G3	29715	120	B5-U0-G3	30036	121	B5-U0-G4	
	FT	70	30479	123	B3-U0-G4	31401	126	B3-U0-G4	31740	128	B3-U0-G5	
	FT - IL	70	19152	77	B1-U0-G3	19731	79	B1-U0-G3	19944	80	B1-U0-G4	
	FTA	70	31030	125	B3-U0-G3	31969	129	B4-U0-G3	32314	130	B4-U0-G3	
FTA - IL	70	21015	85	B1-U0-G2	21650	87	B1-U0-G2	21884	88	B1-U0-G2		
36L	2	70	36082	114	B4-U0-G4	37173	117	B4-U0-G4	37574	118	B4-U0-G4	317.8
	2 - IL	70	21831	69	B2-U0-G3	22491	71	B2-U0-G3	22734	72	B2-U0-G3	
	3	70	37313	117	B3-U0-G4	38442	121	B3-U0-G4	38857	122	B4-U0-G4	
	3 - IL	70	25974	82	B1-U0-G4	26759	84	B1-U0-G4	27048	85	B1-U0-G4	
	5W	70	34363	108	B5-U0-G4	35402	111	B5-U0-G4	35784	113	B5-U0-G4	
	FT	70	36313	114	B3-U0-G5	37411	118	B4-U0-G5	37815	119	B4-U0-G5	
	FT - IL	70	22817	72	B1-U0-G4	23507	74	B1-U0-G4	23761	75	B1-U0-G4	
	FTA	70	36969	116	B4-U0-G4	38087	120	B4-U0-G4	38498	121	B4-U0-G4	
FTA - IL	70	25037	79	B1-U0-G2	25794	81	B1-U0-G2	26073	82	B1-U0-G2		
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	2 - IL	70	24843	63	B2-U0-G3	25594	65	B2-U0-G3	25871	66	B2-U0-G3	
	3	70	42461	108	B4-U0-G5	43745	111	B4-U0-G5	44217	112	B4-U0-G5	
	3 - IL	70	29557	75	B1-U0-G4	30451	77	B1-U0-G4	30779	78	B1-U0-G4	
	5W	70	39104	99	B5-U0-G4	40286	102	B5-U0-G4	40721	104	B5-U0-G4	
	FT	70	41323	105	B4-U0-G5	42572	108	B4-U0-G5	43032	109	B4-U0-G5	
	FT - IL	70	25965	66	B1-U0-G4	26750	68	B1-U0-G4	27039	69	B1-U0-G4	
	FTA	70	42069	107	B4-U0-G4	43341	110	B4-U0-G4	43809	111	B4-U0-G4	
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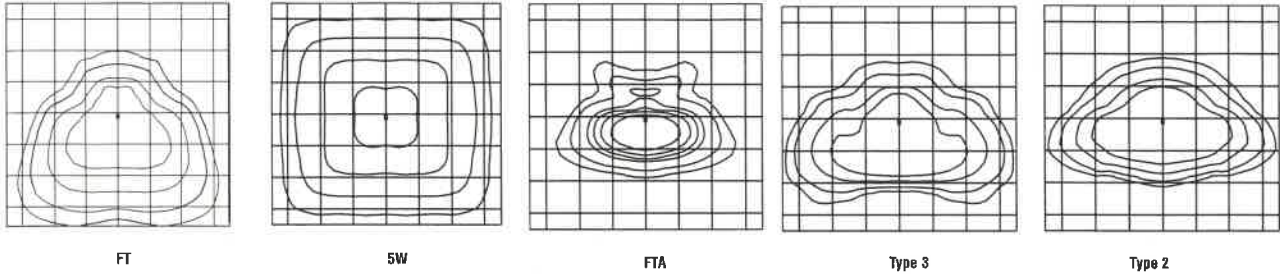
*LED Chips are frequently updated therefore values are nominal



Slice Medium - SLM Outdoor LED Area Light

Performance (Cont.)

All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the Slice (SLM) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.



Ordering Guide

TYPICAL ORDER EXAMPLE: **SLM LED 36L SIL FTA UNV DIM 50 ALSC BRZ IL**

Luminaire Prefix	Light Source	Lumen Package	Light Output	Distribution	Orientation ¹¹	Voltage	Driver
SLM (Slice)	LED	9L - 9,000 lms 12L - 12,000 lms 18L - 18,000 lms 24L - 24,000 lms 30L - 30,000 lms 36L - 36,000 lms 42L - 42,000 lms *Consult factory for programmable wattages and lumen packages	SIL - Silicone	2 - Type 2 3 - Type 3 5W - Type 5 Wide ¹¹ FT - Type Forward Throw FTA - Forward Throw Automotive	(blank) - standard L - Optics rotated left 90 R - Optics rotated right 90	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10v Dimming (0-10%)

Color Temp	Color Rendering	Controls	Finish	Options
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT 27 - 2,700 CCT ¹ AMB - Amber ¹	70 - 70 CRI 80 - 80 CRI ¹	(Blank) - None Wireless Controls System ALSC - AirLink Synapse Control System ^{2,3} ALSCH - AirLink Synapse Control System ^{3,4,10} Host / Satellite IMSS - Integral motion & Daylight Sensor 24V (for use with ALSC/ALSCH) ^{6,7,14} Stand-Alone Controls EXT - 0-10v Dimming ⁵ IMS - Integral Motion & Daylight Sensor ^{6,7}	BRZ - Bronze BLK - Black GPT - Graphite MSV - Metallic Silver WHT - White PLP - Platinum Plus SVG - Satin Verde Green	(Blank) - None Button Type Photocells ⁹ PCI120 - 120V PCI208 - 208V PCI240 - 240V PCI277 - 277V PCI347 - 347V PCR7P ⁹ - 7 Pin Photoelectric Control Receptacle IL - Integral Louver HSS



Slice Medium - SLM Outdoor LED Area Light

Accessory Ordering Information

Description	Order Number	Description	Order Number
PC 120 Photocell for use with PCR option (120v) ¹⁴	122514	PMOS24 - 24V Pole-Mount Occupancy Sensor ¹⁵	663284CLR
PC208-277 Photocell for use with PCR option (208V, 240V, 277V) ¹⁴	122515	FK120 Single Fusing (120V) ¹³	FK120
PC347 Photocell for use with PCR option (347V) ¹⁴	122516	FK277 Single Fusing (277V) ¹³	FK277
PC480 Photocell for use with PCR option (480V) ¹⁴	1225180	DFK480 Double Fusing (480V) ¹³	DFK480
ALSC UNV TL5 - AirLink 5 ¹²	661409	BLS XBO WM CLR Wall Mount Bracket ¹⁵	382132CLR
ALSC UNV TL7 - AirLink 7 ¹²	661410	IMS/PC Remote Configurator Tool	5849929
		IL - Integral Louver HSS	684812

FOOTNOTES:

- 1 - Consult Factory for availability & Lead Time.
- 2 - Not available with ALSCH, PCR7P, EXT and Button Type Photocells.
- 3 - Not available in HV.
- 4 - Not available with ALSC, PCR7P, EXT and Button Type Photocells.
- 5 - Not compatible with IMS, Wireless Controls System, Button Type Photocells and PCR7P
- 6 - Not available with EXT and Button Type Photocells.
- 7 - IMS is a Dual Sensor (Daylight & Motion) which is field adjustable, via a hand held Remote Configurator Tool, which must be ordered separately. See Accessory Ordering Information.
- 8 - Not available with EXT, IMS, Wireless Controls Systems and PCR7P.

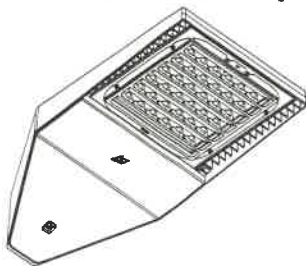
- 9 - Not available with ALSC, ALSCH, Button Type Photocells, IMS. Photocell must be ordered separately. 7 pin standard. See Accessory Ordering Information.
- 10 - See ALSCH configuration support table on page 2.
- 11 - 90L & 90R option not available on "Type 5W" distribution. See Options.
- 12 - Factory installed PCR7P option required. See Accessories.
- 13 - Fusing must be located in hand hole of pole.
- 14 - Not available with Wireless Control systems and IMS.
- 15 - "CLR" denotes finish. See Finish options.
- 16 - Must be used with ALSC or ALSCH controls.

Accessories/Options

Integral Louver (IL)

Accessory Integral Louver available for improved back-light control without sacrificing street side performance.

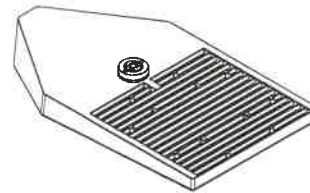
Luminaire shown with Integral Louver (IL)



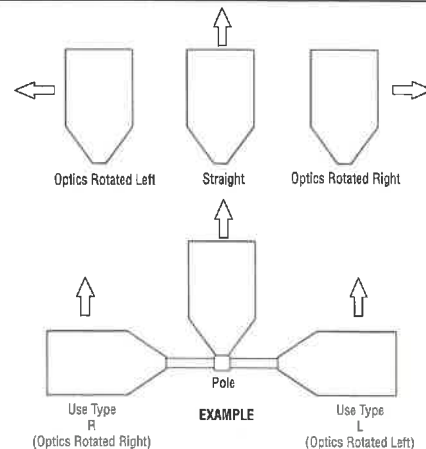
7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Fixture Shown with PCR 7P



Optics Rotation





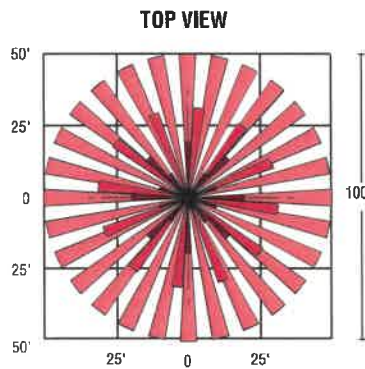
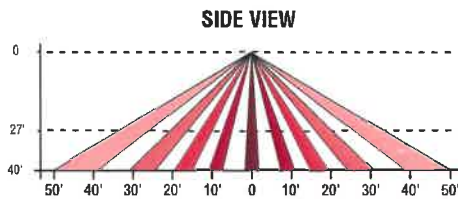
Slice Medium - SLM Outdoor LED Area Light

LSI offers a variety of integrated controls options which are compatible with the Slice Area Light and factory-installed for your convenience.

1 Stand-alone Controls: Occupancy/Daylight Sensor (IMS/IMSS)

Optional integral passive infrared motion and daylight sensor activates switching of luminaire light levels. Standard Factory settings: High level light is activated and increased to full bright upon detection of motion; photocell is disabled, use Remote Configurator Tool to program. Lowlight level (10% maximum drive current) is activated when target zone is absent of motion activity for ~5 minutes. See coverage diagram for detection cone. Optional configurator tool allows for easy and safe programming of each luminaire from ground level.

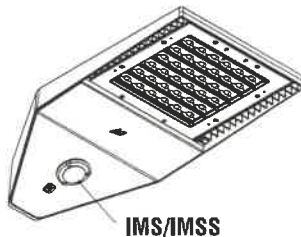
IMS/IMSS Coverage Diagram



Remote Configurator Tool



Luminaire Shown With IMS/IMSS



2 Wireless Lighting Control System: AirLink™ enabled by Synapse®

AirLink is perfect for sites that require more functionality, customization and site-wide connectivity & control. LSI offers two options for this specific feature: the factory-integrated AirLink Wireless Lighting Controller or Photoelectric Control Receptacle with AirLink Twist Lock Controller (accessory). Both options provide seamless integration into the AirLink system and its self-healing mesh network. Other features of this system include: utility grade power monitoring (-2% accuracy); remote control and scheduling; flexible 0-10V dimming control; on/off switching; secure, over-the-air upgrades to support future enhancements, status monitoring of your lighting fixtures; and 5 year limited warranty.

The AirLink system radio: SNAP 2.4 GHz; 802.15.4; +20 dBm Transmit Power; -105 dBm Receive Sensitivity; excellent RF Range — 1,000ft LoS between controllers.

See next page for more info. For full product and system specifications visit www.lsi-airlink.com/airlink-synapse/

Contact LSI Controls



Sales
controls.sales@lsi-industries.com



Support
controls.support@lsi-industries.com
1 (800) 436-7800 (support, option 8)



More information
For more information on AirLink, visit our website at www.lsi-airlink.com/airlink



Slice Medium - SLM Outdoor LED Area Light



AirLink™
enabled by Synapse+

1 Integrated Wireless Lighting Controller



Features

- True On/Off functionality via switched relay
- Relay closes on power loss
- Supports a wide range of LED drivers and fixtures
- Direct Connect up to two (2) to 24V Occupancy Sensors and Photocells (consult sales for compatible list)
- Available in a metal cased version with quick connect terminal blocks
- Lights default to on for safety
- Dimensions: 8.2" L x 2.3" W x 1.3" H (209mm L x 59mm W x 33mm H) without antennas

Regulatory Approvals

- FCC, IC, CE certified
- cULus and DLC Listed
- California Title 24 compliant

Power and Performance

- Operating environmental: -40°F to 131°F (-40°C to 55°C)
- Input power: 100–277 VAC +/- 10% (Max 305V) 47/64 Hz
- Switched output: Default ON; Zero Cross Switching
- Load rating: 5A @ 100V to 277V (+/- 10%)
- Dimming: 0–10V control; Output: Class 1/2 - 20mA Source Max / 50mA Sink Max
- Sensors inputs: 0–10V (photocell sensors), 0–24V (all other sensors); Sensor power supply: 24VDC @ 50mA

2 Wireless Lighting Controller 5 Pin & 7 Pin Twist Lock (accessory with Photoelectric Control Receptacle)



Features

- Integrated Photocell
- ANSI C136.41 Dimming Receptacle Support
- Digital sensor input for motion sensing (ALSC UNV TL7 only)
- Dimensions: 4.53" W x 2.68" H (115mm W x 68mm H)

Regulatory Approvals

- FCC, IC certified
- UL and DLC Listed

Power and Performance

- Operating environmental: -40°F to 158°F (-40°C to 70°C); 20% to 90% RH non-condensing; IP66
- Input power: 100–277 VAC +/- 10% (Max 305V) 50/60 Hz
- Switched output: Default ON
- Load rating: 5A @ 100V to 277V (+/- 10%)
- Dimming output: maximum current 10mA
- Sensor input: One digital input that can be used for motion-based lighting controls (ALSC UNV TL7 only)
- Power readings: Voltage, Watts



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 190006

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Russell Brady Title: Project Planner Date: January 23, 2020

Applicant/Project Sponsor: Newcastle Partners, Inc. Date Submitted: February 26, 2019

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Russell Brady at (951) 955-3025.

\\agency\AgencyDFS\Plan\FILES\Planning Case Files-Riverside office\PPT190006\DH-PC-BOS Hearings\PC\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZCEQ190013

FOR COUNTY CLERK'S USE ONLY

VAL VERDE LOGISTICS CENTER

PLOT PLAN No. 190006

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

CEQA CASE No: CEQ190013

LEAD AGENCY:

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET, 12TH FLOOR
RIVERSIDE, CA 92502

PROJECT APPLICANT:

NEWCASTLE PARTNERS
4740 GREEN RIVER ROAD, SUITE 118
CORONA, CA 92880

CEQA CONSULTANT:

T&B PLANNING, INC.
3200 EL CAMINO REAL, SUITE 100
IRVINE, CA 92602

January 23, 2020

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B	General Habitat Assessment and Focused Burrowing Owl Surveys
C	Phase I Cultural Resources Assessment
D	Energy Analysis
E	Geotechnical Engineering Investigation
F	Greenhouse Gas Analysis
F1	Supplemental Greenhouse Gas Assessment
G	Phase I Environmental Site Assessment
H1	Drainage Study
H2	Project Specific Preliminary Water Quality Management Plan
I	Noise Impact Analysis
J	Paleontological Resource and Mitigation Monitoring Assessment
K1	Traffic Impact Analysis
K2	Vehicle Miles Traveled Assessment
K3	Driveway Stacking Analysis

LIST OF ABBREVIATED TERMS

Acronym	Definition
A-1-1	Light Agriculture (zoning classification)
AB 341	Assembly Bill 341
AC	Asphalt Concrete
AC	Acre
ADP	Area Drainage Plan
ADT	Average Daily Traffic
ADOE	Archaeological Determination of Eligibility
AIA	Airport Influence Area
ALUCP	Airport Land Use Compatibility Plan
AMSL	Above Mean Sea Level
APE	Area of Potential Effect
APN	Assessor Parcel Number
ASTM	American Society for Testing and Materials
BLM	Bureau of Land Management
BMP	Best Management Practice
CAP	Climate Action Plan
CalEEMod	California Emissions Estimate Model
CARB	California Air Resources Board
CCR	California Code of Regulations
CDC	California Department of Conservation
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CFD	Community Facilities District
CFGC	California Fish and Game Code
cfy	cubic feet per year
cy	cubic yard
CIWMP	Countywide Integrated Waste Management Plan
CGC	California Government Code
CMP	Congestion Management Program
CNEL	Community Noise Equivalent Level
CRDR	County Regulations and Design Requirement
CRMP	Cultural Resources Monitoring Program
CSA	Community Service Area
dBA	A-weighted decibels
DEH	Department of Environmental Health
DIF	Development Impact Fee

LIST OF ABBREVIATED TERMS

Acronym	Definition
DBESP	Determination of Biologically Equivalent or Superior Preservation
DTSC	Department of Toxic Substances Control
E+P	Existing plus Project
EA	Existing plus Ambient Growth
EAC	Existing plus Ambient Growth plus Cumulative Conditions
EAP	Existing plus Ambient Growth plus Project Conditions
EAPC	Existing plus Ambient Growth plus Project plus Cumulative Conditions
EDR	Environmental Data Resources
EIC	Eastern Information Center
e.g.	exempli gratia meaning "for example"
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
EMWD	Eastern Municipal Water District
FAR	floor-to-area ratio
FEMA	Federal Emergency Management Agency
FICON	Federal Interagency Committee on Noise
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping & Monitoring Program
FTA	Federal Transit Administration
GCC	Global Climate Change
gpd	gallons per day
GLO	General Land Office
HCP	Habitat Conservation Plan
HMBEP	Hazardous Materials Business Emergency Plan
HPD	Historic Property Data File
i.e.	id est meaning "that is"
I-215	Interstate 215
I-P	Industrial Park (zoning classification)
IA	Implementing Agreement
in/sec	inch per second
IS	Initial Study
ITE	Institute of Engineers
JPA	Joint Powers Authority

LIST OF ABBREVIATED TERMS

<u>Acronym</u>	<u>Definition</u>
kWh	kilowatts per hour
L_{eq}	Equivalent continuous (average) sound level
LAFCO	Local Agency Formation Commission
LI	Light Industrial (General Plan land use designation)
LOS	Level of Service
M-SC	Manufacturing – Service Commercial (land use designation)
MARB	March Air Reserve Base
MDP	Master Drainage Plan
mgpd	million gallons per day
MM	Mitigation Measure
MMRP	Mitigation Monitoring and Reporting Program
MMTCO _{2e}	Million Metric Ton of Carbon Dioxide Equivalent
MND	Mitigated Negative Declaration
MPO	Metropolitan Planning Organization
MRZ-3	Mineral Resources Zone 3
MSCHP	Multiple Species Habitat Conservation Plan
MS4	Municipal Separate Storm Sewer System
MVAP	Mead Valley Area Plan
MWD	Metropolitan Water District
NAHC	Native American Heritage Commission
ND	Negative Declaration
NIOSH	National Institute for Occupational Safety and Health
NOD	Notice of Determination
NOI	Notice of Intent
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
OHP	Office of Historic Preservation
PCE	Passenger Car Equivalent
PM	Parcel Map
PP	Plot Plan
PPV	Peak Particle Velocity
PRC	Public Resources Code
R-R-1/2	Rural-Residential ½-Acre Lot Size (zoning classification)

LIST OF ABBREVIATED TERMS

Acronym	Definition
RCFCWCD	Riverside County Flood Control and Water Conservation District
RC-VLDR	Rural Community – Very Low Density Residential (General Plan land use designation)
RCALUC	Riverside County Airport Land Use Commission
RCIT	Riverside County Information Technology
RCFD	Riverside County Fire Department
RMS	root-mean-square
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SBCTA	San Bernardino County Transportation Authority
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison SCH State Clearinghouse
SF	square foot/square feet
SGMA	Sustainable Groundwater Management Act
SKR	Stephens' kangaroo rat
SOI	Sphere of Influence
SWIS	Solid Waste Information System
SWPPP	Storm Water Pollution Prevention Plan
TIA	Traffic Impact Analysis
TLMA	Transportation and Land Management Agency
UCR	University of California, Riverside
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UWMP	Urban Water Management Plan
VMT	Vehicle Miles Traveled
VVUSD	Val Verde Unified School District
WQMP	Water Quality Management Plan

1.0 Introduction

1.1 DOCUMENT PURPOSE

This document is a Mitigated Negative Declaration (MND) prepared in accordance with the California Environmental Quality Act (CEQA), including all criteria, standards, and procedures of CEQA (California Public Resource Code §§ 21000 *et seq.*) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, §§ 15000 *et seq.*). This MND is an informational document intended for use by the County of Riverside, Trustee and Responsible agencies, and members of the general public in evaluating the physical environmental effects resulting from planning, constructing, and operating the proposed Val Verde Logistics Center project (hereafter, referred to as the “Project” and described in detail in Section 3.0, *Project Description*, of this MND).

This MND was compiled by the County of Riverside, serving as the Lead Agency for the proposed Project pursuant to CEQA Section 21067 and CEQA Guidelines Article 4 and Section 15367. “Lead Agency” refers to the public agency that has the principal responsibility for carrying out or approving a project.

The construction and operation of the proposed Project is considered to be a “project” under CEQA and, as a result, the Project is subject to the County of Riverside’s environmental review process. The primary purpose of CEQA is to ensure that decision-makers and the public are aware of the environmental implications of a specific action or project and to determine whether the proposed project will have the potential to cause significant adverse impacts on the environment. As part of the proposed Project’s environmental review process, the County of Riverside prepared an Environmental Assessment (Initial Study), which is included herein in Sections 4.0 and 5.0.

Although the Initial Study was prepared with consultant support (T&B Planning, Inc.), the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and position of the County of Riverside in its capacity as Lead Agency. The County determined that the Initial Study and its supporting reference material provide substantial evidence that an MND is the appropriate environmental document for the proposed Project.

1.2 PROJECT SUMMARY

The proposed Project consists of an application for a Plot Plan (Plot Plan No. 190006) to develop an approximately 12.96-gross acre property located at the northwest corner of Harvill Avenue and Cajalco Road on Assessor Parcel Numbers (APNs) 317-110-037 and 038, and 317-110-041 through 051 in the unincorporated community of Mead Valley in western Riverside County, California. The proposed Project involves the construction and operation of one (1) approximately 289,556 square foot (SF) warehouse building with associated improvements.

1.3 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

1.3.1 CEQA Objectives

CEQA, a statewide environmental law contained in Public Resources Code §§ 21000-21177, applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. The overarching goal of CEQA is to protect the physical environment. To achieve that goal, CEQA requires that public agencies inform themselves of the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts when avoidance or reduction is feasible. It also gives other public agencies and the general public an opportunity to comment on the information. If significant adverse impacts cannot be avoided, reduced, or mitigated to below a level of significance, the public agency is required to prepare an Environmental Impact Report (EIR) and balance the project's environmental concerns with other goals and benefits in a statement of overriding considerations. If significant adverse impacts can be avoided, reduced, or mitigated to below a level of significance, the public agency is required to prepare a Negative Declaration (ND) or Mitigated Negative Declaration (MND).

1.3.2 CEQA Requirements for a Mitigated Negative Declaration

An MND is a written statement by the Lead Agency that briefly describes the reasons why a project that is not exempt from the requirements of CEQA will not have a significant effect on the environment and, therefore, does not require preparation of an EIR (CEQA Guidelines § 15371). The CEQA Guidelines require the preparation of an MND if the Initial Study prepared for a project identifies potentially significant effects, but: 1) revisions in the project plans or proposals made by, or agreed to by the project applicant before a proposed MND and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and 2) there is no substantial evidence, in light of the whole record before the Lead Agency, that the project may have a significant effect on the environment. (CEQA Guidelines § 15070(b))

1.3.3 Format and Content of Mitigated Negative Declaration

The following components comprise this MND in its entirety:

- 1) This document, including all sections. Section 1.0 includes the *Introduction*. Section 2.0 includes the *Environmental Setting*. Section 3.0 includes the *Project Description*. Sections 4.0 and 5.0 comprise the completed *Environmental Assessment - Initial Study* and its associated analysis that document the reasons to support the findings and conclusions of the Initial Study. Section 6.0 includes a list of the *References* used in preparation of this MND, and which are part of the Project's administrative record on file with the County of Riverside. A Mitigation Monitoring and Reporting Program (MMRP), which includes all mitigation measures imposed on the proposed Project by the County of Riverside to ensure that effects to the environment are reduced to less-than-significant levels, is attached to this MND. The MMRP also indicates the required timing for the implementation of each mitigation measure

and identifies the parties responsible for implementing and monitoring each mitigation measure.

- 2) Sixteen (16) technical reports that evaluate the environmental effects of the proposed Project are attached to this MND as Technical Appendices A1-K3. Each of the appendices listed below are available for review at the Riverside County Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside, California, 92502 and are hereby incorporated by reference pursuant to CEQA Guidelines Section 15150.

- A1 Air Quality Impact Analysis, dated November 12, 2019 and prepared by Urban Crossroads Inc. (Urban Crossroads, Inc., 2019a)
- A2 Mobile Source Health Risk Assessment, dated November 12, 2019 and prepared by Urban Crossroads Inc. (Urban Crossroads, Inc., 2019b)
- B General Habitat Assessment and Focused Burrowing Owl Surveys dated September 14, 2018 and prepared by Ecological Sciences, Inc. (Ecological Sciences, Inc., 2018a)
- C Phase I Cultural Resources Assessment, dated March 21, 2019 and prepared by Brian F. Smith and Associates (BFSA, 2019a)
- D Energy Analysis, dated September 19, 2019 and prepared by Urban Crossroads, Inc. (Urban Crossroads, Inc., 2019c)
- E Geotechnical Engineering Investigation, dated July 24, 2018 and prepared by NorCal Engineering (NorCal Engineering, 2018a)
- F Greenhouse Gas Analysis, dated November 12, 2019 and prepared by Urban Crossroads, Inc. (Urban Crossroads, Inc., 2019a)
- F1 Supplemental Greenhouse Gas Assessment, dated January 16, 2020 and prepared by Urban Crossroads, Inc. (Urban Crossroads, Inc., 2020a)
- G Phase I Environmental Site Assessment, dated June 25, 2018 and prepared by Arcadis (Arcadis, 2018a)
- H1 Drainage Study, dated October 11, 2019 and prepared by REC Consultants, Inc. (REC Consultants, Inc., 2019a)
- H2 Project Specific Preliminary Water Quality Management Plan, dated February 1, 2019 and prepared by REC Consultants, Inc. (REC Consultants, Inc., 2019b)
- I Noise Impact Analysis, dated January 21, 2020 and prepared by Urban Crossroads, Inc. (Urban Crossroads, Inc., 2020b)
- J Paleontological Resource and Mitigation Monitoring Assessment, dated March 21, 2019 and prepared by Brian F. Smith and Associates, Inc. (BFSA, 2019b)
- K1 Traffic Impact Analysis, dated June 17, 2019 and prepared by Urban Crossroads, Inc. (Urban Crossroads, Inc., 2019f)

- K2 Vehicle Miles Traveled Assessment, dated June 21, 2018 and prepared by Urban Crossroads, Inc. (Urban Crossroads, Inc., 2019g)
 - K3 Driveway Stacking Analysis, dated December 11, 2019 and prepared by Urban Crossroads, Inc. (Urban Crossroads, Inc., 2019h)
- 3) All plans, policies, regulatory requirements, and other documentation that is incorporated by reference in this document pursuant to CEQA Guidelines § 15150. Refer to Section 6.0, *References*, of this MND.

1.3.4 Initial Study Conclusions

Section 4.0 of this document contains the Initial Study that was prepared for the proposed Project pursuant to CEQA and County of Riverside requirements. The Initial Study determined that implementation of the proposed Project would result in no impacts or less-than-significant environmental effects under the issue areas of: Aesthetics; Agriculture and Forest Resources; Energy; Geology/Soils; Hazards and Hazardous Material; Hydrology/Water Quality; Land Use/Planning; Mineral Resources; Population and Housing; Public Services; Recreation; and Utilities/Service Systems. The Initial Study determined that the proposed Project would result in potentially significant effects to the issue areas of Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Noise, Paleontological Resources; Transportation; and Tribal Cultural Resources, but the Project Applicant has agreed to mitigation measures that would avoid or reduce the effects to less than significant. The Initial Study determined that, with the implementation of mitigation measures, there is no substantial evidence in light of the whole record before the Lead Agency (County of Riverside) that the Project may have a significant effect on the environment. Based on the Initial Study's conclusions, the County of Riverside determined that an MND is appropriate for the proposed Project pursuant to CEQA Guidelines Section 15070(b).

1.3.5 Mitigated Negative Declaration Processing

The County of Riverside Planning Department directed and supervised the preparation of this MND. Although prepared with the assistance of the consulting firm T&B Planning, Inc., all of the content, analyses, determinations, and conclusions contained within this MND reflect the sole independent judgment of the County of Riverside, acting as Lead Agency under CEQA.

A Notice of Intent (NOI) to adopt the MND will be distributed to the following entities for a 20-day public review period: 1) organizations and individuals who have previously requested such notice in writing to the County of Riverside; 2) owners of contiguous property shown on the latest equalized assessment roll; 3) Responsible and Trustee agencies (public agencies that have a level of discretionary approval over some component of the proposed Project); and 4) the Riverside County Clerk. The NOI identifies the location(s) where the MND, Initial Study, MMRP, and associated Technical Appendices are available for public review.

Following the public review period, the County of Riverside will review any comment letters received and determine whether any substantive comments were provided that may warrant revisions to the MND. If substantial revisions are not necessary (as defined by CEQA Guidelines § 15073.5(b)), then the MND will

be finalized and forwarded to the County of Riverside decision-maker(s) for review as part of their deliberations concerning the proposed Project. In order to approve the proposed Project, the County of Riverside would need to adopt this MND. Following approval, a Notice of Determination (NOD) for the MND will be filed with the Riverside County Clerk.

1.3.6 Lead Agency Contact Information

During the public review period for this MND, comments or questions concerning this MND can be submitted in writing by mail or e-mail to the County of Riverside as follows. No other methods of transmitting written comment (via social media, for example) will be accepted.

Russell Brady, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409
Email: rBrady@RIVCO.ORG
Phone: (951) 955-3025

2.0 Environmental Setting

2.1 PROJECT LOCATION

As shown on Figure 2-1, *Regional Map*, and Figure 2-2, *Vicinity Map*, the irregular-shaped 12.96 gross-acre Project site is located in the unincorporated community of Mead Valley in western Riverside County, California. Western Riverside County abuts San Bernardino County to the northeast, Orange County to the west, and San Diego County to the southwest. The Project site is located at the northwest corner of Harvill Avenue and Cajalco Road. Interstate 215 (I-215) and BNSF railway lines are located approximately 650 feet northeast of the Project site, and the March Air Reserve Base/Inland Port Airport (MARB) is located roughly 1.6 miles northeast of the Project site

2.2 CEQA REQUIREMENTS FOR THE ENVIRONMENTAL SETTING

CEQA Guidelines Section 15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant.

§15125(a) (1) Generally, the lead agency should describe physical environmental conditions as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, from both a local and regional perspective. Where existing conditions change or fluctuate over time, and where necessary to provide the most accurate picture practically possible of the project's impacts, a lead agency may define existing conditions by referencing historic conditions, or conditions expected when the project becomes operational, or both, that are supported with substantial evidence. In addition, a lead agency may also use baselines consisting of both existing conditions and projected future conditions that are supported by reliable projections based on substantial evidence in the record.

In the case of the proposed Project, the Initial Study determined that an MND is the appropriate form of CEQA compliance document, which does not require publication of a Notice of Preparation (NOP) (refer to Subsection 1.3.4, *Initial Study Conclusions*). Therefore, the environmental setting for the proposed Project is the approximate date that the Project's environmental analysis commenced. The Project's applications were filed with the County of Riverside on February 25, 2019 and the environmental review commenced at that time. As such, the environmental baseline for the proposed Project is established as of approximately February 25, 2019.

2.3 SURROUNDING LAND USES AND DEVELOPMENT

The land uses surrounding the Project site are described below and shown on Figure 2-3, *Surrounding Land Uses and Development*. Refer to Section 2.4, *Planning Context*, for information about the surrounding properties' land use and zoning designations.

North: To the immediate north of the site is CAT Scale, a truck weighing company, and north of CAT Scale is Arco Travel Zone Center, a truck stop location with retail uses. Northerly and westerly of these commercial and retail uses is the Cajalco Expressway and Harvill Avenue. (Arcadis, 2018a, p. 4 and Figure 2) (Google Earth, 2018)

South: The Project site is bounded on the south by Cajalco Road, followed by undeveloped land, two commercial properties, a single-family residence, and a house on the east side of the north-south oriented Patterson Avenue, and a house on the west side of Patterson Avenue. Commercial property is located to the southeast of the site, east of Harvill Avenue, and industrial property is located to the southwest of the site. (Arcadis, 2018a, p. 4 and Figure 2) (Google Earth, 2018)

East: The Project site is bounded on the east by Harvill Avenue. Located immediately east of Harvill Avenue is vacant, undeveloped land, beyond which is the I-215 Freeway (Arcadis, 2018a, p. 4 and Figure 2) (Google Earth, 2018).

West: Immediately west of the Project site is undeveloped land, Ecology Recycling (2332 Cajalco Road) and more vacant, undeveloped land. West of these uses is the Cajalco Expressway (Arcadis, 2018a, p. 4 and Figure 2) (Google Earth, 2018).

2.4 EXISTING SITE AND AREA CHARACTERISTICS

As discussed previously in Section 1.0, pursuant to the CEQA Guidelines Section 15125, the environmental setting for the proposed Project is the approximate date that the Project's environmental analysis commenced. The Project's applications were filed with County of Riverside on February 25, 2019 and the environmental review commenced at that time. As such, the environmental baseline for the proposed Project is established as of approximately February 25, 2019. Therefore, pursuant to CEQA Guidelines Section 15125, the following subsections describe the Project site's physical environmental setting.

2.4.1 Site Access and Circulation

Regional Access to the site is available from the I-215 Freeway. The I-215 Freeway is part of the State highway system operated by the California Department of Transportation (Caltrans). As identified on the County of Riverside General Plan Circulation Element, Harvill Avenue, a Major Highway, is adjacent to the site's eastern boundary, and Cajalco Road, an Industrial Collector roadway, is adjacent to the site's southern boundary. (Urban Crossroads, Inc., 2019f, p. 23) (Google Earth, 2018) There are no paved roads onsite under existing conditions (Arcadis, 2018a, p. 4; Google Earth, 2018).

2.4.2 Land Use

Based on Arcadis's review of historical sources as part of the Phase I Environmental Site Assessment (ESA) conducted for the Project, the southeast corner of the subject property was developed with one residence and possible outlying buildings as early as the early 1900s and the remainder of the site was undeveloped land. By 1953, a second residence and possible outlying buildings appeared in the northwest corner of the site. By 1985, the residence in the northwest corner of the site appears to have been removed, and by the early 2000s, the residence that was located in the southeast corner of the site appears to have been

removed. No evidence of prior agricultural use of the site was identified on historical aerial photographs and topographic maps. Other than a concrete block wall and two clusters of trees, the site has remained undeveloped, rough-graded land since the early 2000s. Historical research of the site did not identify any water wells in connection with the former onsite residences. Currently, two concrete pad foundations exist onsite indicating the location of the two former residences. (Arcadis, 2018a, pp. ES-1)

As shown on Figure 2-4, *Aerial Photograph*, under existing conditions, the irregular-shaped site consists of undeveloped land with no structures. Refer to Section 2.5, *Planning Context*, for information about the property's land use and zoning designations.

2.4.3 Aesthetics and Topographic Features

Regionally, the Project site lies within the larger Perris Valley, which is framed by the Gavilan Hills to the west and the Lakeview Mountains across the valley to the east (Riverside County, 2016a, p. 6). As shown on Figure 2-5, *USGS Topographical Map*, the site is relatively level with topography descending gradually from west to east at elevations of 1,524 feet above mean sea level (AMSL) to 1,509 AMSL (NorCal Engineering, 2019a, p. 2).

The aesthetic character of the Project site is defined by disturbed, undeveloped, vacant land, located in an area of Mead Valley west of the I-215 Freeway that is transitioning to an employment-generating industrial corridor. The existing aesthetic conditions of the Project site are shown on Figure 2-6, *Site Photo Key Map*, Figure 2-7, *Site Photos 1, 2, and 3* and Figure 2-8, *Site Photos 4, 5, and 6*.

The majority of the site's surface consists of rough-graded exposed surface soil and an area of dry vegetation is present on the east portion of the site. A cluster of trees is present in the southeast corner of the site and a second cluster of trees is present in the northwest corner of the site. Both areas are the location of former onsite residences. Trees also occur sporadically along Harvill Avenue. A remnant concrete pad is present at each tree cluster and is the only indication of former structures onsite. A non-linear concrete block wall is present in the eastern portion of the site and appears to have delineated the boundary of the former residence that was located in the southeast corner. (Arcadis, 2018a, pp. ES-1, ES-2)

Wooden posts extending from the ground exist near the locations of the former residences. A telephone line is present along the southern boundary of the site. A sign is present on the southern boundary of the site stating that a buried Southern California Gas line is present and an abandoned utility feature is also present on the southern boundary of the site. Based on a review of adjacent improvement plans that reference an existing 6-inch gas line in Cajalco Road, the Project Applicant's civil engineer, SDH and Associates, documented that the gas line is located 12 feet north of the centerline of Cajalco Road and is buried to approximately 3.5 feet of cover (SDH, 2020a). In addition, an approximate 3-foot wide storm water drain is present on the east end of the site and large boulders are present at the inlet and soil erosion has occurred causing slumping of the surrounding soil. The soil erosion extends beneath a nearby concrete block wall. No other drains or sumps exist onsite. (Arcadis, 2018a, pp. ES-1-2)

No sources of artificial light are located on the property. The Project site is located approximately 40 miles from the Mt. Palomar Observatory, and according to Riverside County GIS, the Project site is located within Zone B (15-45 miles) of the Mt. Palomar Lighting Zone. (RCIT, 2019) (Google Earth, 2018)

2.4.4 Air Quality and Climate

Other than airborne particulate matter (dust) and maintenance equipment exhaust that is emitted during periodic tilling of the site for weed abatement purposes, the Project site is not a current source of air pollutant emissions. The Project site is located in the 6,745-square-mile South Coast Air Basin (SCAB), which includes portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County. The SCAB is bound by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The SCAB is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD), the agency charged with bringing air quality in the SCAB into conformity with federal and State air quality standards. As documented in the Project's air quality impact analysis (*Technical Appendix A1* to this MND), although the climate of the SCAB is characterized as semi-arid, the air near the land surface is quite moist on most days because of the presence of a marine layer. More than 90% of the SCAB's rainfall occurs from November through April. Temperatures during the year range from an average minimum of 36°F in January to over 100°F maximum in the summer. During the late autumn to early spring rainy season, the SCAB is subjected to wind flows associated with the traveling storms moving through the region from the northwest. This period also brings five to ten periods of strong, dry offshore winds, locally termed "Santa Ana[s]" each year.

Although air quality in the SCAB has improved over the past several decades, according to the SCAQMD, the SCAB currently does not meet State or federal criteria for ozone (8-hour standard) or particulate matter (PM) (<2.5 microns, or PM_{2.5}), and does not meet the State criteria for ozone (1-hour standard) or particulate matter (<10 microns, or PM₁₀) (SCAQMD, 2016). The SCAQMD conducts in-depth analysis of toxic air contaminants and their resulting health risks for all of Southern California. Also, air pollutants are known to adversely affect human health and the SCAQMD's MATES-IV study represents the baseline health risk by reporting calculated cancer risks based on monitoring data collected at ten fixed sites within the SCAB. None of the fixed monitoring sites are within the local area of the Project site. However, MATES-IV has extrapolated the excess cancer risk levels throughout the SCAB by modeling the specific grids. MATES-IV modeling predicted an excess cancer risk of 517.59 in one million persons for the Project area, with diesel particulate matter (DPM) accounting for 68% of the total risk shown in MATES-IV. (Urban Crossroads, Inc., 2019a, p. 34)

2.4.5 Vegetation and Wildlife

The Project site is regularly tilled for weed abatement purposes and thus contains disturbed land, with no sensitive habitat communities present. Onsite vegetation includes minor brush and weeds and two clusters of trees. The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (herein, MSHCP) but is not located within a criteria area. However, the site is located within an area of the Mead Valley Area Plan requiring habitat assessments for burrowing owl. No burrowing owl observations or signs of burrowing owl were recorded on the site during a field survey

conducted in 2018. (RCIT, 2019) (Ecological Sciences, Inc., 2018a, p. 1) The site is also within a Stephens' Kangaroo Rat (SKR) Fee Area (RCIT, 2019).

Under existing conditions, the entirety of the site has been disturbed by past and on-going weed abatement activities. Dominant onsite vegetation present on the site includes brome grasses, Mediterranean grass, slender oat, short-podded mustard, pigweed, red-stemmed filaree, Russian thistle, tree of heaven, Chinese elm, olive, pine, and sweetgum, and gum. (Ecological Sciences, Inc., 2018a, p. 7)

2.4.6 Geology

The subject property is located in the Peninsular Ranges geomorphic province of California. The Peninsular Ranges province extends from the Los Angeles Basin southeast to Baja California and from the Pacific Ocean eastward to the Coachella Valley and Colorado Desert. The province consists of numerous northwest to southeast-trending mountain ranges and valleys that are geologically controlled by several major active faults. The property is not located in an Alquist-Priolo (AP) earthquake fault zone. The subject property is located in the central part of the Perris block, a generally stable area situated roughly midway between two major faults- the Chino /Elsinore and San Jacinto fault zones. More specifically, the property is situated on the western flank of the Perris Valley drainage. (NorCal Engineering, 2019a, pp. 1-2)

The USGS Open File Reports for the Steele Peak 7.5' Quadrangle assigns the soil materials underlying the site as early Pleistocene older alluvial fan deposits. These sediments are, in turn, underlain by Cretaceous granitic rocks of the Val Verde Pluton. The older alluvium is described in general as mostly well-dissected, well-indurated sand deposits. The underlying bedrock is described as relatively homogeneous, massive-to well-foliated, medium- to coarse-grained, biotite-hornblende tonalite. During exploration at the subject property NorCal Engineering encountered the alluvium ("Natural Soils") to the maximum depth explored of 15 feet. (NorCal Engineering, 2019a, p. 2)

According to Riverside County GIS, the Project site is mapped as having a High Potential/Sensitivity (High B), for paleontological resources. The category "High B" indicates that fossils could be encountered at or below a depth of four feet. (BFSA, 2019b, p. 2) (RCIT, 2019)

2.4.7 Soils

Based on a review of Natural Resources Conservation Service online mapping website, the Project site contains Arlington fine sandy loam, deep, 2 to 8 percent slopes (AoC), Exeter sandy loam, deep, 2 to 8 percent slopes, eroded (EpC2), Hanford coarse sandy loam, 2 to 8 percent slopes (HcC), and Ramona sandy loam, 2-5% slopes (RaB2) (Ecological Sciences, Inc., 2018a, p. 11) (see Figure 2-9, *Soils Map*).

According to the geotechnical investigation conducted on the site by NorCal Engineering, the Project site features fill soils to a depth of 1 to 2 feet. These soils are classified as loose and dry brown, fine to coarse grained, silty to clayey sand. In addition, the Project site contains undisturbed alluvium soil beneath the fill soils. The undisturbed alluvium soils are classified as dense and damp to moist brown, fine to coarse grained silty to clayey sand. (NorCal Engineering, 2019a, pp. 2-3)

2.4.8 Hydrology

The Project site is located in the Santa Ana River watershed, which drains an approximately 2,650 square-mile area and is the principal surface flow water body within the region. The Santa Ana River starts in the San Bernardino Mountains, approximately 16.5 miles northeast of the Project site, and flows southwesterly for approximately 96 miles across San Bernardino, Riverside, Los Angeles, and Orange counties before spilling into the Pacific Ocean.

The Project site is located within the bounds of the Perris Valley Area Drainage Plan (ADP). The Perris Valley Master Drainage Plan (MDP) establishes the long-term drainage plan for the Project site and surrounding area. The Perris Valley MDP identifies the drainage system plan for the Perris Valley area that will safely convey stormwater runoff to major, regional drainage facilities (i.e., Perris Valley Storm Drain) in consideration of physical barriers, topography, and ultimate land uses.

As depicted on Figure 5-2, *Existing Conditions Hydrology Map*, in the pre-development condition, the Project site is an undeveloped mass graded lot that is comprised of one (1) drainage management area. Onsite runoff flows in a northeastern direction to an existing storm drain located along the northeastern boundary of the Project site. Runoff from two (2) parcels located immediately west of the Project site also flow through the Project site to the existing storm drain and additional offsite flows come from the properties located to the south of the Project site (REC Consultants, Inc., 2019a, p. 1).

The subject property is situated on shallow alluvium with historic groundwater levels in the vicinity at depths of greater than 50 feet. (NorCal Engineering, 2019a, p. 2). According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate (FIRM) Panels 06065C1410G, the Project site is located in Flood Zone X, an area of minimal flood hazard (FEMA, 2008).

2.4.9 Utilities

The Project site is under the purview of the Eastern Municipal Water District (EMWD) for domestic water and sewer service. EMWD's water supply is obtained from four sources: 1) imported water from the Metropolitan Water District (MWD); 2) recycled water; 3) local groundwater production; and 4) desalted groundwater (EMWD, 2016a, pp. 3-1, 3-3). EMWD has an adopted Water Shortage Contingency Plan (EMWD Ordinance 117.2) that applies regulations and restrictions on the delivery of and consumption of water during water shortages.

Along the Project site's frontage with Cajalco Road are power poles and a telephone line. Also, a high-pressure gas line is located beneath Cajalco Road (SDH, 2020a)

2.5 PLANNING CONTEXT

2.5.1 Riverside County General Plan and Mead Valley Area Plan

The prevailing planning document for the Project site and its surrounding area is the Riverside County General Plan and the Mead Valley Area Plan (MVAP). As shown on Figure 2-10, *Existing General Plan Land Use Designations*, the Project site is designated Community Development – Light Industrial (LI) by the

Riverside County General Plan. The Light Industrial (LI) land designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses with a building intensity range of 0.25 to 0.60 floor-to-area ratio (FAR) (Riverside County, 2017a, Table LU-4).

The MVAP is a policy document that guides the physical development of property in the unincorporated community of Mead Valley. The MVAP is not a stand-alone document, but rather an extension of the County of Riverside General Plan. The County of Riverside General Plan establishes standards and policies for development within the entire unincorporated County territory. The MVAP, on the other hand, provides customized direction specifically for the Mead Valley Area by establishing local Policy Areas. Overlays and Policy Areas are not considered a Foundation Component; instead, Overlays and Policy Areas address local conditions and can be applied to any Foundation Component. The Project site is located in a General Plan Land Use Community Center Overlay (CCO) Area. (RCIT, 2019) (Riverside County, 2016a, p. 12) According to the MVAP, the area bordered by I-215 on the east, Martin Street (and its straight-line easterly extension) on the north, Seaton Avenue on the west, and the Metropolitan Water District aqueduct on the south was envisioned as a major employment center, including a mixture of industrial, office, business park, and commercial uses. As an alternative to development of a Community Center, individual landowners may choose to develop in accordance with the property's underlying land use and zoning designations. This CCO is non-residential in nature and is specifically not intended to prohibit to any extent the development of uses allowable pursuant to the underlying designations. (Riverside County, 2016a, pp. 5, 9-10)

Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. The Project site is located within the MARB Influence Area which provides for the orderly development of the MARB and the surrounding areas in compliance with the Riverside County Airport Land Use Compatibility Plan (RCALUP). (Riverside County, 2016a, p. 22)

2.5.2 Zoning Classifications

The Project site is within the North Perris Zoning Area/District of unincorporated Riverside County (RCIT, 2019). As shown on Figure 2-11, *Existing Zoning*, the Project site is split zoned Manufacturing – Service Commercial (M-SC) and Industrial Park (I-P). Because the Project site is split-zoned, the proposed Project is required by the Riverside County Planning Department to adhere to the stricter of the standards of the two zones. According to the Riverside County Land Development Ordinance (Ordinance No. 348), the primary purpose of the M-SC Zone is to promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base. Typical uses in the I-P zone include industrial uses with special attention to circulation, parking, utility needs, aesthetics, and compatibility. Development is subject to area site improvement, landscaping, and performance standards specified in the County's Land Development Ordinance. (Riverside County, 2019b)

2.5.3 Surrounding Land Use and Zoning Designations

The Project site is bound on the east by Harvill Avenue and on the south by Cajalco Road. The existing land uses of surrounding properties were previously described in Section 2.3, *Surrounding Land Uses and Development*.

As shown on Figure 2-10, the Riverside County General Plan and MVAP designate surrounding properties the north of the Project site as Commercial Retail (CR) and the properties to the east, south, and west as Light Industrial (LI) (RCIT, 2019).

As shown on Figure 2-11, land north of the Project site is zoned Scenic Highway Commercial (C-P-S) and lands to the west of the site are zoned Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P). The Project site is bound on the south by Cajalco Road, and south of Cajalco Road are lands zoned M-SC and Rural Residential (R-R). The Project site is bound on the east by Harvill Avenue and lands east of Harvill Avenue are zoned M-SC and Manufacturing Heavy (M-H). Residential Rural (R-R) allows single-family residences with a minimum lot size of five (5) acres, limited animal keeping and agricultural uses, recreational uses, compatible resource development and associated uses, and governmental uses. (RCIT, 2019) (Riverside County, 2017a, Table LU-4) (RCIT, 2019)

2.5.4 City of Perris Sphere of Influence

According to Riverside County GIS, the Project site is located in the City of Perris Sphere of Influence (SOI) (RCIT, 2019). A SOI is a geographic area that could eventually be incorporated into a city by annexation, subject to approval of the Riverside County Local Agency Formation Commission (LAFCO).

2.5.5 Riverside County Airport Land Use Compatibility Plan

The MARB Land Use Compatibility Plan (ALUCP) identifies land use standards and design criteria for new development located in the proximity of the MARB to ensure compatibility between the airport and surrounding land uses and to maximize public safety. At a distance of approximately 8,580 feet (1.6 miles) from the MARB runway to the Project site, the Project site is located within "Compatibility Zone C2" of the MARB influence area and is therefore subject to the MARB ALUCP. Within Compatibility Zone C2, non-residential intensity is restricted to 200 people per average acre and 500 people per single acre, and hazards to flights are prohibited. (RCALUC, 2014, Table MA-2)

2.5.6 Western Riverside County Multiple Species Habitat Conservation Plan

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), a regional Habitat Conservation Plan (HCP), was adopted on June 17, 2003, and an Implementing Agreement (IA) was executed between the United States Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and participating entities. The intent of the Western Riverside County MSHCP is to preserve native vegetation and meet the habitat needs of multiple species, rather than focusing preservation efforts on one species at a time. The MSHCP identifies Criteria Areas, in which habitat conservation efforts are targeted. The Project site is not located within a Cell Group or Criteria Cell and is not targeted for conservation. However, the Project site is located in the western burrowing owl survey area and within the Stephens' Kangaroo Rat (SKR) Fee Area (RCIT, 2019).

2.5.7 Southern California Association of Governments Regional Transportation Plan

Southern California Association of Governments (SCAG) is a Joint Powers Authority (JPA) under California state law, established as an association of local governments and agencies that voluntarily convene as a forum to address regional issues. Under federal law, SCAG is designated as a Metropolitan Planning Organization (MPO) and under state law as a Regional Transportation Planning Agency and a Council of Governments. The SCAG region encompasses six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura) and 191 cities in an area covering more than 38,000 square miles. SCAG develops long-range regional transportation plans including sustainable communities strategy and growth forecast components, regional transportation improvement programs, regional housing needs allocations and other plans for the region. As an MPO and public agency, SCAG develops transportation and housing plans that transcend jurisdictional boundaries that affect the quality of life for southern California as a whole.

SCAG's 2016-2040 *Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)* includes an appendix titled "Goods Movement" that is applicable to the proposed Project because the Project entails the development of a warehouse building in the SCAG region that could support a variety of light industrial, warehousing, and logistics users. In April 2018 SCAG published *Industrial Warehousing in the SCAG Region*. According to the document, the SCAG region is a vibrant hub for international and domestic trade because of its large transportation base and extensive multimodal transportation system. The SCAG region's freight transportation system includes warehouses and distribution centers; the Ports of Los Angeles, Long Beach, and Hueneme; airports; rail intermodal terminals; rail lines, and local streets, state highways and interstates. Together the system enables the movement of goods from source to market, facilitating uninterrupted global commerce. The region is home to approximately 34,000 warehouses with 1.17 billion square feet of warehouse building space, and undeveloped land that could accommodate an additional 338 million square feet of new warehouse building space. These regions attract robust logistics activities, and are a major reason why the region is a critical mode in the global supply chain. (SCAG, 2018a, p. ES-1) The *RTP/SCS* is updated periodically to allow for the consideration and inclusion of new transportation strategies and methods. The draft *2020-2045 RTP/SCS* (also referred to as "Connect SoCal") has not yet been adopted at the time of preparing this MND; therefore, the *2016-2040 RTP/SCS* would be the applicable adopted plan for the Project as evaluated herein.

Plot Plan No. 190006

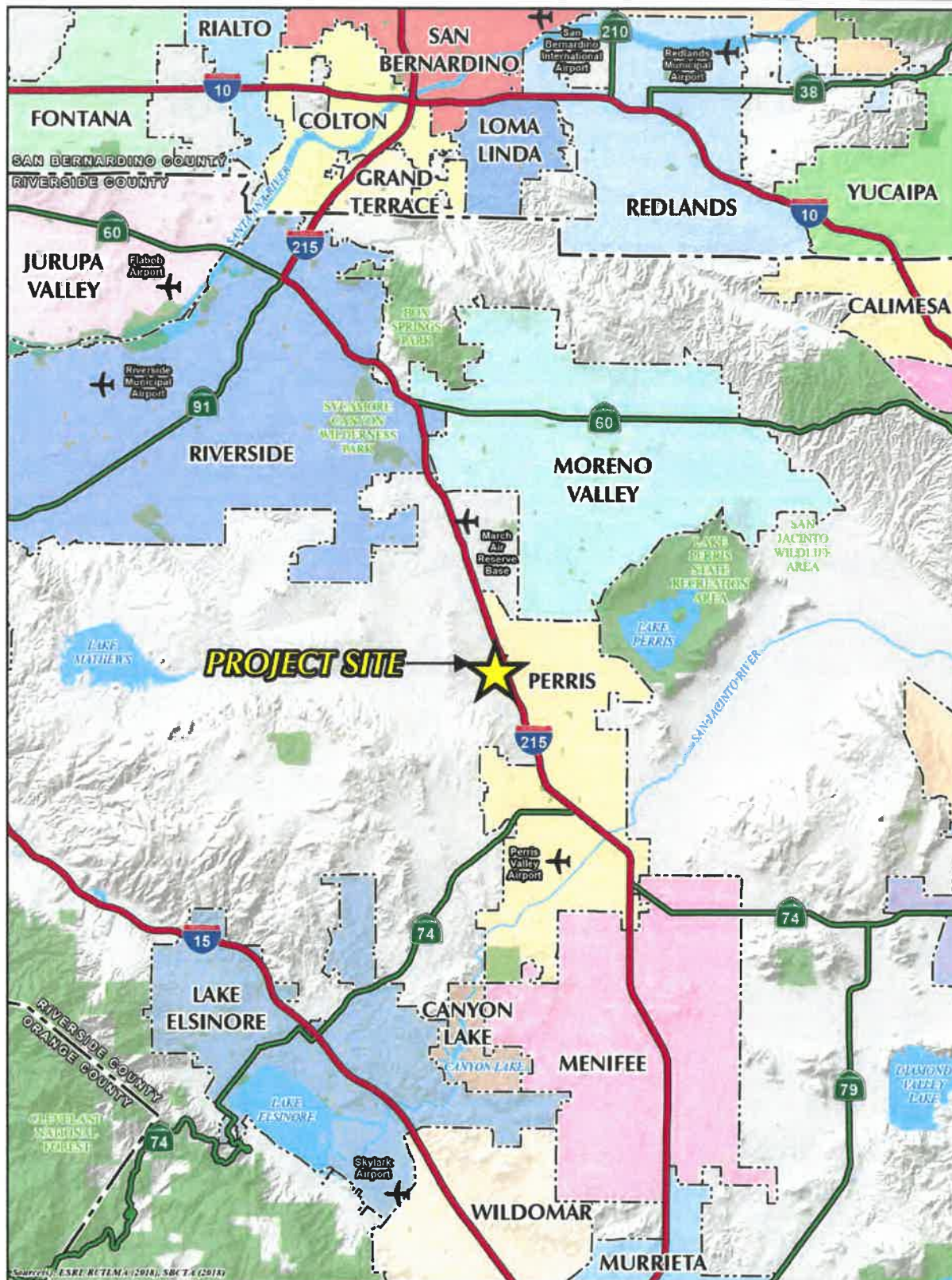


Figure 2-1



REGIONAL MAP



Source(s): ESRI, RCTLSA (2018)

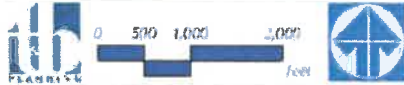


Figure 2-2

VICINITY MAP



Sources: ESRI/NavMap Aerial (2018); KCTM A (2018)

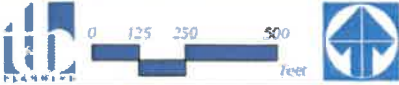


Figure 2-3

SURROUNDING LAND USES AND DEVELOPMENT



Sources: ESRI, Nearmap, Aerial (2018), RC TLMA (2018)



Figure 2-4

AERIAL PHOTOGRAPH

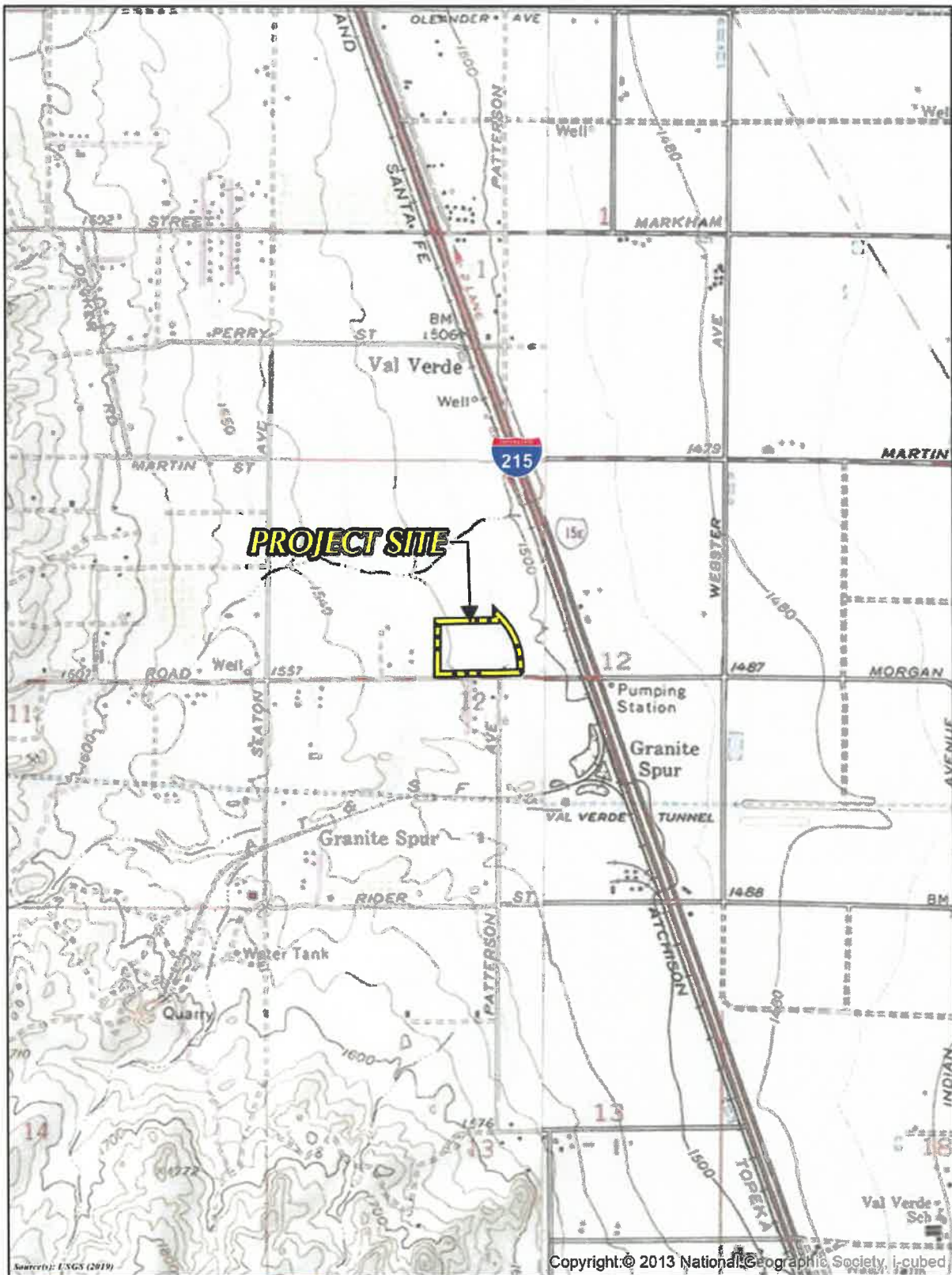
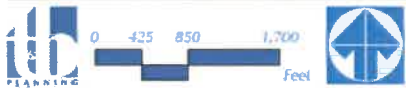


Figure 2-5



USGS TOPOGRAPHICAL MAP

Plot Plan No. 190006



Figure 2-6

SITE PHOTO KEY MAP





Photo 1: From southwest corner of Project Site, along Cajalco Road, facing northeast and looking north to east.



Photo 2: From southern boundary of Project Site, along Cajalco Road, facing north and looking west to east.



Photo 3: From southern boundary of Project Site, along Cajalco Road, facing north and looking west to east.

Figure 2-7

SITE PHOTOS 1, 2, AND 3



North

West

Photo 4: From southeast corner of Project Site, at the intersection of Cajalco Road and Harvill Avenue, facing northwest and looking west to north.



North

South

Photo 5: From eastern boundary of Project Site, along Harvill Avenue, facing west and looking south to north.



West

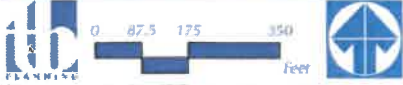
South

Photo 6: From northeast corner of Project Site, along Harvill Avenue, facing southwest and looking south to west.



Figure 2-9

SOILS MAP



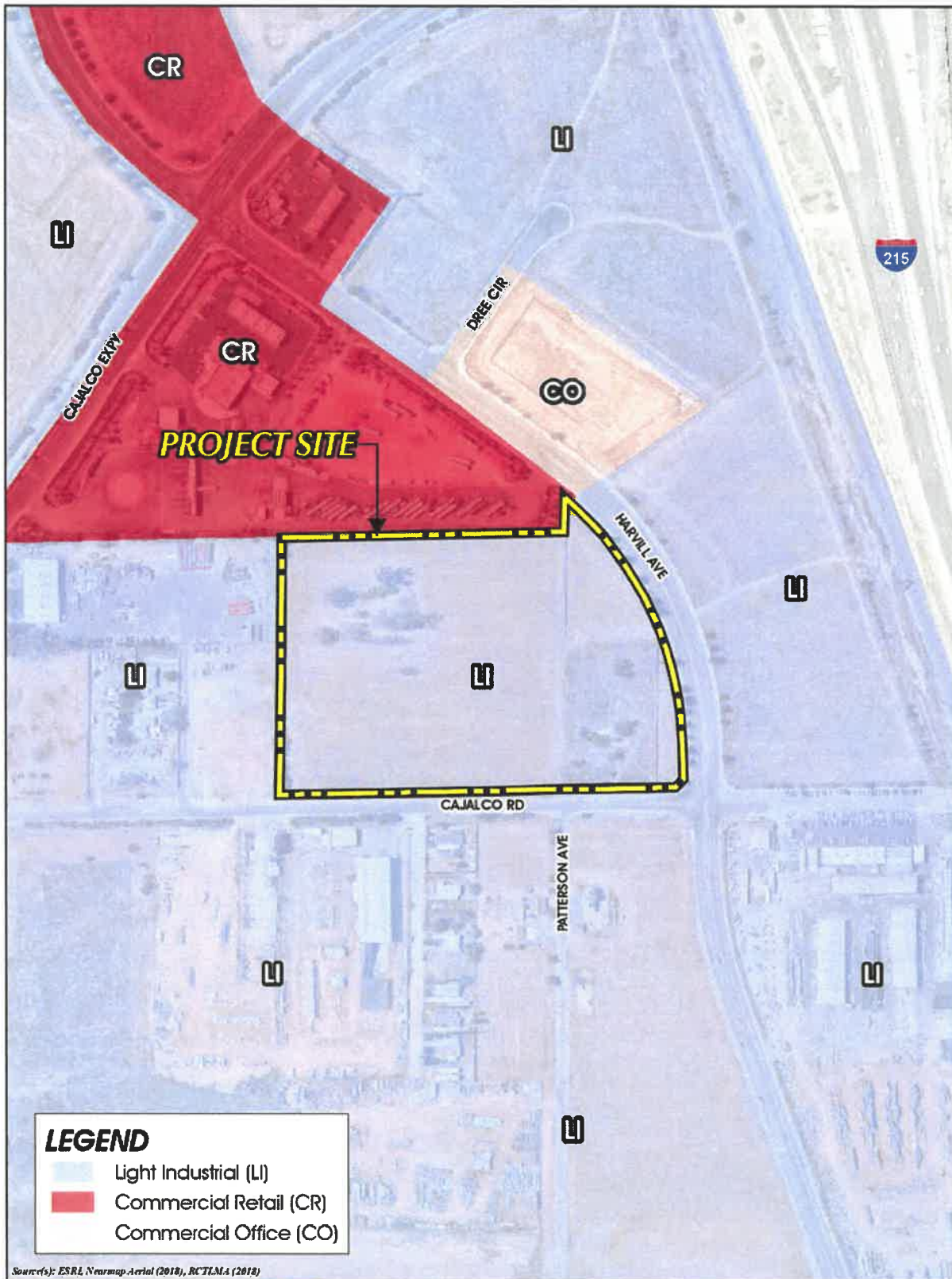
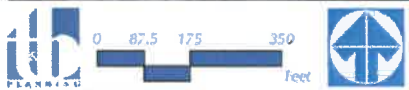


Figure 2-10



EXISTING GENERAL PLAN LAND USE DESIGNATIONS

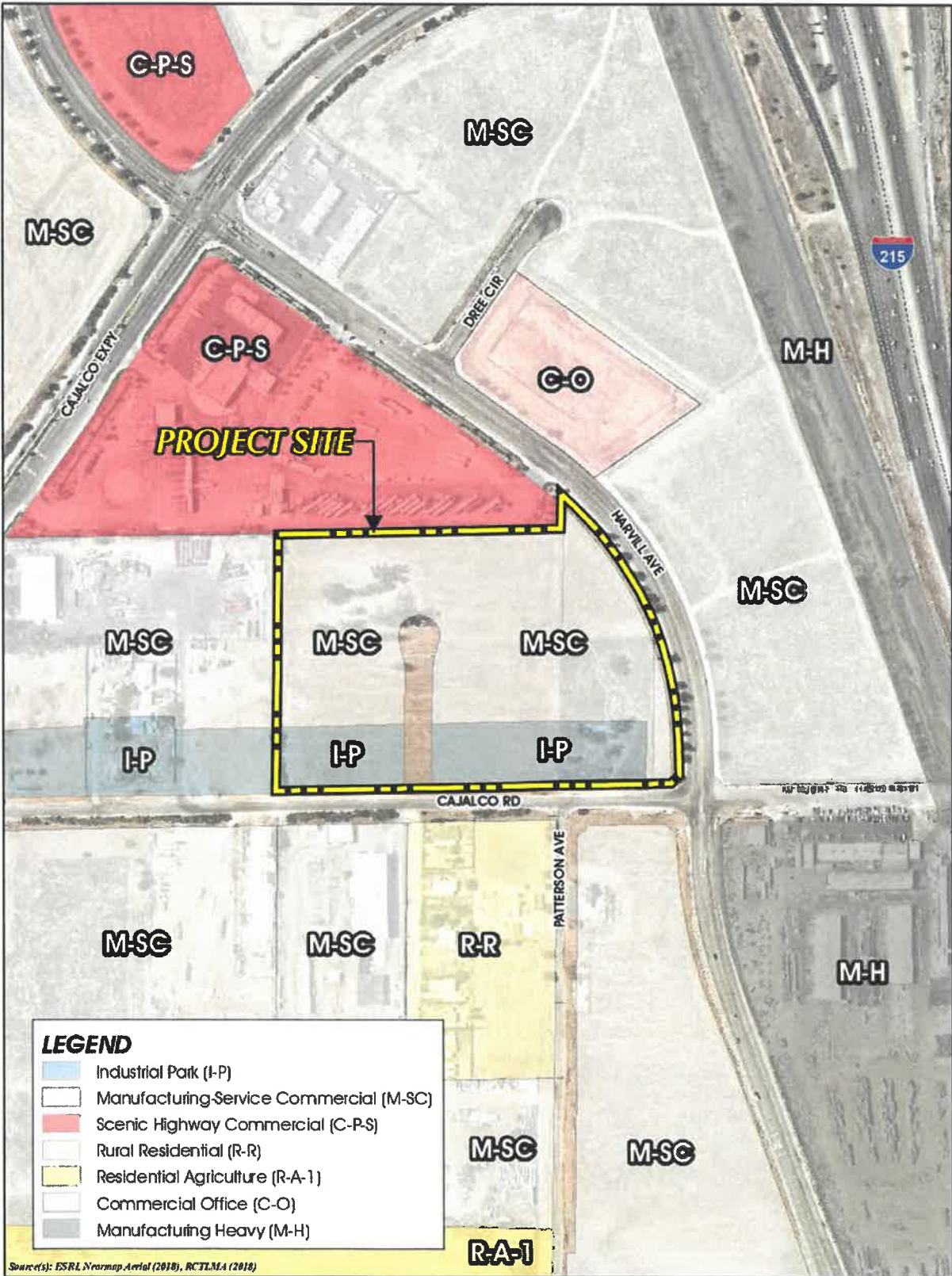


Figure 2-11



EXISTING ZONING CLASSIFICATIONS

3.0 Project Description

The Project evaluated by this MND is located in unincorporated Riverside County, California on Assessor Parcel Numbers (APNs) 317-110-037 and -038 and 317-110-041 through -051. The proposed Project consists of an application for a Plot Plan. A copy of the entitlement application for the proposed Project is herein incorporated by reference pursuant to CEQA Guidelines Section 15150 and is available for review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, California 92502. A detailed description of the proposed Project is provided in the following subsections. Additional discretionary and administrative actions that would be necessary to implement the proposed Project are listed in Table 3-3, *Matrix of Project Approvals/Permits*.

3.1 PROPOSED DISCRETIONARY APPROVAL

3.1.1 Plot Plan No. 190006

A plot plan is required prior to the development of any permitted use pursuant to the requirements of the site's underlying zoning designations of Manufacturing – Service Commercial (M-SC) and Industrial Park (I-P). Accordingly, Plot Plan No. 190006 is proposed to allow for development of the Project site with one industrial warehouse building. Major components of Plot Plan No. 190006 are described in the following subsections.

A. *General Description*

As shown on Figure 3-1, *Site Plan*, the Project Applicant proposes to construct one (1) approximately 289,556 SF warehouse building comprised of 281,556 SF of warehouse space, 4,000 SF of first floor office and 4,000 SF of second floor office mezzanine on an approximately 12.96 gross acre (12.28 net acre) site. The Project is designed to provide 27 loading docks on the south-facing side of the building. The office and mezzanine area are planned for the southeast and southwest corners of the building. As shown on Figure 3-2, *Conceptual Architectural Elevations*, the maximum building height is designed to be approximately 46 feet from finished floor. The proposed building is planned to be constructed with concrete tilt-up panels supported by structural steel columns, and the office components of the building are designed to emulate a typical storefront with glazing (tempered glass).

Associated improvements to the site include auto and truck trailer parking, vehicle drive aisles, steel fencing and gates, trash enclosures, exterior ancillary lighting, signage, landscaping, patio, two bioretention basins, and utility improvements. Along the southern boundary of the site adjacent to Cajalco Road, the Project is designed to include a 25-foot wide landscape buffer that includes a combination of 24-inch and 36-inch box trees at time of planting. A 14-foot high solid screen wall would be placed north of the landscape buffer to further obscure, screen, and secure the building's truck court, trailer parking positions, and dock doors from public view along Cajalco Road. Other than the driveway aprons, the perimeter of the site would be landscaped and two bioretention basins would be located along the southeasterly and northeasterly portions of the site facing Harvill Avenue.

B. Circulation

Access to the Project site will be provided by three driveways. Driveway 1, located near the southwest corner of the Project site along Cajalco Road would serve inbound and outbound passenger vehicles and as an entrance only for trucks. Driveway 2, located near the south-central portion of the Project site along Cajalco Road would serve as an exit only for trucks. Driveway 3 located along Harvill Avenue would provide right in-right out access for passenger vehicles only, and full access at this driveway would be restricted by a proposed median within Harvill Avenue. (Urban Crossroads, Inc., 2019f, p. 3) Refer to Exhibit 1-4 in the Project's Traffic Impact Analysis for a full description of the driveway site access recommendations (*Technical Appendix K1* to this MND). The truck access and distribution were determined based on the preferred logistics building operations, which is a counter-clockwise circulation pattern. Driveway 1 and Driveway 2 on Cajalco Road are designed to accommodate the wide turning radii of heavy trucks (Urban Crossroads, Inc., 2019f, p. 14). Refer to the Truck Access exhibit provided and discussed under the topic of Transportation in Section 5.0. The manual gate for inbound trucks is located within the Project's truck court; this provides ample space interior to the site for truck stacking inside the property line. (Urban Crossroads, Inc., 2019h, p. n.p.) An emergency only access driveway would be provided near the northeastern portion of the site that would provide inbound and outbound access for emergency vehicles only.

C. Parking

A future occupant(s) of the Project's building is unknown at this time. Pursuant to Riverside County Ordinance No. 348, if the number of workers cannot be determined, the number of required parking spaces shall be one (1) space per 2,000 SF of gross floor area for warehouses and one (1) space per 250 SF of office area for office area (Riverside County, 2019b, Section 18.12). Therefore, pursuant to Ordinance No. 348, the Project would be required to provide 141 stalls for warehouse space ($281,556 \text{ SF} \div 2,000 \text{ SF} = 140.77$ stalls) and 32 parking stalls for office space ($8,000 \text{ SF} \div 250 \text{ SF} = 32$) for a combined number of 173 parking spaces. Some of the passenger car parking spaces would be required to be marked as handicapped, some as carpool/vanpool, and some equipped with electric vehicle (EV) parking/charging stations per the requirements of the California Green Building Standards Code (CALGreen). Bicycle parking also is required by CALGreen. The County does not have a requirement for providing a minimum number of truck/trailer parking spaces but requests that sufficient trailer parking spaces be provided to support the building size and use.

As shown on Figure 3-1, the site plan accommodates approximately 182 parking stalls (165 standard stalls, 6 American with Disabilities Act (ADA) stalls, and 11 electric vehicle (EV) stalls), which includes 32 truck/trailer positions, although the striping could be adjusted in the future as part of the building permit and occupancy permit processes to accommodate the parking needs of the building occupant(s). The Site Plan also provides for nine (9) bicycle positions.

D. Architecture, Walls, and Fences

Figure 3-2, *Conceptual Architectural Elevations*, depicts the conceptual architectural elevations for the proposed building. The building would be constructed to a height of 46 feet from the finish floor to the top of the concrete parapet. The building would be constructed with painted concrete tilt-up panels and

aluminum storefront framing with tempered glass at all doors. All exterior and interior glazing is proposed to be tempered with either insulated glass, single light vision glass or spandrel glass with concrete behind it. Elevation colors would consist of a color scheme of white, gray and blue with gray reflective glazing and clear anodized mullions.

As shown on Figure 3-3, *Fence Plan*, the truck court will be enclosed and secured by a 14-foot high painted concrete screen wall with sliding access gates equipped with Knox-Box per Fire Department standards. In addition, the bioretention basins will be surrounded by a 5-foot high tube steel fence, and an 8-foot high tube steel fence will be provided on the northern and western perimeters of the site. A gate will also be provided at the emergency access only driveway near the northeastern portion of the building.

E. Conceptual Landscaping Plan

As noted on Figure 3-1, the Project site will be comprised of 29.96% paved area and 16.66% landscaped area. As shown on Figure 3-4, *Conceptual Landscaping Plan*, landscaping will be ornamental in nature and include trees, shrubs, and groundcover along the perimeter of the site, including along the length of Cajalco Road (except at driveway aprons) to screen views of the Project's truck court from Cajalco Road south of the Project site. Landscaping would also occur adjacent to the building, around parking areas, and surrounding the bioretention basins proposed adjacent to Harvill Avenue. All landscaping and irrigation will comply with Riverside County Ordinance No. 859.3 and all auto parking areas, excluding drive aisles, will receive a minimum 50% shading utilizing an assortment of evergreen and deciduous trees in compliance with Riverside County Ordinance No. 348, Section 18.12.

3.2 PROJECT TECHNICAL CHARACTERISTICS

3.2.1 On-Site and Off-Site Utility Improvements

Infrastructure improvements that are required to be installed on the Project site and connected to the surrounding infrastructure system include new storm drains, stormwater/water quality treatment facilities, sewer lines, water lines, and dry utility systems. The Project's water, sewer, and storm drain lines would be connected to existing lines in Harvill Avenue and Cajalco Road. The existing sewer and water main lines in Cajalco Road are located south of the roadway centerline, and to connect to these existing lines, the Project's proposed water and sewer connections would be installed beneath Cajalco Road and cross underneath an existing 6-inch gas main at right angles in at least two places. According to SDH, these two crossings would not physically disturb the gas main. (SDH, 2020a)

In order to capture and infiltrate storm water runoff, a bioretention basin is proposed to be located in a landscaped pervious area in the southeasterly portion of the Project site along the site's frontage with Harvill Avenue. For flood mitigation purposes, an additional basin is proposed in the southeasterly portion of the site also along the Harvill Avenue frontage. The northern and southern basins are proposed to be hydraulically connected via a 12-inch horizontal pipe. Therefore, for flood control purposes they are considered one (1) basin. Offsite flows will be captured and conveyed through the Project site via a proposed storm drain. (REC Consultants, Inc., 2019a, pp. 1-2)

All existing power poles along the Project site's frontages will be removed and the lines will be undergrounded except for one guy wire pole near the intersection of Patterson Avenue and Cajalco Road that will remain in place due to reliance on the pole from offsite properties.

3.2.2 Public Roadway Improvements

The Project Applicant would be required to make improvements to the public street along the Project site's frontage with Cajalco Road and at curb cut locations proposed at Harvill Avenue.

Harvill Avenue is a north-south oriented roadway located along the Project site's eastern boundary. According to the County of Riverside Circulation Element, Harvill Avenue is built out to its ultimate half-section. The Project Applicant would dedicate approximately 16 feet of right-of-way along the site's frontage with this roadway, and would provide additional curb, gutter, and sidewalk improvements as needed along the Project's frontage in the locations where curb cuts would be installed for Project site access, consistent with County of Riverside standards. Additionally, a 200-foot long median would be constructed in Harvill Avenue to restrict turning movements at the site's access from Harvill Avenue to right-in/right-out turn movements, only (i.e., left turns would be prohibited).

- **Cajalco Road** is an east-west oriented roadway located along the Project's southern boundary. The Project would construct Cajalco Road at its ultimate half-section width as an Industrial Collector (78-foot right-of-way) between the Project's western boundary and Harvill Avenue, in compliance with applicable County of Riverside standards. As part of the Project, the Project Applicant would provide for a total half-width of 28 feet of pavement along the site's frontage, and would construct curb, gutter, and a proposed six-foot wide curb-adjacent sidewalk.
- On-site traffic signing and striping will be implemented in conjunction with detailed construction plans for the Project site (Urban Crossroads, Inc., 2019f, p. 10).

A. Earthwork and Grading

Grading would occur over the entire Project site with no portion of the site left undisturbed. A 2:1 landscaped manufactured slope would be positioned interior to the Project site on the western side of the bioretention basins and a 4:1 landscaped manufactured slope would be located on the eastern side of the basins adjacent to Harvill Avenue. Proposed earthwork activities would result in approximately 23,000 yards of cubic yards of cut and 23,000 cubic yards of fill. Based on the expected shrinkage and compaction of on-site soils, earthwork activities are expected to balance on site and no import or export of soils would be required.

3.2.3 Construction Characteristics

Based on information supplied by the Project Applicant regarding the Project's expected construction schedule, as identified in Table 3-1, *Anticipated Construction Duration*, this MND anticipates that the proposed Project would be constructed in one phase over the course of approximately 12 to 13 months. For analysis purposes in this MND and its supporting technical studies, construction is anticipated to

commence in Year 2020 and complete in Year 2021, at which time the building’s eventual user(s) would take occupancy. When construction activities commence, site preparation would occur first. Then the property would be mass-graded and underground infrastructure would be installed. Next, fine grading would occur, surface materials would be poured, and the proposed building would be erected, connected to the underground utility system, and painted. Lastly, landscaping, fencing, screen walls, lighting, signage, and other site improvements would be installed.

Construction equipment is expected to operate on the Project site eight (8) hours per day during the days and time periods allowed by County Ordinance. Although the County’s Noise Ordinance (Riverside County Ordinance No. 847) allows construction equipment to operate for 12 hours a day between the hours of 6:00 AM to 6:00 PM during the months of June through September and 11 hours a day between 7:00 AM and 6:00 PM during the months of October through May, the typical working hours for most construction contractors are 7:00 AM to 4:00 PM, and construction equipment is not in continual use; each piece of equipment is used only periodically during a typical construction work day. Thus, eight (8) hours of daily use per piece of equipment is a reasonable assumption, and likely overstates the actual amount of time that each piece of construction equipment will operate on a daily basis. Should construction activities need to occur outside of the hours permitted by Ordinance No. 847, the Project Applicant would be required to obtain authorization from the County of Riverside. Construction workers would travel to the Project site by passenger vehicle and materials deliveries would occur by medium- and heavy-duty trucks. The types and numbers of off-road heavy equipment expected to be used on the Project site during construction activities are listed in Table 3-2, *Anticipated Construction Equipment*.

Table 3-1 Anticipated Construction Duration

Phase Name	Days of Construction Activity
Site Preparation	10
Grading	30
Building Construction	230
Paving	20
Architectural Coating	20

(Urban Crossroads, Inc., 2019a, Table 3-2)

Table 3-2 Anticipated Construction Equipment

Activity	Equipment	Amount	Operating Hours Per Day
Site Preparation	Crawler Tractors	4	8
	Rubber Tired Dozers	3	8
Grading	Crawler Tractors	3	8
	Excavators	1	8
	Graders	1	8
	Rubber Tired Dozers	1	8
Building Construction	Cranes	1	8
	Crawler Tractors	3	8
	Forklifts	3	8
	Generator Sets	1	8

	Welders	1	8
Paving	Pavers	2	8
	Paving Equipment	2	8
	Rollers	2	8
Architectural Coating	Air Compressors	1	8

(Urban Crossroads, Inc., 2019a, Table 3-3)

3.2.4 Operational Characteristics

At the time this MND was prepared, the future user(s) of the proposed building was unknown; however, the Project Applicant expects the building to be occupied by a warehouse and light industrial user. The proposed building is not designed to accommodate an occupant that requires cold storage (i.e., refrigeration); therefore, the analysis in this MND assumes that the proposed building would not house a tenant that requires chilled, cold, or freezer warehouse space.

This MND assumes that the building would be operational 24 hours per day, seven (7) days per week, with exterior areas safety-lit at night. Lighting would be subject to compliance with Riverside County Ordinance Nos. 655 and 915, which were adopted to prevent significant skyglow or lighting levels affecting other properties. The proposed building is designed such that business operations would be conducted primarily within the enclosed building, with the exception of traffic movement, parking, and the loading and unloading of tractor trailers at the 27 loading docks positioned on the south side of the building. Based on the Project's traffic impact analysis (*Technical Appendix K1*), which assumed a slightly larger building than is currently proposed and thus slightly overstates expected traffic generation, during long-term operational conditions, the building is calculated to generate a total of approximately 564 two-way trips per day (actual vehicles) and includes 160 two-way truck trips per day. (Urban Crossroads, Inc., 2019f, Table 4-2).

Because the user(s) of the Project's building is not yet known, the number of jobs that the Project would generate cannot be precisely determined; therefore, for purposes of analysis, employment estimates were calculated using data and average employment density factors utilized in the County of Riverside General Plan. The General Plan estimated that Light Industrial (LI) businesses would employ one (1) worker for every 1,030 SF of building area ($289,556 \text{ SF} \div 1,030 \text{ SF} = 281.12$) (Riverside County, 2017b, Table E-5). Based on this employment generation rate, the Project is expected to create approximately 281 new recurring jobs.

3.2.5 Related Environmental Review and Consultation Requirements

Riverside County has primary approval responsibility for the proposed Project. As such, the County is the Lead Agency for this MND pursuant to CEQA Guidelines Section 15050. The County's Planning Commission will consider the Project Applicant's requested Plot Plan application as part of a publicly-noticed hearing and will have the authority to approve, conditionally approve, or deny the proposed Project. Should the Plot Plan and this MND be approved, the County would conduct administrative reviews and grant ministerial permits and approvals to implement the Project. Table 3-3, *Matrix of Project Approvals/Permits*, provides a summary of the agencies responsible for subsequent discretionary and

ministerial approvals associated with the Project. This MND covers all government approvals which may be needed to construct or implement the proposed Project, whether or not explicitly noted in Table 3-3.

Table 3-3 Matrix of Project Approvals/Permits

PUBLIC AGENCY	APPROVALS AND DECISIONS
RIVERSIDE COUNTY	
PROPOSED PROJECT – RIVERSIDE COUNTY DISCRETIONARY APPROVALS	
Riverside County Planning Commission	<ul style="list-style-type: none"> • Approve, conditionally approve, or deny proposed Plot Plan No. 190006.
Subsequent Riverside County Discretionary and Ministerial Approvals	
Riverside County Transportation and Land Management Agency	<ul style="list-style-type: none"> • Lot Merger
Riverside County Building and Safety Department	<ul style="list-style-type: none"> • Grading Permit • Building Permits • Road Improvement Plan Approvals • Encroachment Permits • Certificates of Occupancy
Other Agencies – Subsequent Approvals and Permits	
Santa Ana Regional Water Quality Control Board (RWQCB)	<ul style="list-style-type: none"> • Issuance of a Construction Activity General Construction Permit • Compliance with the National Pollutant Discharge Elimination System (NPDES)
Riverside County Flood Control & Water Conservation District (RCFCWCD)	<ul style="list-style-type: none"> • Approvals for construction of drainage infrastructure.
Eastern Municipal Water District	<ul style="list-style-type: none"> • Approvals for construction of water and sewer infrastructure.
Southern California Edison	<ul style="list-style-type: none"> • Approvals for utility infrastructure, including but not limited to any power pole relocations or undergrounding of lines.
Southern California Gas	<ul style="list-style-type: none"> • Approvals for utility crossings under an existing gas line.

NOTES:
 1. ALL POST-INSTALLATION SHALL BE ASSIGNED FINISHES
 2. FINISHES SHALL BE IDENTIFIED TO THE ARCHITECT
 3. FINISHES SHALL BE IDENTIFIED TO THE ARCHITECT
 4. FINISHES SHALL BE IDENTIFIED TO THE ARCHITECT

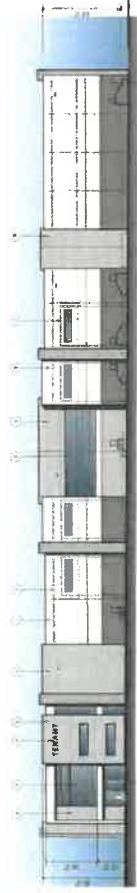
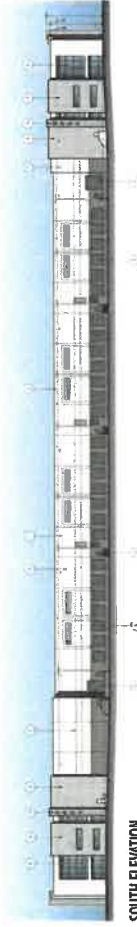
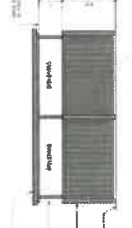
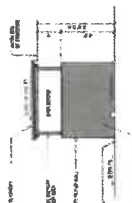
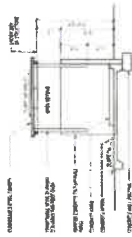
KEYNOTES:
 1. FINISHES SHALL BE IDENTIFIED TO THE ARCHITECT
 2. FINISHES SHALL BE IDENTIFIED TO THE ARCHITECT
 3. FINISHES SHALL BE IDENTIFIED TO THE ARCHITECT
 4. FINISHES SHALL BE IDENTIFIED TO THE ARCHITECT
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 7. FINISHES SHALL BE IDENTIFIED TO THE ARCHITECT
 8. FINISHES SHALL BE IDENTIFIED TO THE ARCHITECT
 9. FINISHES SHALL BE IDENTIFIED TO THE ARCHITECT
 10. FINISHES SHALL BE IDENTIFIED TO THE ARCHITECT

FINISH SCHEDULE:

1.	FIELD COLOR FRAC-1 - CL 3211W - WASH BASIN
2.	LIGHT ACCENT COLOR FRAC-2 - CL 3211H - WAKELIGHT
3.	DARK ACCENT COLOR FRAC-3 - CL 3215D - EU1
4.	DARK ACCENT COLOR FRAC-4 - CL 3216A - BRANCHIOL
5.	CAMOUFLAGE NATURAL BRUSHED GRANITE
6.	GLASS - PRIMARY WINDOW PPG SDI ARCOIL PACIFICA
7.	GLASS - ACCENT COLOR AT ENTIRES PPG VISTACOLOR PACIFICA



SIMILAR SITE LIGHTING STYLE 1



4.0 Environmental Assessment

Environmental Assessment (CEQ/EA) Number: CEQ190013

Project Case Type(s) and Number(s): Plot Plan No. 190006

Lead Agency Name: Riverside County Planning Department

Address: Riverside County Planning Department, 4080 Lemon Street, 12th Floor (physical address); P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Russell Brady, Project Planner

Telephone Number: 951-955-3025

Applicant's Name: Newcastle Partners

Applicant's Address: 4740 Green River Road, Suite 118, Corona, CA 92880

4.1 PROJECT INFORMATION

Project Description:

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

B. **Total Project Area:** 12.96 Gross Acres

Residential Acres: 0	Lots: 0	Units: 0	Projected No. of Residents: 0
Commercial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	
Industrial Acres: 12.96 acres	Lots: 3	Sq. Ft. of Bldg. Area: 289,556 SF	Est. No. of Employees: 281
Other:	Lots: 0	Sq. Ft. of Bldg. Area: 0	

C. **Assessor's Parcel No(s):** 317-110-037, -038, and 317-110-041, -042, 043, -044, -045, -046, -047, -048, -049, -050, and -051.

Street References: Northerly of Cajalco Road, southerly and westerly of Harvill Avenue, and easterly of Cajalco Expressway.

D. **Section, Township & Range Description or reference/attach a Legal Description:** Township 4 South, Range 4 West, Section 12

E. **Brief description of the existing environmental setting of the project site and its surroundings:**
Refer to Section 2.0, *Environmental Setting*.

4.2 APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- Land Use:** The Project site is located within the Mead Valley Area Plan (MVAP) of the County of Riverside's General Plan. The General Plan and MVAP designate the site for Community Development - Light Industrial (LI) land uses. The Light Industrial (LI) land designation allows

for a wide variety of industrial and related uses, including assembly and light manufacturing, repair facilities, and supporting retail uses with a building intensity range of 0.25 to 0.60 floor-to-area ratio (FAR) (Riverside County, 2016a, Table 1).

The Project site is split zoned Manufacturing - Service Commercial (M-SC) and Industrial Park (I-P). According to the Riverside County Land Development Ordinance (Ordinance No. 348), the primary purpose of the M-SC Zone is to promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the county's economic base. Typical uses within the I-P Zone include planned industrial area with special attention to circulation, parking, utility needs, aesthetics, and compatibility. Development is subject to area site improvement, landscaping, and performance standards. (Riverside County, 2019b) Because the Project site is split-zoned, the proposed Project is required to be consistent with the development code regulations of both zoning classifications.

2. **Circulation:** The proposed Project was reviewed for conformance with Riverside County Ordinance No. 461, "Road Improved Standards and Specifications" by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed Project. The proposed Project meets all applicable circulation policies of the General Plan. In addition, transportation by clean energy vehicles are encouraged by mandatory compliance with CalGreen, which requires that some of the on-site parking spaces be equipped with electric vehicle (EV) charging stations and that bicycle parking be provided on the site.
3. **Multipurpose Open Space:** No natural open space land is required to be preserved within the boundaries of this Project. The Project would be consistent with or otherwise would not conflict with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The proposed Project meets all other applicable Multipurpose Open Space Element Policies. No riparian or other sensitive vegetation is located on the site and the site is not a wildlife corridor and is not located in a floodway or floodway fringe area. The site also does not contain agricultural resources, mineral resources, or any known significant cultural or paleontological resources, and is not located in a designated scenic corridor. The Project would not be a water-intensive use and the Project's landscaping plan complies with County Ordinance No. 859.3, "Water Efficient Landscape Requirements".
4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of the Project through the Project's design. The proposed Project meets all other applicable Safety Element policies. The Project site is not located in a seismic fault rupture area, area subject to landslides, seiches, or significant liquefaction. The site is also not located in a flood hazard area or wildfire hazard area. The Project has been reviewed by the Riverside County Airport Land Use Commission (ALUC) for air hazard safety and was found consistent with the March Air Reserve Base Airport Land Use Compatibility Plan subject to conditions of approval issued by the ALUC which the County will impose as conditions of approval on Plot Plan No. 190006.

5. **Noise:** The proposed Project meets all applicable Noise Element policies and would not exceed Riverside County noise standards as concluded by the analysis contained herein. The Project is designed to incorporate a 14-foot-high screen wall to obscure the truck court, trailer parking positions, and dock doors from public views along the southern Project boundary adjacent to Cajalco Road. The Project's construction and operational activities are required to comply with the Riverside County Noise Ordinance (Ordinance No. 847).
6. **Housing:** No housing is proposed by this Project. The Project would not displace any existing housing. There are no significant adverse impacts to housing as a direct result of this Project.
7. **Air Quality:** The proposed Project is conditioned by Riverside County to control any fugitive dust during Project construction activities in accordance with the SCAQMD Rule 403. As concluded by the analysis contained herein, the proposed Project: would not exceed the SCAQMD's regional emission significance threshold for any criteria pollutant during its operation; would not exceed the SCAQMD's significance thresholds for cancer and non-cancer health risks beyond thresholds of significance established by the SCAQMD; and would not create objectionable odors that affect sensitive receptors. The Project is designed to include a 25-foot wide landscape buffer on the south side of the Project site that includes a combination of 24-inch and 36-inch box trees at time of planting. A 14-foot high solid screen wall would be placed north of the landscape buffer to further obscure, screen, and secure the building's truck court, trailer parking positions, and 27 dock doors from public views along the southern Project boundary along Cajalco Road. The proposed Project is consistent with or otherwise would not conflict with all applicable Air Quality Element policies.
8. **Healthy Communities:** A Project-specific Health Risk Assessment (HRA) (*Technical Appendix A2*) was prepared for the proposed Project which determined that the Project would not result in any significant localized air quality impacts affecting nearby sensitive receptors (i.e., residential uses). The Project accommodates sidewalk connections which would encourage walking and other physical activity. The Project is designed to include a 25-foot wide landscape buffer along Cajalco Road with a combination of 24-inch and 36-inch box trees at time of planting, and further screen the building's truck court by area by placing a 14-foot high screen wall north of the landscape buffer to obscure the truck court, trailer parking positions, and dock doors from public views along the southern Project boundary at Cajalco Road. The Project site is not subject to severe natural hazards. The Project also would provide for local jobs, which would assist the County in reducing the substantial out-of-county job commutes. The proposed Project is consistent with or otherwise would not conflict with all applicable policies of the Healthy Communities Element.

B. General Plan Area Plan(s): Mead Valley Area Plan (MVAP)

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Light Industrial (LI)

Plot Plan No. 190006

- E. **Overlay(s), if any:** CCO
- F. **Policy Area(s), if any:** March Air Reserve Base Airport Influence Area
- G. **Adjacent and Surrounding:**
 - 1. **General Plan Area Plan(s):** Mead Valley Area Plan (MVAP)
 - 2. **Foundation Component(s):** Community Development
 - 3. **Land Use Designation(s):** LI, CR and CO
 - 4. **Overlay(s) if any:** CCO
 - 5. **Policy Area(s), if any:** March Air Reserve Base Airport Influence Area
- H. **Adopted Specific Plan Information**
 - 1. **Name and Number of Specific Plan, if any:** None
 - 2. **Specific Plan Planning Area, and Policies, if any:** None
- I. **Existing Zoning:** Manufacturing – Service Commercial (M-SC) and Industrial Park (I-P).
- J. **Proposed Zoning, if any:** N/A
- K. **Adjacent and Surrounding Zoning:** Scenic Highway Commercial (C-P-S) to the north; Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P) to the west; roadway and M-SC and Rural Residential (R-R) to the south; and roadway and M-SC to the east.

4.3 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

4.4 DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED:	
<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT (EIR) is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED	
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/>	I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/>	I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore, a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/>	I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken

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



Signature

1/23/20

Date



Printed Name

For: Charissa Leach, P.E.
Assistant TLMA Director

5.0 Environmental Analysis

5.1 ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000-21178.1), this Initial Study (IS) has been prepared to analyze the proposed Project to determine any potential significant impacts upon the environment that would result from construction and implementation of the Project. In accordance with CEQA Guidelines Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration (MND), Environmental Impact Report (EIR), or Addendum to a previous EIR or MND is required for the proposed Project. The Initial Study sent out for public review reflects the independent judgment of the Lead Agency (County of Riverside).

5.1.1 Aesthetics

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

Source: Project Application Materials (RGA, 2019a) (SDH, 2019b); California Department of Transportation (Caltrans) Scenic Highways and Designated and Eligible Routes (Caltrans, 2017); Caltrans California Scenic Highway Mapping System (Caltrans, n.d.); Google Earth (Google Earth, 2018), Riverside County General

Plan Figure C-8 “Scenic Highways” (Riverside County, 2015a); Viewshed Analysis performed by T&B Planning, Inc. (T&B Planning, Inc., 2018); Mead Valley Area Plan (Riverside County, 2016a); Southern California Association of Governments (SCAG), U.S. Census Urbanized Areas - SCAG Region (SCAG, 2017); Riverside County Ordinance No. 348: Providing for Land Use Planning and Zoning Regulations and Related Functions of the County of Riverside (Riverside County, 2019b)

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

According to the Riverside County General Plan Figure C-8, “Scenic Highways,” the Project site is located approximately 0.4-mile northwest of the portion of the Ramona Expressway designated as a “County Eligible Scenic Highway.” The Project site also is located approximately 4.3 miles northwest of the portion of I-215 that is designated as a “State Eligible Scenic Highway” and approximately 3.9 miles north of SR-74, which is designated as a “State Eligible Scenic Highway.” (Riverside County, 2015a, Figure C-8; Google Earth, 2018; Caltrans, 2017) Due to distance and intervening development and topography, and based on an on-site viewshed analysis conducted by T&B Planning, Inc. and analysis using Google Earth Pro, the Project site is not visible from any of these designated scenic routes (T&B Planning, Inc., 2018)(Google Earth, 2018). Because the Project site is not located within or adjacent to a scenic highway corridor and is not visible from a designated or eligible corridor, the proposed Project would not have a substantial effect upon a scenic highway corridor.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

As shown on Figure 2-7, *Site Photos 1, 2, and 3* and Figure 2-8, *Site Photos 4, 5, and 6*, under existing conditions, the Project site is vacant and undeveloped with a majority of the site disturbed by weed abatement activities (i.e., discing (turning over of soil)). A cluster of trees is present in the southeast corner of the site and a second cluster of trees is present in the northwest corner of the site. Both areas are the location of former onsite residences. In addition, trees are present sporadically along Harvill Avenue. (Arcadis, 2018a, ES-1, ES-2) The trees that are present on the Project site are not dominant or prominent visual features of the site and because trees are commonplace within the vicinity of the site, they are not considered scenic resources. There are no landmark features or rock outcroppings on the Project site.

As discussed in Section 2.0, the Project site is located within the Mead Valley Area Plan (MVAP). The MVAP lies entirely within the Perris Valley which is framed by the Gavilan Hills to the west and the Lakeview Mountains across the valley to the east. The eastern flank of Mead Valley is generally flat, sloping gently

upward toward the Gavilan Hills, which form a portion of the MVAP's western boundary. Located in the southwest portion of the MVAP in the Gavilan Hills is Steele Peak which is the tallest peak in the planning area at 2,529 feet. (Riverside County, 2016a, pp. 6,7)

As shown on Figure 2-7 and Figure 2-8, the only possible public viewpoints containing prominent scenic vistas or views open to the public are along Cajalco Road and Harvill Avenue. However, due to the existing regional topography of the Perris Valley, existing ornamental landscaping in the surrounding area, including street trees along Harvill Avenue, and existing development along the I-215 corridor, as well as the Project site's low profile setting in the Perris Valley, scenic views beyond the Project site are minimal to the north, west, and south. The Riverside County General Plan EIR determined that a "major visible aesthetic effect... would mean affecting open views of local foothills or mountains" (Riverside County, 2015b, p. 4.4-25) Therefore, the Project would result in aesthetic impacts if it were to substantially block open views of mountains or foothills from Harvill Avenue. As shown on Figure 2-7 and Figure 2-8, from the public viewing areas of Cajalco Road and Harvill Avenue, the Gavilan Hills are visible in the distance to the east. Because the Gavilan Hills, including Steele Peak, are located over 3.4 miles to the southwest of the site, the distance and location of the Gavilan Hills in relation to the Project site do not result in a unique, prominent, distinct view of the Gavilan Hills from the site under existing conditions. In addition, because the Project site is located west of Harvill Avenue and the view to Gavilan Hills is towards the east from Harvill Avenue, the Project has no potential to obstruct the easterly view. Similarly, because the Project site is located north of east-west oriented Cajalco Road and the view to Gavilan Hills is towards the east, the Project has no potential to substantially obstruct the easterly view. Additionally, the Project would underground existing overhead utilities lines and provide landscaping along the Project's frontage with Cajalco Road, which would improve the visual quality along this segment of Cajalco Road.

As identified in Table 3-1, the Project would be constructed over a period of approximately 12 to 13 months. Heavy equipment would be used, which would be visible to the immediately surrounding areas during the temporary construction period. Construction activities are a common occurrence in the developing Inland Empire region of southern California and are not considered to result in the creation of an aesthetically offensive site open to public view. Furthermore, except for the short-term use of cranes during building construction and lifts during the architectural coating phase, the construction equipment is expected to be low in height and not substantially visible to the surrounding area. All construction activities would be temporary in nature and all construction equipment would be removed from the Project site following completion of construction activities. For these reasons, temporary aesthetic effects during the Project's construction period would be less than significant.

Because the Project site would be developed from a vacant undeveloped site to a warehouse building, the aesthetic changes to the Project site would be noticeable and obvious upon Project completion. However, because Mead Valley's scenic vistas, notably, the Gavilan Hills, including Steele Peak, are located over 3.4 miles southwest of the Project site with intervening development and topography between the site and the Gavilan Hills, views of the distant landforms would remain visible to the public and the Project would not obstruct the view or create an aesthetically offensive site open to public view as seen from a scenic vista.

The Project will incorporate a number of features to soften the visual prominence of the building and loading docks from public viewing areas, including enhanced architectural treatments, landscaping, and the undergrounding of existing utility lines. The Project is designed to incorporate a 25-foot wide landscape setback with 24-inch and 23-inch box trees at time of planting and a 14-foot-high screen wall to obscure the truck court, trailer parking positions, and dock doors from public views along the southern Project boundary of Cajalco Road. The view from Harvill Avenue will be of the eastern façade of the building, the auto drive that provides access from Harvill Avenue, and the bioretention basins, all of which will be buffered by landscaping. There are no public viewing areas along the northern and western boundaries of the Project site. Therefore, because development of the Project would not substantially damage scenic resources, obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to public view, impacts would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

- c) **In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

According to mapping information provided from the Southern California Association of Governments (SCAG), which is based on U.S. Census data for urbanized areas, the Project site is located within an urbanized area (SCAG, 2017).

As shown previously on Figure 2-11, *Existing Zoning*, the Project site is split zoned Manufacturing - Service Commercial (M-SC) and Industrial Park (I-P) and the proposed Project is consistent with the zoning designations. According to the Riverside County Land Development Ordinance, the primary purpose of the M-SC Zone is to promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base. The I-P Zone typical uses include planned industrial area with special attention to circulation, parking, utility needs, aesthetics, and compatibility. Development is subject to area site improvement, landscaping, and performance standards applicable to the M-SC and I-P zones. (Riverside County, 2019b)

The proposed Project would be required to comply with the development standards of the stricter of the zoning designations on the site; therefore, with compliance with the zoning development standards and regulations; the Project's potential to result in a conflict with applicable zoning and other regulations governing scenic quality would be less than significant.

Findings of Fact: Impacts will be less than significant.

Plot Plan No. 190006

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
2. Mt. Palomar Observatory				
a. Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Ordinance No. 655 (Regulating Light Pollution) (Riverside County, 1988); Riverside County General Plan Draft EIR No. 512 Section 4.4 “Aesthetics and Visual Resources” (Riverside County, 2015b)

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

According to the Riverside County General Plan Draft EIR No. 512, the Project site is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area (Riverside County, 2015b, Figure 4.4.1). All developments within Zone B of the Mt. Palomar Nighttime Lighting Policy Area, including the Project, are required to adhere to the requirements of Riverside County Ordinance No. 655, which controls artificial lighting sources to protect the observatory. The Project’s Conditions of Approval imposed by Riverside County require compliance with all such mandatory requirements and the County of Riverside would be obligated to review subsequent building permits to ensure compliance. Therefore, because the Project would be required to comply with Ordinance No. 655, the Project’s potential to interfere with the nighttime use of the Mt. Palomar observatory would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Applicable Regulatory Requirements: The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are listed below for information purposes.

- The Project is required to comply with Riverside County Ordinance No. 655, which is intended to restrict the permitted use of certain light fixtures emitting light into the night sky which could have a detrimental effect on astronomical observation and research. Ordinance No. 655 sets forth

requirements for lamp sources and shielding of light emissions for outdoor fixtures to reduce “skyglow” or light pollution that affects day or nighttime views from Mt. Palomar Observatory (located approximately 40 miles southeast of the Project site in northern San Diego County).

Monitoring: No monitoring is required.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
3. Other Lighting Issues				
a. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials (RGA, 2019a) (SDH, 2019b); Riverside County Airport Land Use Commission (RCALUC, 2019a); Riverside County Ordinance No. 655 (Riverside County, 1988); Riverside County Ordinance No. 915 (Riverside County, 2012); Viewshed Analysis performed by T&B Planning, Inc. (T&B Planning, Inc., 2018).

- a) **Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**
- b) **Would the Project expose residential property to unacceptable light levels?**

Under existing conditions, the Project site is vacant and undeveloped and generates no day or nighttime light or glare. The site is surrounded by commercial, manufacturing, and industrial uses except for a few residential homes that are located south of the Project site and south of Cajalco Road, with one of these homes located adjacent to Cajalco Road. The Project Applicant’s Site Lighting Plan was submitted and reviewed by the County of Riverside as part of the Project’s Plot Plan application materials. The proposed Project would include exterior lighting in the form of outdoor LED Area Lights; the installation of which would be ancillary to the proposed building. The proposed Project would be required to adhere to the lighting requirements as set forth in Riverside County Ordinance Nos. 655 and 915, which provide minimum requirements for outdoor lighting in order to reduce light trespass and to protect the health, property, and well-being of residents. Plans submitted to Riverside County for future implementing permits and approvals (i.e., building permits) would be required to demonstrate compliance with these standards. Accordingly, mandatory compliance with Ordinances No. 655 and 915 would ensure that the Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views or expose residential properties to unacceptable light levels.

The Project would involve the construction of one (1) warehouse building with exterior building surfaces that consist of concrete tilt-up panels and gray reflective glazing. While window glazing has a potential to result in minor glare effects, such effects would not adversely affect daytime views of any surrounding properties, including motorists on adjacent roadways, because the glass used by the Project would be low-reflective. Office elements with large windows are proposed on the southwest and southeast corners of the building and in the center of the east-facing elevation. Other areas proposed for window glazing would be limited, as shown on the Project’s application materials (RGA, 2019a). The roof of the proposed warehouse building would be constructed to accommodate the future installation of solar panels. Because solar panels absorb light – and do not reflect it – they are not expected to result in substantial adverse glare effects. In addition, any solar panels installed on the site in the future would need to be designed to minimize glare in accordance with Riverside County ALUC requirements as identified under the Hazards and Hazardous Materials threshold (see Threshold 21). Therefore, because the proposed Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels, impacts would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are listed below for information purposes.

- The Project is required to comply with Riverside County Ordinance No. 915, which is intended to provide minimum requirements for outdoor lighting in order to reduce light trespass. Ordinance No. 915 provides regulations on adequate lighting shielding, glare, and light trespass in order to ensure all development in Riverside County installs lighting in a way that does not jeopardize the health, safety, or general welfare of Riverside County residents and degrade their quality of life.

Monitoring: No monitoring is required.

5.1.2 Agriculture and Forest Resources

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
4. Agriculture				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b. Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials (RGA, 2019a) (SDH, 2019b); Riverside County General Plan Figure OS-2 "Agricultural Resources" (Riverside County, 2015a); Riverside County GIS Database (RCIT, 2019); California Department of Conservation California Important Farmland Finder (CDC, 2016a); Ordinance No. 625: An Ordinance of the County of Riverside Amending Ordinance No. 625 Providing A Nuisance Defense for Certain Agricultural Activities, Operations, And Facilities And Providing Public Notification Thereof (Riverside County, 1994); California Department of Conservation Land Evaluation & Site Assessment Model (LESA) (DOC, 1997); Arcadis, Phase I Environmental Site Assessment (Arcadis, 2018a); University of California, Davis California Resource Lab (UC Davis California Soil Resource Lab, 2019); University of California Division of Agriculture and Natural Resources, A Revised Storie Index for Use with Digital Soils Information (UCANR, 2008)

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

According to the Farmland Mapping & Monitoring Program (FMMP) California Important Farmland Finder and as reported by Riverside County GIS database and the Riverside County General Plan, the Project site contains lands defined by the FMMP as Farmland of Local Importance (CDC, 2016a) (RCIT, 2019) (Riverside County, 2015a, Figure OS-2). There are no portions of the Project site that contain Prime Farmland, Farmland of Statewide Importance, or Unique Farmland ("Farmland"). Also, there are no areas surrounding the Project site that contain designated Farmland.

Farmland of Local Importance is assigned to land that is either currently producing agricultural crops, or has the capability of production, but does not meet the criteria of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. According to the California Department of Conservation (CDC) classifications, lands designated as "Farmland of Local Importance" likely carry the designation because the soils in this area are capable of agricultural production, but the property has never been used for agriculture and/or lacks available irrigation water for use in agricultural crop production and no active farming is occurring in the general area.

Because the Project site does not contain land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), the Project has no potential to convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to a non-agricultural use.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

The Project site is currently vacant undeveloped land. The site is zoned M-SC and I-P and is not zoned for agricultural use. As shown on Riverside County GIS, the Project site is surrounded on the north and south by "Urban-Built-Up Land," on the west by "Other Lands," and on the south and east by "Farmland of Local Importance". The Project site is not a part of an agricultural preserve and there are no lands identified as agricultural preserves on any lands surrounding the Project site (RCIT, 2019). Therefore, because the Project would not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve, no impact would occur as a result of development of the proposed Project.

The agricultural value of the Project site was evaluated using the California Department of Conservation's (DOC) Land Evaluation & Site Assessment (LESA) Model (DOC, 1997). The LESA Model is a point-based approach that uses measurable factors to quantify the relative value of agricultural land resources. The LESA Model is made up of two (2) sets of factors: Land Evaluation (LE) and Site Assessment (SA), which are scored and weighed separately to yield a total LE subscore and SA subscore. The Final LESA Score is the sum of the LE and SA subscores and has a maximum possible score of 100 points. Based on the Final LESA Score, a threshold system is used to determine the significance of a project's impacts on agricultural resources (refer to Table 9 of the LESA Instruction Model). (DOC, 1997, p. 31).

A Land Evaluation (LE) subscore consists of two (2) factors, including the Land Capability Classification (LCC) rating and the Storie Index rating, which were devised to measure the inherent soil-based qualities of land as they relate to agricultural production. The LCC Rating and Storie Index rating scores are based upon the soil map unit(s) identified on a property and the acreage of each soil mapping unit relative to the property's total acreage. Data for the soil map unit(s), LCC, and Storie Index for the Project site were

obtained from soil survey data provided by the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS). (DOC, 1997, pp. 7-9)

A Site Assessment (SA) subscore consists of four factors that measure social, economic, and geographic features that contribute to the overall value of agricultural land. The SA factors include Project Size Rating, Water Resource Availability Rating, Surrounding Agricultural Land Rating, and Protected Resource Land Rating. (DOC, 1997, p. 13)

As summarized Table 5-1, *LESA Summary Score*, the Project site's LESA Model score is 47.74. According to the LESA Model scoring thresholds, a project site that receives a score between 40 and 59 is considered significant only if the Land Evaluation (LE) and the Site Assessment (SA) subscores are each greater than or equal to 20 points (DOC, 1997, Table 9). Because the proposed Project's SA subscore is less than 20, the Project site is not considered to be an important agricultural resource pursuant to the LESA Model.

Table 5-1 LESA Summary Score

	Factor Scores	Factor Weight	Weighted Factor Scores
Land Evaluation (LE) Factors			
Land Capability Classifications (LCC) ¹	70.01	0.25	17.50
Storie Index ²	64.96	0.25	16.24
<i>Land Evaluation (LE) Subtotal</i>		0.50	33.74
Site Assessment (SA) Factors			
Project Size ³	0	0.15	0
Water Resource Availability ⁴	100	0.15	15.00
Surrounding Agricultural Land ⁴	0	0.15	0
Protected Resource Land ⁵	0	0.05	0
<i>Site Assessment Subtotal</i>		0.50	15.00
Final LESA Score			47.74

Notes:

¹ The entire Project site has a LCC classification of IIIe, which corresponds to a LESA LCC rating of 70 points. The weighted LCC score for the site is 70.01.

² Approximately 0.34 acres of the Project site has a Storie Index rating of 48.2; approximately 5.22 acres of the Project site has a Storie Index rating of 35.8; approximately 5.01 acres of the Project site has a Storie Index rating of 88.2; and approximately 2.39 acres of the Project site has a Storie Index rating of 82.3. The weighted Storie Index rating for the site is 64.96.

³ The soils on the Project site do not meet the minimum area requirement (in acres) to be awarded a score under the LESA Model.

⁴ The Project site is not irrigated; however, the Project area receives sufficient average annual rainfall to support dryland farming in non-drought years, in theory. Additionally, water utilities are available to the Project site from the abutting roadways. The irrigation conditions at the Project site correspond to a score of 100 under the LESA Model.

⁵ There are no agricultural lands or protected resource lands within the Project's zone of influence. The zone of influence is defined pursuant to the LESA Model.

Plot Plan No. 190006

-Factor weights are defined by the LESA Model.

Source: (DOC, 1997) (USDA, 1971) (UC Davis California Soil Resource Lab, 2019)

Findings of Fact: No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Surrounding zoning classifications consists of Scenic Highway Commercial (C-P-S) to the north of the Project site, Manufacturing Service Commercial (M-SC) and Industrial Park (I-P) to the east of the site, roadway (Old Cajalco Road) and M-SC and Rural Residential (R-R) adjacent to the south of the site, roadway (Harvill Avenue) and M-SC adjacent to the east of the Project site. Although the R-R zone allows for limited and small-scale agricultural uses, agriculture is not a permitted primary use. The nearest property containing agriculturally zoned land is approximately 1.0-mile northeast of the Project site. Therefore, because the Project site is not located within 300 feet of agriculturally zoned property, the proposed Project has no potential to cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm").

Findings of Fact: There will be no Impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

"Farmland" is defined in Section II.a of Appendix G to the State CEQA Guidelines to mean Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As described under Threshold 4 (a), above, there are no areas of Farmland within the Project vicinity. As described previously in Section 2.0, and above under Threshold 4 (c), lands adjacent to the Project site are not designated Farmland by the FMMP. In addition, the Project site is located in a portion of Riverside County around the I-215 corridor that is developing as an employment center, containing business park, commercial, distribution warehousing, e-commerce, and light industrial land uses. As such, because there are no components of the proposed Project that would result in changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use, no impact would occur as a result of development of the proposed Project.

Findings of Fact: There will be no Impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
5. Forest				
a. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials (RGA, 2019a) (SDH, 2019b); Riverside County General Plan Figure OS-3a “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas” (Riverside County, 2015a); Riverside County GIS (RCIT, 2019)

- a) **Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?**
- b) **Would the Project result in the loss of forest land or conversion of forest land to non-forest use?**
- c) **Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?**

The Project site is not zoned as forest land and there are no lands within the Project site’s vicinity that are zoned for forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Code § 4526), or Timberland Production (as defined by Govt. Code § 51104(g)). Due to the lack of forest land in the Project area, the Project would not result in the loss of forest land or the conversion of forest land to non-forest use. Additionally, because there are no forest lands in the Project vicinity, the

Project would not have the potential to involve other changes to the existing environment which, due to their location or nature, could indirectly result in the conversion of forest land to non-forest use. (Riverside County, 2015a, Figure OS-3a; RCIT, 2019; Google Earth, 2018) Therefore, because implementation of the proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production, and because the Project would not result in the loss of forest land or conversion of forest land to non-forest use, no impact would occur as a result of development of the proposed Project.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5.1.3 Air Quality

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
6. Air Quality Impacts				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Urban Crossroads, Air Quality Impact Report (Urban Crossroads, Inc., 2019a); Urban Crossroads, Mobile Health Risk Assessment (Urban Crossroads, Inc., 2019b).

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

The Project site is located within the South Coast Air Basin (SCAB or “Basin”) under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is responsible for bringing air quality in areas under its jurisdiction into conformity with federal and State air quality standards. (Urban Crossroads, Inc., 2019a, p. 8)

Currently, State and federal air quality standards are exceeded in most parts of the SCAB. In response, the SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the State and federal ambient air quality standards. AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy. The current AQMP, the 2016 AQMP, was adopted by SCAQMD in March 2017. Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD’s *CEQA Air Quality Handbook (1993)*. (Urban Crossroads, Inc., 2019a, p. 58) The Project’s consistency with these criteria is discussed below.

Consistency Criterion No. 1: The Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if Localized Significance Thresholds (LSTs) or regional significance thresholds were exceeded. The Project would not exceed the applicable regional significance thresholds for operational activity. However, as evaluated under Threshold 6(c), below, the Project’s site preparation construction activities (10 days in duration) would exceed localized significance thresholds for emissions of particulate matter 2.5 microns in diameter or less (PM_{2.5}) and particulate matter 10 microns in diameter or less (PM₁₀). Therefore, the Project has the potential to conflict with the AQMP according to this criterion and a significant impact would occur associated with consistency with the AQMP requiring mitigation. (Urban Crossroads, Inc., 2019a, p. 58)

Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.

The growth forecasts used in the AQMP to calculate future emissions levels are based in part on land use planning data provided by lead agencies via their general plan documentation. Projects that increase the intensity of use on a subject property may result in increased stationary area source emissions and/or vehicle source emissions when compared to the AQMP assumptions. However, if a project does not exceed the growth projections in the applicable local general plan, then the project is considered to be consistent with the growth assumptions in the AQMP. The Project site has a land use designation of “Light Industrial (LI)” in the County of Riverside General Plan and the Mead Valley Area Plan (MVAP). The land use proposed by the Project is consistent with the land use designation and the Project does not propose to change the General Plan or MVAP land use designations for the Project site. Accordingly, the Project would not exceed the growth projections in the County of Riverside General Plan and MVAP and the

Project is considered to be consistent with the growth assumptions used in the AQMP and is therefore consistent with Criterion No. 2.

In summary, because the Project would exceed the localized significance thresholds for PM₁₀ and PM_{2.5} during the site preparation phase of construction, the Project has the potential to conflict with or obstruct implementation of the AQMP under Consistency Criterion No. 1. Therefore, impacts are determined to be significant and mitigation is required. To mitigate the Project's potentially significant impact associated with compliance to the AQMP, the Applicant is required to ensure that diesel-fueled construction equipment engines over 50 horsepower be CARB Tier 4 compliant unless the availability of Tier 4 equipment is not available in which case CARB Tier 3 equipment would be acceptable. Use of CARB-compliant Tier 3 equipment for equipment pieces over 150 horsepower is sufficient to decrease localized construction PM₁₀ and PM_{2.5} emissions to a less-than-significant level.

Findings of Fact: Impacts would be less than significant with mitigation incorporated.

Mitigation: The following mitigation measures (MM) address the Project's direct impact to localized PM₁₀ and PM_{2.5} emissions during the site preparation phase of construction. Although requiring a mitigation measure to ensure that off-road diesel construction equipment over 150 horsepower complies with the EPA/CARB Tier 3 emission standards would be sufficient to mitigate the impact, to reduce the impact to an even greater degree, Mitigation Measure Air Quality MM-1 requires compliance with EPA/CARB Tier 4 emission standards for equipment over 50 horsepower unless such equipment is not reasonably available.

With the implementation of Air Quality MM-1 and Air Quality MM-2, the localized PM₁₀ and PM_{2.5} emissions during the site preparation phase of the Project's construction would be reduced to less than significant and the Project would not conflict with or obstruct implementation of the applicable air quality plan.

Air Quality MM-1: Prior to grading permit issuance, the County of Riverside shall verify that the following note is included on the grading plan. Project contractors shall be required to ensure compliance with this note and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. The note shall also be specified in bid documents issued to prospective construction contractors.

- All diesel-fueled off-road construction equipment greater than 50 horsepower, including but not limited to excavators, graders, rubber-tired dozers, and similar "off-road" construction equipment used during the site preparation phase of construction shall be equipped with CARB Tier 4 compliant engines. If the operator lacks Tier 4 equipment, and it is not available for lease or short-term rental within 50 miles of the project site, Tier 3 or cleaner off-road construction equipment may be utilized subject to County approval.

Monitoring: Monitoring is required throughout the site preparation construction phase. The Project construction manager would be responsible for keeping records demonstrating that all equipment greater

than 50 horsepower complies with the mitigation measure. These records shall be made available for inspection by the Riverside County Building & Safety Department upon request.

Air Quality MM-2: Prior to grading permit issuance, the County of Riverside shall verify that the following note is included on the grading plan. Project contractors shall be required to ensure compliance with this note and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. The note shall also be specified in bid documents issued to prospective construction contractors.

- During site preparation and grading activity, all actively graded areas within the Project site shall be watered once every two hours (e.g. 4 times per day) or a movable sprinkler system shall be in place to ensure minimum soil moisture of 12% is maintained on actively graded areas. Moisture content can be verified with use of a moisture probe by the grading contractor.

Monitoring: Monitoring is required during site preparation and grading activity. The Project construction manager would be responsible for implementing this measure during site preparation and grading activities, and compliance with this requirement would be assured through site inspections to be conducted by the Riverside County Building & Safety Department and/or SCAQMD.

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

The proposed Project has the potential to generate air pollutant concentrations during construction activities and operational activities. This analysis assumes that the proposed Project will comply with applicable, mandatory regional air quality standards, including: SCAQMD Rule 403, "Fugitive Dust;" SCAQMD Rule 431.2, "Sulfur Content of Liquid Fuels;" SCAQMD Rule 1113, "Architectural Coatings;" SCAQMD Rule 1186, "PM₁₀ Emissions from Paved and Unpaved Roads, and Livestock Operations;" SCAQMD Rule 1186.1, "Less-Polluting Street Sweepers," and Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations "Airborne Toxic Control Measure."

Impact Analysis for Construction Emissions

For purposes of this analysis, construction is conservatively expected to begin in 2020 and will last through 2021. The California Emissions Estimator Model (CalEEMod) accounts for the implementation and enforcement of California's progressively more restrictive regulatory requirements for construction equipment and the ongoing replacement of older construction fleet equipment with newer, less-polluting equipment. Thus, according to the CalEEMod, construction activities that occur in the near future are expected to generate more air pollutant emissions than the same activities that may occur farther into the future. The Project's construction characteristics and construction equipment fleet assumptions used in the analysis are described in Section 3.0, *Project Description*. The construction schedule utilized in Urban Crossroads' analysis represents a "worst-case" analysis scenario should construction occur any time after the respective dates since emission factors for construction decrease as time passes and the analysis year increases due to emission regulations becoming more stringent. The duration of construction activity and

associated equipment represent a reasonable approximation of the expected construction fleet as required per CEQA Guidelines. The duration of construction activity was based on CalEEMod defaults and a 2021 opening year. (Urban Crossroads, Inc., 2019a, p. 40) The calculated maximum daily emissions associated with Project construction are presented in Table 5-2, *Overall Construction Emissions Summary (without Mitigation)*.

The County Noise Regulation Ordinance (Ordinance No. 847) requires that any private construction activity located within one-quarter of a mile from an inhabited dwelling be restricted to the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. As such, construction activities are permitted to occur up to 12 hours per day pursuant to the County's Noise Regulation Ordinance. However, it should be noted that the identified construction equipment would not be used during every hour of the day. Consistent with industry standards and typical construction practices and CalEEMod defaults, each piece of equipment listed in Table 3-2, *Anticipated Construction Equipment*, is assumed to operate up to a total of eight (8) hours per day, or approximately two-thirds of the period during which construction activities are allowed pursuant to the County's Noise Ordinance. Most pieces of equipment would likely operate for fewer than eight (8) hours per day. (Urban Crossroads, Inc., 2019a, p. 41) For further substantiation that eight (8) hours of construction equipment use per day is a reasonable assumption, the CalEEMod that was developed by several air districts in California, including the SCAQMD, which is the authority responsible for bringing the South Coast Air Basin's air quality into attainment with federal and State standards, includes a default assumption of eight (8) hours of construction activity. The eight (8) hours of construction equipment activity assumed in CalEEMod is based on a construction survey conducted by the SCAQMD, referenced in Appendix E1 of CalEEMod's Appendix E: "Technical Source Documentation" (CAPCOA, 2017). As such, eight (8) hours per day for equipment use is reasonable, consistent with industry-standard practice, and supports uniform CEQA review for all development projects based on the CalEEMod default value.

As shown in Table 5-2, the Project's daily construction emissions of volatile organic compounds (VOCs), nitrogen oxides (NO_x), carbon monoxide (CO), sulfur oxides (SO_x), and particulate matter (PM₁₀ and PM_{2.5}) would not exceed SCAQMD regional criteria thresholds. Accordingly, the Project would not emit substantial concentrations of these pollutants during construction and would not contribute to an existing or projected air quality violation, on a direct or cumulatively-considerable basis. Impacts associated with construction-related emissions of VOCs, NO_x, CO, SO_x, PM₁₀ and PM_{2.5} would be less than significant and mitigation is not required. Although mitigation is not required to reduce estimated daily construction regional emissions, because mitigation is required to decrease localized emissions (see Threshold 6(c) below), implementation of the localized emissions measures would further reduce the less-than-significant regional emissions indicated in Table 5-2. (Urban Crossroads, Inc., 2019a, pp. 41-42).

Table 5-2 Overall Construction Emissions Summary (without Mitigation)

Year	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summer						
2020	5.65	63.84	29.36	0.09	11.48	6.65
2021	71.27	42.72	27.97	0.09	4.59	2.24
Winter						
2020	5.64	63.84	27.91	0.09	11.48	6.65
2021	71.26	42.67	26.63	0.09	4.86	2.24
Maximum Daily Emissions	71.27	63.84	29.36	0.09	11.48	6.65
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Source: CalEEMod construction-source (unmitigated) emissions are presented in Appendix 3.1 of *Technical Appendix A1*. (Urban Crossroads, Inc., 2019a, Table 3-4)

Impact Analysis for Operational Emissions

Operational activities associated with the Project are expected to generate air pollutant emissions from the operation of motor vehicles (including cars and trucks), landscape maintenance activities, application of architectural coatings, and the use of electricity and natural gas. (Urban Crossroads, Inc., 2019a, Section 3.5) Long term operational emissions associated with the Project are presented in Table 5-3, *Summary of Peak Operational Emissions*.

As summarized in Table 5-3, Project-related operational emissions of VOCs, NO_x, CO, SO_x, PM₁₀ and PM_{2.5} would not exceed SCAQMD regional criteria thresholds (Urban Crossroads, Inc., 2019a, p. 47). Accordingly, the Project would not emit substantial concentrations of these pollutants during long-term operation and would not contribute to an existing or projected air quality violation. The Project's long-term emissions of VOCs, NO_x, CO, SO_x, PM₁₀ and PM_{2.5} would be less than significant.

SCAQMD considers air pollutant emissions that exceed the SCAQMD's project-level thresholds to also be cumulatively considerable. Conversely, if a project does not exceed the SCAQMD project-level thresholds then SCAQMD considers the project's air pollutant emissions to be less than cumulatively considerable. The evaluation of Project-specific air pollutant emission presented above demonstrates that the Project would not exceed any applicable thresholds that are designed to assist the region in attaining the applicable national air quality standards. Therefore, the Project's air pollutant emissions would be less than cumulatively considerable and would not contribute to the non-attainment of applicable State and federal standards. (Urban Crossroads, Inc., 2019a, p. 62)

Table 5-3 Summary of Peak Operational Emissions

Operational Activities – Summer Scenario	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source	6.59	5.30e-04	0.06	0.00	2.10e-04	2.10e-04
Energy Source	0.06	0.51	0.43	3.09e-03	0.04	0.04
Mobile Source (Passenger Cars)	1.12	0.78	13.40	0.04	3.86	0.17
Mobile Source (Trucks)	1.06	32.01	7.75	0.12	5.27	1.83
On-Site Equipment Source	0.27	3.09	1.55	6.34e-03	0.10	0.10
Total Maximum Daily Emissions	9.10	36.40	23.19	0.16	9.27	2.14
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO
Operational Activities – Winter Scenario	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source	6.59	5.30e-04	0.06	0.00	2.10e-04	2.10e-04
Energy Source	0.06	0.51	0.43	3.09e-03	0.04	0.04
Mobile Source (Passenger Cars)	0.99	0.81	10.97	0.03	3.86	1.03
Mobile Source (Trucks)	1.06	33.43	7.55	0.12	5.27	1.83
On-Site Equipment Source	0.27	3.09	1.55	6.34e-03	0.10	0.10
Total Maximum Daily Emissions	8.97	37.85	20.55	0.16	9.27	3.00
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Source: CalEEMod operational-source emissions are presented in Appendices 3.3 and 3.4 of *Technical Appendix A1*.
Source: (Urban Crossroads, Inc., 2019a, Table 3-6)

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- The Project is required to comply with the provisions of the SCAQMD Rule 403 "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and construction equipment

travel on unpaved roads. To comply with Rule 403, and prior to grading permit issuance, the County of Riverside shall verify that notes are specified on the Project's grading plans requiring Rule 403 compliance. Project construction contractors would be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. To comply with Rule 403:

- In order to limit fugitive dust emissions, all clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines.
 - The construction contractor(s) shall ensure that all distributed unpaved roads and disturbed areas within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three (3) times a day, preferably in the mid-morning, afternoon, and after work is done for the day.
 - The construction contractor(s) shall ensure that traffic speeds on unpaved roads and the Project site area are reduced to 15 miles per hour or less.
-
- The Project is required to comply with the provisions of the SCAQMD Rule 1113 "Table of Standards" pertaining to VOC emissions by using Low-Volatile Organic Compounds paints (no more than 100 gram/liter of VOC) and/or High-Pressure Low Volume (HPLV) applications. Prior to building permit final inspection, the County of Riverside shall verify a note requiring Rule 1113 compliance is specified on all building plans. Project contractors would be required to comply with the note and maintain written records of such compliance that can be inspected by the County of Riverside or its designee upon request.
 - The Project's construction activities are required to comply with the provisions of the SCAQMD Rule 1186 "PM₁₀ Emissions from Paved and Unpaved Roads and Livestock Operations," which requires the use of a street sweeper certified by the SCAQMD, and the use of non-toxic chemical stabilizers for dust control.
 - Project construction activities are required to comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site.
 - The Project is required to comply with the California Green Building Standards Code (CALGreen), including all Nonresidential Mandatory Measures, including but not limited to requirements for bicycle parking, parking for clean air vehicles, charging stations, lighting, water conservation, waste reduction, and building maintenance. The provisions of CALGreen reduce energy use and fossil fuel use, which reduce air pollutant emissions.
 - Diesel-fueled vehicles at the Project site are required to comply with the California Air Resources Board (CARB) idling restriction requirements, which currently restrict vehicles from idling for more

than 5 minutes. Prior to building permit final inspection, the County of Riverside shall verify that signs are posted in the Project's truck courts specifying the idling restriction requirement.

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

For a detailed description of the health effects of air pollutants refer to Section 2.4 of the Project's Air Quality Impact Analysis (*Technical Appendix A1*). In general, air pollutants have adverse effects to human health including, but not limited to, respiratory illness and carcinogenic effects. The following analysis is based on the applicable significance thresholds established by the SCAQMD (which are based on federal and State air quality standards).

As noted in the Brief of Amicus Curiae by the SCAQMD in the *Friant Ranch* case (*Sierra Club v. County of Fresno (Friant Ranch L.P. (2018) 6 Cal.5th 502*) (see Appendix 3.5 of *Technical Appendix A1*) (SCAQMD Brief), SCAQMD has among the most sophisticated air quality modeling and health impact evaluation capability of any of the air districts in the State, and thus it is uniquely situated to express an opinion on how lead agencies should correlate air quality impacts with specific health outcomes. The SCAQMD discusses in the Brief that it may be infeasible to quantify health risks caused by projects similar to the proposed Project, due to many factors outlined in the SCAQMD Brief. The Brief specifically states that it may not be feasible to perform a health risk assessment for airborne toxics that will be emitted by a generic industrial building that was built on "speculation" (i.e., without knowing the future tenant(s)) and even where a health risk assessment can be prepared, the resulting maximum health risk value is only a calculation of risk--it does not necessarily mean anyone will contract cancer or other health concern as a result of the project. For extremely large regional projects (unlike the proposed Project), the SCAQMD Brief states that it is possible to correlate potential health outcomes for very large emissions sources; as part of the SCAQMD's rulemaking activity, specifically 6,620 pounds per day of NO_x and 89,190 pounds per day of VOC were expected to result in approximately 20 premature deaths per year and 89,947 school absences due to ozone (Brief, at page 12). The proposed Project does not generate anywhere near 6,620 pounds per day of NO_x or 89,190 pounds per day of VOC emissions. In comparison, the Project would generate only 38.58 pounds per day of NO_x during construction and only 38.69 pounds per day of NO_x during operations (0.58 percent of 6,620 pounds per day). The Project would also generate only 71.26 pounds per day of VOC emissions during construction and only 8.63 pounds per day of VOC emissions during operations (0.08 percent and 0.01 percent of 89,190 pounds per day, respectively). Therefore, the Project's emissions are not sufficiently high enough to use a regional modeling program to correlate health effects on a Basin-wide level. (Urban Crossroads, Inc., 2019a, pp. 60-61)

Provided below are analyses of the Project's localized significance thresholds (LST) evaluation and mobile source diesel particulate matter (DPM) evaluation, with conclusions made for impacts to human health, based on quantifiable methodologies accepted by the SCAQMD.

The following provides an analysis of the Project's potential to expose sensitive receptors in the immediate vicinity of the Project site to substantial pollutant concentrations during Project construction and long-term operation based on the applicable significance thresholds established by the SCAQMD.

The SCAQMD recommends that the nearest sensitive receptor be considered when determining the Project's potential to cause an individual and cumulatively significant impact. Sensitive receptors are people who are especially sensitive to air pollution. Sensitive receptors could include children, the elderly, persons with preexisting respiratory or cardiovascular illness, and those who engage in frequent exercise. The nearest sensitive receptor to the Project site is labeled R3 in *Technical Appendix A1*, which is a residential property located on the south side of Cajalco Road. At this location (R3), the measurements to the Project site and the proposed Project's physical features are approximately as follows, using a georeferenced file of the Project's Plot Plan and Google Earth aerial photography of surrounding properties.

Project site's southern property line to:

- the nearest residential property line: 78 feet
- The nearest habitable residential structure: 93 feet

Project's proposed screen wall enclosing the nearest tractor trailer parking stalls to:

- the nearest residential property line: 105 feet
- The nearest habitable residential structure: 120 feet

Project's proposed loading docks to:

- the nearest residential property line: 290 feet
- The nearest habitable residential structure: 305 feet

The six representative sensitive receptor locations used in the air quality analytical analysis include the following, with the distance measurements being the distances between the Project site's property line to the nearest residential property line of the receiver (Urban Crossroads, Inc., 2019a, p. 50). This is a conservative approach, and assumes that the Project's construction and operational activities are occurring at the Project's property line and a sensitive receiver (person) would be standing on their property line 24 hours a day. Also, please note that the distance measurement used for the nearest sensitive receiver (location R3) in the analytical analysis is 79 feet, whereas the distance measurement based on a georeferenced file of the Project's Plot Plan and Google Earth aerial photography is 78 feet. This difference of one foot does not change the conclusions of the analytical results, or conclusions presented in *Technical Appendix A1*, particularly given the conservative assumption of a property line to property line analysis methodology.

- R1: Location R1 represents the lot line of existing residential homes located approximately 2,129 feet west of the Project site's western property line and west of Seaton Avenue.
- R2: Location R2 represents the lot line of existing residential homes located west of the Project site's western property line at roughly 305 feet, on the north side of Cajalco Road.
- R3: Location R3 represents the lot line of the nearest residential home on the south side of Cajalco Road at approximately 79 feet from the Project site's southern property line.

- R4: Location R4 represents the lot line of existing residential homes on the south side of Cajalco Road at approximately 231 feet from the Project site's southern property line.
- R5: Location R5 represents the lot line of existing residential homes on the south side of Cajalco Road at approximately 215 feet from the Project site's southern property line.
- R6: Location R6 represents the lot line of existing residential homes located west of the Project site's western property line at roughly 1,738 feet south of Cajalco Expressway.

The property line of the nearest sensitive receptor (R3) is studied at 79 feet, or 24 meters from the southern property line of the Project site. It should be noted that the LST Methodology also explicitly states that "It is possible that a project may have receptors closer than 25 meters. Projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters." (Urban Crossroads, Inc., 2019a, p. 50) Therefore, consistent with the SCAQMD's LST Methodology, Urban Crossroads used a 25-meter receptor distance in their analysis which provides for a conservative i.e. "health protective" standard of care. Because the total acreage that would be disturbed by earth disturbance activities (site preparation and grading) on the Project site is calculated to be less than 5 acres per day, Urban Crossroads used SCAQMD's screening look-up tables to determine impacts (Urban Crossroads, Inc., 2019a, p. 52).

Impact Analysis for Construction Localized Emissions

As summarized in Table 5-4, *Localized Significance Summary of Construction (without Mitigation)*, the Project's construction activities would not exceed the SCAQMD's localized significance threshold for NO_x or CO emissions during construction, but would produce construction-related emissions of PM₁₀ and PM_{2.5} that would exceed the applicable SCAQMD localized threshold during the site preparation phase of the Project's construction. According to Table 3-1, *Anticipated Construction Duration*, site preparation activity is expected to occur only over approximately 10 days. Accordingly, the Project's daily localized PM₁₀ and PM_{2.5} emissions during the site preparation phase of Project-related construction activities has the potential to expose sensitive receptors, which are located within one mile of the Project site, to substantial pollutant concentrations for a period of approximately 10 days. Therefore, impacts associated with daily localized construction PM₁₀ and PM_{2.5} emissions would be a significant and direct impact and would be cumulatively considerable and require the implementation of mitigation to reduce the PM₁₀ and PM_{2.5} emissions.

Table 5-4 Localized Significance Summary of Construction (without Mitigation)

On-Site Site Preparation Emissions	Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	63.79	22.39	11.28	6.59
SCAQMD Localized Threshold	220	1230	10	6
Threshold Exceeded?	NO	NO	YES	YES
On-Site Grading Emissions	Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	42.41	16.71	5.10	2.98
SCAQMD Localized Threshold	187	999	8	5
Threshold Exceeded?	NO	NO	NO	NO

Source: CalEEMod localized construction-source emissions are presented in Appendix 3.1 of *Technical Appendix A1*.

(Urban Crossroads, Inc., 2019a, Table 3-9)

Impact Analysis for Operational Localized Emissions

As shown in Table 5-5, *Localized Significance Summary of Operations (without Mitigation)*, the Project’s calculated long-term operational emissions would not exceed the localized thresholds established by the SCAQMD, for the nearest sensitive receptor, a residential home located on the south side of Cajalco Road (R3). Receptors located further from the Project site would be exposed to fewer concentrations of Project-related emissions. Accordingly, long-term operation of the Project would not result in the exposure of sensitive receptors, which are located within one-mile of the Project site, to substantial pollutant concentrations. Therefore, impacts associated with operational localized emissions would be less than significant.

Table 5-5 Localized Significance Summary of Operations (without Mitigation)

Operational Activity	Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	5.25	3.10	0.60	0.24
SCAQMD Localized Threshold	270	1,577	4	2
Threshold Exceeded?	NO	NO	NO	NO

Source: CalEEMod localized operational-source emissions are presented in Appendices 3.3 and 3.4 of *Technical Appendix A1*. (Urban Crossroads, Inc., 2019a, Table 3-10)

Impact Analysis for CO “Hot Spots”

Localized areas where ambient CO concentrations exceed the CAAQS and/or NAAQS are termed CO “hot spots.” Emissions of CO are produced in greatest quantities from motor vehicle combustion and are usually concentrated at or near ground level because they do not readily disperse into the atmosphere, particularly under cool, stable (i.e., low or no wind) atmospheric conditions. Consequently, the highest CO concentrations are generally found within close proximity to congested intersection locations.

For purposes of providing a conservative, worst-case impact analysis, the Project’s potential to cause or contribute to CO hotspots was evaluated by comparing the study area intersections that would receive Project traffic (both intersection geometry and traffic volumes) with prior studies conducted by the SCAQMD in support of their AQMPs. In the 2003 AQMP, the SCAQMD evaluated CO concentrations at four (4) busy intersections in the City of Los Angeles that were determined to be the most congested intersections in the SCAB. Each of the evaluated intersections were primary thoroughfares, some of which were located near major freeway on/off ramps, and experienced traffic volumes of approximately 100,000 vehicles per day. The SCAQMD’s analysis at these busy intersections did not identify any CO hotspots. Based on an analysis of the intersections in the Project’s study area, Urban Crossroads determined that none of the intersections in the Project’s study area would be subject to the extreme traffic volumes and vehicle congestion of the intersections modeled by the SCAQMD in the 2003 AQMP. (Urban Crossroads, Inc., 2019a, pp. 55-57) Therefore, Project-related vehicular emissions would not create a CO hot spot and would not substantially contribute to an existing or projected CO hot spot. Impacts would be less than significant.

Impact Analysis for Diesel Particulate Emissions

Diesel-fueled trucks would travel to/from the Project site during operation of the Project. Diesel trucks produce diesel particulate matter (DPM), which is known to be associated with health hazards, including cancer. To evaluate the Project’s potential to expose sensitive receptors within ¼-mile of the Project site and the Project’s primary travel routes to substantial amounts of DPM during long-term operation, a Mobile Source Health Risk Assessment (HRA) was prepared for the proposed Project (*Technical Appendix A2*). The modeled truck travel routes included in the HRA are based on the truck trip distributions (inbound and outbound) available from the Project’s Traffic Impact Analysis (TIA) (*Technical Appendix K1*). The modeled truck route is consistent with the trip distribution patterns identified in the Project’s TIA, is supported by substantial evidence, and was modeled to determine the potential impacts to sensitive receptors along the primary truck routes. The modeling domain is limited to the Project’s primary truck route and includes off-site sources in the study area for approximately 1.0 mile. This modeling domain is more inclusive and conservative than using only a ¼ mile modeling domain which is the distance supported by several reputable studies which conclude that the greatest potential health risks occur within a ¼ mile of the primary source of emissions (in the case of the Project, the primary source of emissions is the on-site idling, travel, and on-site equipment). Project-related DPM health risks were evaluated under the residential, worker, and school child receptor scenarios, which are summarized below. (Urban Crossroads, Inc., 2019b, p. 9) Detailed air dispersion model outputs and risk calculations are presented in Appendices 2.1 and 2.2, respectively, of *Technical Appendix A2*.

The residential land use with the greatest potential exposure to Project DPM source emissions is an existing residential home located south of Cajalco Road, where its property line is approximately 79 feet from the southern property line of the Project site. The existing residential use is a residential receptor where an individual could remain for 24 hours per day. At the this maximally exposed individual receptor (MEIR), the maximum incremental cancer risk attributable to the Project's DPM emissions is calculated to be 5.63 in one million. The cancer risk attributable to the Project at the MEIR (i.e., 5.63 in one million) would not exceed the SCAQMD cancer risk threshold of 10 in one million. At this same receptor location, the non-cancer health risk index attributable to the Project would be 0.002, which would not exceed the SCAQMD non-cancer health risk index of 1.0. Because all other modeled residential receptors are located at a greater distance than the scenario analyzed, and DPM dissipates with distance from the source, all other residential receptors in the vicinity of the Project would be exposed to less emissions and therefore less risk than the MEIR identified herein at 79 feet south of the Project site's southern property line and south of Cajalco Road. (Urban Crossroads, Inc., 2019b, p. 1) Accordingly, long-term operations at the Project site would not directly cause or contribute in a cumulatively-considerable manner to the exposure of residential receptors to substantial DPM emissions. Therefore, the Project would result in a less-than-significant impact.

The worker receptor land use with the greatest potential exposure to Project DPM source emissions is an existing industrial building located on the south side of Cajalco Road and approximately 79 feet south of the Project site's southern property line, and in a similar location as the MEIR, the maximum incremental cancer risk attributable to the Project's DPM emissions is calculated to be 0.41 in one million. The cancer risk attributable to the Project at the MEIW (i.e., 0.41 in one million) would not exceed the SCAQMD cancer risk threshold of 10 in one million. At this same receptor location, the non-cancer health risk index attributable to the proposed Project would be 0.0001, which would not exceed the SCAQMD non-cancer health risk index of 1.0. (Urban Crossroads, Inc., 2019b, p. 1) Accordingly, long-term operations at the Project site would not directly cause or contribute in a cumulatively-considerable manner to the exposure of nearby workers to substantial DPM emissions. Therefore, the Project would result in a less-than-significant impact.

The school site land use with the greatest potential exposure to Project DPM source emissions is at the Val Verde High School located at 972 Morgan Street in the City of Perris, approximately ¼-mile (1,320 feet) east of the Project site's eastern property boundary and east of I-215. The school is located on the opposite side of I-215 where Project-related truck trips are not expected to travel in mass. At the maximally exposed individual school child (MEISC), the maximum incremental cancer risk impact attributable to the Project at this location is calculated to be an estimated 0.08 in one million which is less than the significance threshold of 10 in one million. At this same location, non-cancer risks attributable to the Project were calculated to be 0.0002, which would not exceed the applicable significance threshold of 1.0. Any other schools near the Project site would be exposed to less emissions and consequently less impacts than what is disclosed for the MEISC. Accordingly, long-term operations at the Project site would not directly cause or contribute in a cumulatively-considerable manner to the exposure of nearby school children to substantial DPM emissions. Therefore, the Project would result in a less-than-significant impact. (Urban Crossroads, Inc., 2019b, pp. 1-2)

As shown on Table 5-6, with the implementation of Air Quality MM-1 and Air Quality MM-2, PM₁₀ and PM_{2.5} construction-related emissions would be reduced during the site preparation phase of Project construction and the SCAQMD localized threshold would not be exceeded. Therefore, with mitigation, impacts would be reduced to less than significant.

Findings of Fact: Impacts will be less than significant with mitigation incorporated for construction-related localized PM₁₀ and PM_{2.5} emissions to sensitive receptors and less than significant for operational-related localized emissions, CO Hot Spots, and diesel particulate emissions to sensitive receptors.

Mitigation: Air Quality MM-1 and Air Quality MM-2 are applicable. The mitigation is required to address the Project's construction-related localized PM₁₀ and PM_{2.5} emissions to sensitive receptors.

Monitoring: Monitoring is required as specified above for Air Quality MM-1 and Air Quality MM-2.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- The Project is required to comply with the provisions of the SCAQMD Rule 403 "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and construction equipment travel on unpaved roads. To comply with Rule 403, and prior to grading permit issuance, the County of Riverside shall verify that notes are specified on the Project's grading plans requiring Rule 403 compliance. Project construction contractors would be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. To comply with Rule 403:
 - In order to limit fugitive dust emissions, all clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines.
 - The construction contractor(s) shall ensure that all distributed unpaved roads and disturbed areas within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three (3) times a day, preferably in the mid-morning, afternoon, and after work is done for the day.
 - The construction contractor(s) shall ensure that traffic speeds on unpaved roads and the Project site area are reduced to 15 miles per hour or less.
- The Project is required to comply with the provisions of the SCAQMD Rule 1113 "Table of Standards" pertaining to VOC emissions by using Low-Volatile Organic Compounds paints (no more than 100 gram/liter of VOC) and/or High-Pressure Low Volume (HPLV) applications. Prior to building permit final inspection, the County of Riverside shall verify a note requiring Rule 1113 compliance is specified on all building plans. Project contractors would be required to comply with

the note and maintain written records of such compliance that can be inspected by the County of Riverside or its designee upon request.

- The Project's construction activities are required to comply with the provisions of the SCAQMD Rule 1186 "PM₁₀ Emissions from Paved and Unpaved Roads and Livestock Operations," which requires the use of a street sweeper certified by the SCAQMD, and the use of non-toxic chemical stabilizers for dust control.
- Project construction activities are required to comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site.
- The Project is required to comply with the California Green Building Standards Code (CALGreen), including all Nonresidential Mandatory Measures, including but not limited to requirements for bicycle parking, parking for clean air vehicles, charging stations, lighting, water conservation, waste reduction, and building maintenance. The provisions of CALGreen reduce energy use and fossil fuel use, which reduce air pollutant emissions.
- Diesel-fueled vehicles at the Project site are required to comply with the California Air Resources Board (CARB) idling restriction requirements, which currently restrict vehicles from idling for more than 5 minutes. Prior to building permit final inspection, the County of Riverside shall verify that signs are posted in the Project's truck courts specifying the idling restriction requirement.

As shown on Table 5-6, *Localized Significance Summary of Construction (with Mitigation)*, after implementation of Air Quality MM-1 and Air Quality MM-2, Project construction emissions would not exceed the applicable SCAQMD localized thresholds for any criteria pollutant. Therefore, after the implementation of mitigation, impacts would be less than significant.

Table 5-6 Localized Significance Summary of Construction (with Mitigation)

On-Site Site Preparation Emissions	Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	31.51	28.30	6.86	3.85
SCAQMD Localized Threshold	220	1230	10	6
Threshold Exceeded?	NO	NO	NO	NO
On-Site Grading Emissions	Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	24.17	22.99	3.20	1.86
SCAQMD Localized Threshold	187	999	8	5
Threshold Exceeded?	NO	NO	NO	NO

Source: CalEEMod localized construction-source emissions are presented in Appendix 3.2 of *Technical Appendix A1*. (Urban Crossroads, Inc., 2019a, Table 3-10)

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

The Project could produce odors during proposed construction activities resulting from construction equipment exhaust, application of asphalt, and/or the application of architectural coatings; however, standard construction practices would minimize the odor emissions and their associated impacts. Furthermore, any odors emitted during construction would be temporary, short-term, and intermittent in nature, and would cease upon the completion of the respective phase of construction. In addition, construction activities on the Project site would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance (Urban Crossroads, Inc., 2019a, p. 62). Accordingly, the proposed Project would not create objectionable odors affecting a substantial number of people during construction, and short-term impacts would be less than significant.

During long-term operation, the Project would include a warehouse land use, which is not typically associated with objectionable odors. The temporary storage of refuse associated with the proposed Project’s long-term operational use could be a potential source of odor; however, Project-generated refuse is required to be stored in covered containers and removed at regular intervals in compliance with the County’s solid waste regulations, thereby precluding any significant odor impact. Furthermore, the proposed Project would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance, during long-term operation (Urban Crossroads, Inc., 2019a, p. 62). As such, long-term operation of the proposed Project would not create objectionable odors affecting a substantial number of people. Impacts would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are listed below for information purposes.

- The Project is required to comply with the provisions of the SCAQMD Rule 402, “Nuisance” which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public.

5.1.4 Biological Resources

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
7. Wildlife & Vegetation				
a. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p>e. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f. Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Habitat Assessment and Focused Burrowing Owl Surveys (Ecological Sciences, Inc., 2018a); Riverside County GIS Database (RCIT, 2019); Western Riverside County Multiple Species Habitat Conservation Plan (TLMA-EPD, 2003); Riverside County Ordinance No. 663 (Riverside County, 1996); Riverside County Ordinance No. 810.2, Establish the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee (Riverside County, 2003)

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

Two adopted Habitat Conservation Plans (HCPs) apply to the Project site. The Project site is located within the Stephens’ Kangaroo Rat (SKR) HCP and the Western Riverside County MSHCP.

Riverside County Ordinance No. 663 contains provisions for the protection of the SKR pursuant to the SKR HCP (Riverside County, 1996). The Project site is not located within an identified reserve area for the SKR and the species has a low to moderate potential to occur on the Project site (RCIT, 2019). However, because the Project site is located within the HCP boundary, the Project Applicant is required to pay a mandatory mitigation fee pursuant to Riverside County Ordinance No. 663, which requires a per-acre mitigation fee payment to assist the County in implementing the SKR HCP. With mandatory compliance with standard regulatory requirements (i.e., payment of the development mitigation fee), the proposed Project would not conflict with any County policies or ordinances related to the SKR HCP.

The Project site also is subject to the Western Riverside County MSHCP. According to Riverside County GIS, the Project site is not located within any MSHCP Criteria Cells; thus, the subject property is not targeted for conservation under the MSHCP. The nearest area subject to a MSHCP Criteria Cell is located approximately 0.4-mile southwest of the Project site (Cell No. 2334) (RCIT, 2019) However, because the Project site is located in the MSHCP area, the Project Applicant is required to pay a local development impact and mitigation fee pursuant to Riverside County Ordinance No. 810, which requires a per-acre local development mitigation fee payment to assist the County in implementing the MSHCP.

In addition, development projects such as the proposed Project that are proposed outside of the MSHCP Criteria Area are required to be reviewed for consistency with several MSHCP provisions, including the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pool guidelines, the Protection of Narrow Endemic Plant Species, Guidelines Pertaining to Urban/Wildlands Interface, and the Additional Survey Needs and Procedures (TLMA-EPD, 2003, n.p.). Each of these provisions are addressed below as they pertain to the Project site. As concluded below, the Project would not conflict with any provisions of the Western Riverside County MSHCP.

MSHCP Section 6.1.2, Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

Volume 1, Section 6.1.2 of the MSHCP describes the process to protect species associated with riparian/riverine areas and vernal pools. The MSHCP requires focused surveys for sensitive riparian bird species when suitable habitat would be affected and surveys for sensitive fairy shrimp species when vernal pools or other suitable habitat would be affected. (TLMA-EPD, 2003, n.p.)

No evidence of vernal pools or other wetland features were recorded on the Project site. Therefore, the Project would not conflict with MSHCP Section 6.1.2, Protection of Species Associated with Riparian/Riverine areas and Vernal Pools (Ecological Sciences, Inc., 2018a, p. 5) Therefore, a Determination of Biological Equivalent or Superior Preservation (DBESP) is not required.

MSHCP Section 6.1.3, Protection of Narrow Endemic Plant Species

Volume 1, Section 6.1.3 of the MSHCP requires that within Narrow Endemic Plant Species Survey Areas (NEPSSA), site-specific focused surveys for Narrow Endemic Plant Species (NEPS) will be required for all public and private projects where appropriate soils and habitat are present.

The Project is not located within a NEPSSA; nonetheless, the site was generally evaluated for the potential to support NEPS habitat and it was determined that no suitable NEPS habitat for is present on the site (Ecological Sciences, Inc., 2018a, p. 12). Therefore, the Project would not conflict with MSHCP Section 6.1.3, Protection of Narrow Endemic Plant Species.

MSHCP Section 6.1.4. Guidelines Pertaining to the Urban/Wildlands Interface

According to Section 6.1.4 of the MSHCP, the Urban/Wildlands Interface Guidelines are intended to address indirect effects (“edge effects”) associated with locating development in proximity to MSHCP conservation areas (TLMA-EPD, 2003, n.p.). The Project site is not located in proximity to a MSHCP conservation area; therefore, the Project would not conflict with the MSHCP Guidelines Pertaining to the Urban/Wildlands Interface.

MSHCP Section 6.3.1 Vegetation Mapping

Ecological Sciences completed vegetation mapping for the site and no special status species were recorded on the site. (Ecological Sciences, Inc., 2018a, pp. 6, 12) The entirety of the site has been disturbed by past and on-going weed abatement activities. Dominant onsite vegetation present on the site includes brome grasses, Mediterranean grass, slender oat, short-podded mustard, pigweed, red-stemmed filaree, Russian thistle, tree of heaven, Chinese elm, olive, pine, sweetgum, and gum, none of which are sensitive plant species or comprise sensitive plant communities. (Ecological Sciences, Inc., 2018a, p. 7)

MSHCP Section 6.3.2, Additional Survey Needs and Procedures

Western Riverside County MSHCP Section 6.3.2 identifies that additional surveys may be needed for other certain plant and wildlife species in conjunction with MSHCP implementation in order to achieve full coverage for these species. Within areas of suitable habitat, focused surveys are required for additional plant species if a project site occurs within a designated Criteria Area Species Survey Area (CASSA), or special wildlife species survey area (i.e., burrowing owl, amphibians, and mammals). (TLMA-EPD, 2003, n.p.) The Project site is not located within the CASSA but is located within the Burrowing Owl (BUOW) Survey Area (RCIT, 2019).

No direct BUOW observations or sign (pellets, fecal material, or prey remains) were recorded during a July 2018 BUOW habitat assessment conducted on the site by Ecological Sciences. Several marginally suitable burrows associated with California ground squirrels (although not directly observed) were recorded on the site that could potentially be utilized by BUOW. However, none of the burrows inspected during the survey were determined to be occupied or recently used by BUOW based on the lack of owl observations and absence of signs of BUOW around burrow entrances. Because potentially suitable BUOW foraging habitat was observed within portions of the site, focused BUOW focused surveys were conducted by Ecological Sciences in August 2018. (Ecological Sciences, Inc., 2018a, p. 11)

No direct BUOW observations or sign (feathers, pellets, fecal material, prey remains, etc.) were recorded during the August 2018 focused BUOW surveys. None of the burrows/refugia inspected during the focused surveys were determined to be occupied or recently used by BUOW based on the lack of owl observations and absence of sign around burrow entrances. Surveys of the site and scanning adjacent areas during peak BUOW activity times did not reveal any indication that this species was currently present or utilizing the site for foraging purposes. (Ecological Sciences, Inc., 2018a, p. 11)

Although Ecological Sciences did not observe any BUOW or signs of the species use of the property (i.e., scat, tracks, pellets, or feathers) during focused surveys, because the BUOW is known to occur in the vicinity of the Project site and because the species is migratory and could use/occupy the property prior to ground-disturbing construction activities, potential impacts to BUOW are considered significant on direct and cumulatively considerable bases and mitigation is required to ensure that development of the Project does not result in a substantial adverse effect to the BUOW in the event the species occupies the Project site at the time of construction.

Also, although no sensitive bird species were reported on the Project site during the field surveys conducted by Ecological Sciences, the site contains trees which could provide suitable habitat for migratory birds. Impacts to nesting birds are addressed by the federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFGF). If active nests are present at the time that nesting habitat is removed, impacts would be considered a direct and cumulatively considerable impact absent compliance with the MBTA. With the Project's mandatory compliance with the MBTA, impacts would be less than significant.

Findings of Fact: Impacts will be less than significant with mitigation.

Mitigation: Mitigation is required.

Biological Resources MM-1: Pre-Construction Surveys for Western Burrowing Owl

Pursuant to Objectives 5, 6, and 7 of the Species Account for the Burrowing Owl in the Western Riverside County MSHCP, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding (MOU) with the County. The survey results shall be provided in writing to the Environmental Programs Department/County Biologist. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required. If it is determined that the Project site is occupied by the burrowing owl, take of "active" nests shall be avoided pursuant to the MSHCP and the MBTA. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the CDFW.

If it is determined during the 30-day preconstruction survey that burrowing owls have colonized the Project site prior to initiation of construction, the Project Applicant will immediately inform the Riverside County Biologist, CDFW, and the Regional Conservation Authority (RCA), and would need to retain a biologist that holds a MOU with the County of Riverside to prepare a Burrowing Owl Protection and Relocation Plan for approval by the County of Riverside and Wildlife Agencies prior to initiating ground disturbance. The relocation plan will include the following:

- The locations of the nests and owls proposed for relocation.
- The locations of the proposed relocation sites.
- The numbers of adult owls and juveniles proposed for relocation.
- The time of year when relocation is proposed to take place,
- The name of the biologist proposed to supervise the relocation, and the details of his/her previous experience capturing, handling, and relocating borrowing owls, including the outcomes of the previous relocation efforts (survival/mortality rates and site-fidelity rates of the relocated owls), and relevant permits held.
- A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site.
- A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision).
- Description of the monitoring methods and monitoring duration to be employed to verify survival of the relocated owls and their long-term retention on the relocation site.

Monitoring: Monitoring is required. Prior to the issuance of any grading permits, the results of the pre-construction surveys shall be reviewed by the County Environmental Programs Department (EPD) and/or County Biologist. No grading permits shall be issued by the Riverside County Building & Safety Department

until EPD and/or the County Biologist verifies that the pre-construction surveys were satisfactorily completed. If burrowing owls colonize the site prior to initiation of grading activities, the Project Biologist shall be responsible for preparing and implementing a Burrowing Owl Protection and Relocation Plan, which shall be reviewed and approved by EPD and the Wildlife Agencies prior to initiating ground disturbance.

Biological Resources MM-2: Vegetation Clearing Outside of the Migratory Nesting Bird Season (the nesting season generally occurs between February 4 and August 31).

As a condition of a grading permit, a migratory nesting bird survey of all trees to be removed from the site shall be conducted by a qualified biologist within 10 days prior to initiating tree removal or vegetation clearing within 500 feet of a mature tree. A copy of the migratory nesting bird survey results report shall be provided to the Riverside County Environmental Programs Department (EPD). If the survey identifies the presence of active nests, then the qualified biologist shall provide the Riverside County EPD with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impacts. The size and location of all buffer zones, if required, shall be subject to review and approval by the Riverside County EPD and shall be no less than a 300-foot radius around the nest for non-raptors and a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and Riverside County EPD verify that the nests are no longer occupied and the juvenile birds can survive independently from the nests.

Monitoring: Monitoring is required. A qualified biologist shall conduct a migratory nesting bird survey of all trees within 10 days prior to initiating tree removal or vegetation clearing within 500 feet of a mature tree. The results of the migratory nesting bird survey shall be reviewed and approved by EPD prior to initiating tree removal or ground disturbance within 500 feet of any tree. If nesting birds are identified, the qualified biologist shall establish buffer zones around the active nests and shall mark such buffers with construction fencing. Fencing shall be evaluated on a weekly basis by the qualified biologist, and shall be subject to field inspections by EPD staff during the nesting season, if warranted.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- The Project Applicant shall comply with Riverside County Ordinance No. 810 (Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Fee Program Ordinance), which requires a per-acre local development impact and mitigation fee payment prior to the issuance of a building permit.
- The Project Applicant shall comply with Riverside County Ordinance No. 663 (Stephens' Kangaroo Rat Mitigation Fee Ordinance) which requires a per-acre local development and mitigation fee payment prior to the issuance of a grading permit.

- The Project applicant shall comply with the MBTA. (Refer to Biological Resources MM-2 for more detail.)
- b) **Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?**
- c) **Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Wildlife Service?**

The list of plants designated by the Fish and Game Commission as endangered, threatened, or rare is contained in the California Code of Regulations, Title 14, Section 670.2. Threatened, Endangered, or Candidate Species includes all species listed by the California Fish and Game Commission (see Title 14 CCR § 670.5), and by the federal government under the Endangered Species Act (ESA). Title 50 Code of Federal Regulations Section 17.11 covers endangered and Threatened Wildlife. Sections 17.11 and 17.12 of Title 50 Code of Federal Regulations cover federally Endangered and Threatened Plants.

As discussed in Threshold 7(a), based on habitat assessments conducted on the Project site, Ecological Sciences concluded that although no native habitat types are present on the site and no listed species (currently protected by state or federal endangered species acts) are expected to occur due to absence of suitable habitat, the potential presence of BUOW is considered a significant direct and cumulatively considerable impact because the species is migratory and could be present on the Project site at the time that the Project's construction activities commence. In addition, other migratory bird species protected by the MBTA could be impacted by the Project if active nests are present on the site at the time that nesting habitat (trees and shrubs) are removed. Mitigation is thus required.

Findings of Fact: Impacts will be less than significant with mitigation.

Mitigation: Mitigation is required. Biological Resources MM-1 and MM-2 are applicable.

Monitoring: Monitoring is required as specified above for Biological Resources MM-1 and MM-2.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- The Project Applicant shall comply with Riverside County Ordinance No. 810 (Western Riverside County MSHCP Fee Program Ordinance), which requires a per-acre local development impact and mitigation fee payment prior to the issuance of a building permit.

- The Project Applicant shall comply with Riverside County Ordinance No. 663 (Stephens' Kangaroo Rat Mitigation Fee Ordinance) which requires a per-acre local development and mitigation fee payment prior to the issuance of a grading permit.
- The Project Applicant shall comply with the federal MBTA. (Refer to Biological Resources MM-2 for more detail.)

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

According to the field surveys conducted by Ecological Sciences, the Project site does not support a diversity of native vegetation or wildlife. In addition, there are no natural water bodies on the Project site; therefore, there is no potential for the Project to interfere with the movement of fish. There are also no native wildlife nurseries on-site; therefore, there is no potential for the Project to impede the use of a native wildlife nursery site.

Wildlife movement corridors in Western Riverside County are addressed by the conservation requirements specified in the Western Riverside County MSHCP, and the Project site is not identified for conservation or designated as a wildlife movement corridor as part of the MSHCP. Accordingly, the Project site is not considered to be a wildlife movement corridor.

As discussed in Threshold 7(a), the Project has the potential to impact nesting birds if vegetation is removed during the nesting season (February 1 through August 31). Impacts to nesting birds are prohibited by the MBTA and CFGC. With the Project's mandatory compliance with the MBTA, CFGC, and Biological Resources MM-1 and MM-2, a less than significant impact would occur associated with the Project's impacts on migratory birds.

Findings of Fact: Impacts will be less than significant with mitigation.

Mitigation: Mitigation is required. Biological Resources MM-1 and MM-2 are applicable.

Monitoring: Monitoring is required as specified above for Biological Resources MM-1 and MM-2.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- The Project applicant shall comply with the federal MBTA. (Refer to Biological Resources MM-2 for more detail.)

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

No evidence of vernal pools, other wetland features or conditions associated with riparian habitat or other sensitive natural community was recorded by Ecological Sciences as being present on the Project site (Ecological Sciences, Inc., 2018a, p. 12).

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

According to the field surveys conducted by Ecological Sciences, the Project site does not contain any protected wetlands (Ecological Sciences, Inc., 2018a, Attachment E-3, Biological Report Summary Sheet). Therefore, the Project would not result in a substantial adverse effect on state or federally protected wetlands.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Other than the Western Riverside County MSHCP, which is addressed above, the only local policies or ordinances protecting biological resources within the Project area are Riverside County Ordinance No. 559 (Regulating the Removal of Trees) and the County's Oak Tree Management Guidelines. The Project site does not contain oak trees. Therefore, the Riverside County Oak Tree Management Guidelines are not applicable to the Project. Ordinance No. 559 pertains to parcels or property located above 5,000 feet in elevation. Because the Project site does not reach an elevation of 5,000 feet, Ordinance No. 559 is also not applicable to the Project site. Thus, because the Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, no impact would occur as a result of implementation of the Project as proposed on the Project site.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5.1.5 Cultural Resources

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
8. Historic Resources				
a. Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials (RGA, 2019a) (SDH, 2019b); Brian F. Smith and Associates, Phase I Cultural Resources Assessment for the Val Verde Logistics Center Project (BFSA, 2019a); County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standards Scopes of Work (Riverside County, 2009); California Code of Regulations, Title 14, Chapter 3, § 15064.5 Determining the Significance of Impacts to Archaeological and Historical Resources (CCR 15064.5)

- a) **Would the Project alter or destroy a historic site?**
- b) **Would the Project cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?**

In order to determine the presence of any previously recorded historic site, Brian F. Smith and Associates (BFSA) conducted a records search at the Eastern Information Center (EIC) at the University of California at Riverside (UCR), for the Project site and an area of one-mile surrounding the Project site. The complete records search results are provided within Appendix B of the Project’s Cultural Resources Assessment (*Technical Appendix C* to this MND). (BFSA, 2019a, pp. 3.0-1)

While at the EIC, BFSA reviewed the following historic sources:

- The National Register of Historic Places (NRHP) Index;
- The Office of Historic Preservation (OHP), Archaeological Determinations of Eligibility (ADOE); and
- The Office of Historic Preservation (OHP), Directory of Properties in the Historic Property Data File (HPD).

In addition, the BFSA research library was consulted for any relevant historical information. BLM GLO records, historic aerial photographs dating between 1938 and 2016, the 1901 Elsinore, California 30-minute quadrangle map, the 1901, 1911, 1927, and 1942 Riverside, California 15-minute USGS quadrangle

maps, and the 1953 Steele Peak, California 7.5-minute USGS quadrangle map also were consulted. (BFSA, 2019a, pp. 3.0-1, 4.0-9)

BFSA identified remnants of three (3) concrete slab foundations and eight wood posts on the Project site and recorded them as sites RIV-12,857 and RIV-12,858. The concrete slabs and posts were identified by BFSA in the locations of the pervious structures and cleared corral area first noted on the 1953 and 1967 aerial photographs. No elements of the residence noted on the early twentieth century maps and aerial photographs in the southeast quarter of the property were located. The wood posts at RIV-12,857 are similar to those identified at RIV-12,858, and appear to demark a dirt access road visible on the 1967 and 1978 historic aerial photographs. (BFSA, 2019a, p. 4.0-16)

Based upon the locations of RIV-12,858 and RIV-12,857 in relation to structures identified on the historic aerial photographs, the features at both sites are attributed to the mid-twentieth century development of the property. In addition, the method of creating foundations from poured concrete slabs is generally associated with construction during the mid-twentieth century. Therefore, based upon the historic aerial photographs and known construction methods, RIV-12,858 and RIV-12,857 are associated with the development of the property during the mid-twentieth century. Although RIV-12,858 and RIV-12,857 are both over 50 years old, they do not qualify as significant resources or significant historic sites under CEQA. Online research of the property did not identify any significant individuals or events associated with the property. The method of using poured concrete for foundations was common during the mid-twentieth century and therefore, the remnant foundations do not appear to be the work of a master builder or architect. In addition, no associated artifacts were identified within the property, and it is unlikely that RIV-12,858 and RIV-12,857 would be able to provide any further research potential. Further, because the sites only consist of the remnants of mid-twentieth century use of the property, the integrity of the resources has been diminished. (BFSA, 2019a, p. 4.0-19)

Because RIV-12,857 and RIV-12,858 are not associated with any historic individuals or events and are unlikely to provide any further research potential, both sites are determined to be not significant under CEQA. No historic artifacts or historical sites were observed during the field survey and the potential for any historic deposits or sites is extremely remote. (BFSA, 2019a, p. 1.0-2) Additionally, the Project site is not identified as containing a historic resource by the Riverside County General Plan EIR, Figure 4.9.2, Historical Resources. Accordingly, the Project has no potential to impact a historical resource as defined by CEQA Guidelines Section 15064.5.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
9. Archaeological Resources				
a. Alter or destroy an archeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials (RGA, 2019a) (SDH, 2019b); Brian F. Smith and Associates, Phase I Cultural Resources Assessment for the Val Verde Logistics Center Project (BFSA, 2019a); County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standards Scopes of Work (Riverside County, 2009); California Code of Regulations, Title 14, Chapter 3, § 15064.5 Determining the Significance of Impacts to Archaeological and Historical Resources (CCR 15064.5); California Health and Safety Code § 7050.5 (HSC, 1939)

Note that confidential information has been redacted from MND *Technical Appendix C, Phase I Cultural Resources Assessment* for purposes of public review. In addition, much of the written and oral communication between Native American tribes, the County of Riverside, and Brian F. Smith and Associates (BFSA) is considered confidential in respect to places that have tribal cultural significance (Government Code § 65352.4), and although relied upon in part to inform the preparation of this MND, those communications are treated as confidential and are not available for public review. Under existing law, environmental documents must not include information about the location of archeological sites or sacred lands or any other information that is exempt from public disclosure pursuant to the Public Records Act (CEQA Guidelines § 15120(d)).

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

BFSA conducted a cultural resources survey for the Project site to locate and record any archaeological resources or archaeological sites identified within the Project’s Area of Potential Effect (APE) in compliance with CEQA and following County of Riverside Cultural Resource Guidelines (Draft) (Riverside County, 2009). BFSA’s assessment included an Archaeological Records Search, an intensive pedestrian reconnaissance of the Project site, and outreach to Native American tribes. (BFSA, 2019a, Section 3.0) The County archaeologist also consulted with the Native American tribes.

The archaeological records search for the Project site and the surrounding area within a one-mile radius and identified 64 cultural resources within one-mile of the Project site. The EIC records indicated that none of the sites are located within the Project’s APE. The records search results also indicated that a total

of 38 resource studies have been conducted within a one-mile radius of the Project site, one of which covered the Project's APE. The previous study conducted by Dover consisted of an archaeological survey that did not locate any archaeological resources or archaeological sites within the current APE. (BFSA, 2019b, Pages 4.0-1 through 4.0-8, Table 4.1-1, Table 4.1-2)

During BFSA's survey of the Project site, no archaeological resources or archaeological sites were identified. However, the potential exists that previously uncovered undiscovered archaeological resources or sites may exist within the APE that may be exposed during the Project's ground-disturbing construction activities. (BFSA, 2019a, Page 5.0-1) If significant resources are uncovered and are not appropriately treated, impacts would be significant.

Findings of Fact: Impacts will be less than significant with mitigation.

Mitigation: Because previously undiscovered subsurface resources that meet CEQA's definition of a significant archaeological resource have the potential to be uncovered by the Project's ground-disturbing construction activities, mitigation is required.

Cultural Resources MM-1: Cultural Sensitivity Training.

Prior to the issuance of grading permits, the Project Archaeologist and if required, a representative designated by the culturally-affiliated Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Monitoring: Monitoring is required. Prior to Grading Permit Issuance, the Project Archaeologist (and Native American representative, if required) shall conduct cultural sensitivity training. The required sign-in sheet shall be retained on site and made available for inspection by the County Archaeologist upon request.

Cultural Resources MM-2: Native American Monitor.

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this mitigation measure.

Monitoring: Monitoring is required. Prior to Grading Permit issuance, the Project Applicant shall provide a copy of the agreement with the Native American Monitor to the County Archaeologist.

Cultural Resources MM-3: Project Archeologist.

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

Monitoring: Monitoring is required. Prior to issuance of grading permits, evidence that a qualified archaeologist (Project Archaeologist) has been retained shall be provided to the Riverside County Planning Department, along with a copy of the Monitoring Plan. Monitoring by the Project Archaeologist shall occur throughout the duration of grading activities. The Riverside County Planning Department shall ensure that the CRMP is implemented during grading activities, and may conduct site inspections upon request.

Cultural Resources MM-4: Phase IV Cultural Monitoring Report

Prior to Grading Permit Final Inspection and upon completion of the implementation phase (clearing, grubbing, grading, trenching), a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with the Grading Permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the Transportation and Land Management Agency (TLMA) website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

Monitoring: Monitoring is required. Prior to Grading Permit Final Inspection, the Phase IV Cultural Resources Monitoring Report shall be submitted for review and approval to the Riverside County Planning Department.

Cultural Resources MM-5: Artifact Disposition.

Prior to Grading Permit Final Inspection and in the event that cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources (with the

exception of sacred items, burial goods, and Human Remains) and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through one of the following methods.

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

2. Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

If more than one Native American Group is involved with the project and cannot come to a consensus as to the disposition of cultural resources, the landowner(s) shall then proceed with curation at the Western Science Center.

Monitoring: Monitoring is required. Prior to Grading Final Inspection, the Project Archaeologist shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations have been appropriately treated as required by this mitigation measure.

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

The Project site does not contain any known human remains. The Project's mass grading and excavation activities would disturb the entire site as identified in Section 3.0. Therefore, there is a remote potential that human remains may be unearthed during the Project's ground-disturbing construction activities. This same potential for the discovery of human remains occurs on nearly every construction site that disturbs an undeveloped ground surface. If human remains are found on the site, the developer/permit holder or any successor in interest is required by law to comply with State Health and Safety Code Section 7050.5. **Findings of Fact:** Impacts will be less than significant.

Mitigation: No mitigation is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- If human remains are found on the Project site, the developer/permit holder or any successor in interest shall comply with the following codes:
 - Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime.
 - If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.
 - Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:
 - The nondestructive removal and analysis of human remains and items associated with Native American human remains.
 - Preservation of Native American human remains and associated items in place.
 - Relinquishment of Native American human remains and associated items to the descendants for treatment.
 - Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and

the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

- Record the site with the commission or the appropriate Information Center.
- Utilize an open space or conservation zoning designation or easement.
- Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.

Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

Monitoring: Monitoring shall be required pursuant to State Health and Safety Code Section 7050.5 if human remains are encountered during construction activities associated with the Project.

5.1.6 Energy

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
10. Energy Impacts				
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Urban Crossroads, Inc., Energy Analysis (Urban Crossroads, Inc., 2019c)

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

Project implementation would result in the conversion of the subject site from its existing condition to a warehouse building. This change in the site's land use would increase the site's demand for energy.

Construction Energy Demands

Fuel consumed by construction equipment would be the primary energy resource expended over the course of Project construction. Urban Crossroads calculated that in order to accomplish construction of the Project, the total estimated electricity usage would be approximately 109,421 kWh and the total estimated diesel fuel consumption for on-site equipment would be approximately 54,493 gallons. Construction equipment use of electricity and fuel would be typical for the type of construction proposed because there are no aspects of the Project's proposed construction process that are unusual or energy-intensive, and Project construction equipment would conform to the applicable CARB emissions standards, acting to promote equipment fuel efficiencies. (Urban Crossroads, Inc., 2019c, pp. 24-25)

CCR Title 13, Motor Vehicles, Section 2449(d)(3) Idling, limits idling times of construction vehicles to no more than 5 minutes, thereby precluding unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. (Urban Crossroads, Inc., 2019c, p. 34)

Construction worker trips (traveling to and from the Project site) for full construction of the proposed Project would result in the estimated fuel consumption of 24,937 gallons of fuel. Additionally, fuel consumption from construction vendor trips (medium and heavy-duty trucks) is calculated to total approximately 17,248 gallons. Refer to the Project's Energy Analysis (*Technical Appendix D*) for additional information. The 2018 Integrated Energy Policy Report (IEPR) released by the California Energy Commission shows that fuel efficiencies are improving within on and off-road vehicle engines due to more stringent government requirements. (Urban Crossroads, Inc., 2019c, pp. 34-35)

The equipment used for Project construction would be required by law to conform to CARB regulations and California emissions standards. There are no unusual Project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed in construction of the Project would therefore not result in inefficient, wasteful, or unnecessary consumption of fuel. As supported by the preceding discussions, Project construction energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary. (Urban Crossroads, Inc., 2019c, p. 28)

Operational Energy Demands

Energy consumption in support of or related to Project operations would include transportation energy demands (energy consumed by employee and patron vehicles accessing the Project site) and facilities energy demands (energy consumed by building operations and site maintenance activities). Each are discussed below.

Transportation Energy Demands

Energy that would be consumed by Project-generated traffic is a function of total vehicle miles traveled (VMT) and estimated vehicle fuel economies of vehicles accessing the Project site (Urban Crossroads, Inc., 2019c, p. 30). Vehicular trips and related VMT generated by the operation of the Project would result in an estimated annual fuel demand of 280,638 gallons of fuel assuming that each trip to/from the Project site is a new trip that is not already on the regional roadway network. (Urban Crossroads, Inc., 2019c, p. 32) Computations for each type of vehicle are contained in Section 4.4 of the Project's Energy Analysis (*Technical Appendix D*)

Fuel would be provided by commercial fuel vendors. Trip generation and VMT generated by the Project would be typical of industrial uses of similar scale and configuration, as reflected respectively in the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Ed., 2017); and CalEEMod. That is, the Project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips and VMT, nor associated excess and wasteful vehicle energy consumption. (Urban Crossroads, Inc., 2019c, p. 35)

Enhanced fuel economies realized pursuant to federal and state regulatory actions, and related transition of vehicles to alternative energy sources (e.g., electricity, natural gas, biofuels, hydrogen cells) over time (as is the current trend) would likely decrease future gasoline fuel demands per VMT. The location of the Project site proximate to regional and local roadway systems, including the State Highway System, tends to reduce VMT within the region, acting to reduce regional vehicle energy demands. The Project site is located near the I-215 Freeway and the distance from the Project's driveways to the I-215 Freeway on/off ramps at Cajalco Expressway is approximately 0.50 miles. Sidewalk improvements along the Project site's frontage with Harvill Avenue would encourage pedestrian access. Facilitating pedestrian and bicycle access would reduce VMT and associated energy consumption. In compliance with the California Green Building Standards Code, the Project would promote the use of bicycles as an alternative means of transportation by providing on-site bicycle parking accommodations. As supported by the preceding discussions, Project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary. (Urban Crossroads, Inc., 2019c, p. 35)

Facility Energy Demands

Long-term operation of the Project is calculated to consume an estimated 1,915,293 kilo-British thermal units (kBtu) a year of natural gas, and 1,078,580 kilowatts (kWh) a year of electricity. Natural gas would be supplied to the Project by SoCalGas; electricity would be supplied by SCE. The Project proposes conventional warehouse uses reflecting contemporary energy efficient/energy conserving designs and operational programs consistent with the California Building Standards Code, Title 24, which would ensure that the Project's energy demands would not be considered inefficient, wasteful, or otherwise

unnecessary. The Project site has been planned for industrial development by the County's General Plan and the Mead Valley Area Plan (MVAP) for at least 20 years and the energy demands of the Project can be accommodated within the context of available resources and energy delivery systems. The Project would therefore not cause or result in the need for additional energy producing or transmission facilities considered inefficient, wasteful, or otherwise unnecessary. (Urban Crossroads, Inc., 2019c, pp. 35-36)

As supported by the preceding analyses, Project construction and operations would not result in the inefficient, wasteful or unnecessary consumption of energy. Further, the energy demands of the Project can be accommodated within the context of available resources and energy delivery systems. The Project would therefore not cause or result in the need for additional energy producing or transmission facilities. The Project would not engage in wasteful or inefficient uses of energy and aims to achieve energy conservations goals within the State of California. (Urban Crossroads, Inc., 2019c, p. 38)

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- The Project is required to comply with CALGreen, including all Nonresidential Mandatory Measures, including but not limited to requirements for bicycle parking, parking for clean air vehicles, charging stations, lighting, water conservation, waste reduction, and building maintenance. The provisions of CALGreen reduce energy use and fossil fuel use.
- Diesel-fueled vehicles at the Project site are required to comply with the CARB idling restriction requirements, which currently restrict vehicles from idling for more than 5 minutes. Prior to building permit final inspection, the County of Riverside will verify that signs are posted in the Project's truck courts specifying the idling restriction requirement.

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

The Project would implement energy-saving features and operational programs, consistent with the reduction measures set forth in the County's Climate Action Plan (CAP). Notably, the Project would comply with CALGreen, as implemented by the County of Riverside. (Urban Crossroads, Inc., 2019c, p. 38) In addition, as part of CAP compliance, the Project is required to offset at least 20% of its energy use by renewables.

As previously discussed, the Project would provide for, and promote, energy efficiencies beyond those required under other applicable federal and State of California standards and regulations, and in so doing

would meet or exceed all California Building Standards Code Title 24 standards. Moreover, energy consumed by the Project’s operation is calculated to be comparable to, or less than, energy consumed by other industrial uses of similar scale and intensity that are constructed and operating in California due to the increasing stringency of CALGreen requirements. On this basis, the Project would not result in the inefficient, wasteful, or unnecessary consumption of energy. Further, the Project would not cause or result in the need for additional energy producing facilities or energy delivery systems. (Urban Crossroads, Inc., 2019c, p. 38)

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are listed below for information purposes.

- The Project is required to comply with the CALGreen, including all Nonresidential Mandatory Measures, including but not limited to requirements for bicycle parking, parking for clean air vehicles, charging stations, lighting, water conservation, waste reduction, and building maintenance. The provisions of CALGreen reduce energy use and fossil fuel use.

5.1.7 Geology / Soils

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project directly or indirectly:</i>				
II. Alquist-Priolo Earthquake Fault Zone or County Fault Hazards Zones				
a. Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones (Riverside County, 2015a);” Riverside County GIS Database (RCIT, 2019); NorCal Engineering, Geotechnical Investigation (NorCal Engineering, 2018a); NorCal Engineering Response to County Geological Report Review Sheet (NorCal Engineering, 2019a).

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

The Project site is not located within an Alquist-Priolo Earthquake Fault Zone or within an area of a known fault (RCIT, 2019), (Riverside County, 2015a, Figure S-2), (NorCal Engineering, 2018a, p. 5). NorCal Engineering reviewed several stereo pair aerial photographs to evaluate for any lineaments or fault-related geomorphic features within, adjacent or trending towards the subject property. No indications of natural lineaments or other fault-related features indicative of Holocene or older faulting were noted. Also, no indications of faulting were noted by NorCal Engineering during their reconnaissance at and in the vicinity of the site. Based on NorCal’s evaluation, they determined that no faults are shown trending towards or through the site on the evaluated geologic maps; therefore, they concluded that there are no active or potentially active faults trending towards or through the property. (NorCal Engineering, 2019a, p. 1)

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
I2. Liquefaction Potential Zone				
a. Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-3 “Generalized Liquefaction” (Riverside County, 2015a); NorCal Engineering, Geotechnical Investigation (NorCal Engineering, 2018a); NorCal Engineering Response to County Geological Report Review Sheet (NorCal Engineering, 2019a).

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

According to the Riverside County GIS database and the County General Plan EIR, the Project site is located in an area containing low susceptibility to liquefaction hazards (RCIT, 2019) (Riverside County, 2015a)

NorCal Engineering concluded that there are no known or potentially active faults trending toward or through the site and the potential for damage due to direct fault rupture is considered very remote. The site is located in an area of high regional seismicity and the San Jacinto fault is located approximately 15

kilometers (9.3 miles) from the site. Ground shaking originating from earthquakes along other active faults in the region is expected to induce lower accelerations due to smaller anticipated earthquakes and/or greater distances to other faults. (NorCal Engineering, 2018a, p. 5)

NorCal’s analysis of the site considers the potential for liquefaction at the Project site to be very low due to the density of the subsurface soils and groundwater in excess of 50 feet in wells in the vicinity of the Project site. Therefore, NorCal Engineering concluded that the design of the proposed construction of the Project in conformance with the latest Building Code provisions for earthquake design is expected to provide adequate attenuation of any ground-shaking hazards, including, liquefaction hazards that are typical to southern California. (NorCal Engineering, 2018a, p. 6)

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are listed below for information purposes.

- The Project is required by law to comply with the California Building Standards Code which addresses construction standards including those related to geologic and soil conditions.
- As a standard condition of Project approval, the Project will be required to comply with the site-specific recommendations contained in the geotechnical investigation prepared for the Project site by NorCal Engineering and dated July 24, 2018 which is included herein as *Technical Appendix E*. The recommendations cover grading, soil removal, and recompaction activities; building foundation, floor slab, retaining wall, and paving design; shoring of excavations and trenches, and related topics.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
13. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk) (Riverside County, 2015a); NorCal Engineering,

Geotechnical Investigation (NorCal Engineering, 2018a); NorCal Engineering Response to County Geological Report Review Sheet (NorCal Engineering, 2019a); County of Riverside Building & Safety Department, "Building Codes" (Riverside County, 2019c)

a) Would the Project be subject to strong seismic ground shaking?

The Project site is located in a seismically active area of southern California that is expected to experience moderate to severe ground shaking during seismic events. This risk is not substantially different than the risk that is experienced by other properties in southern California.

The site is located in an area of high regional seismicity; the San Jacinto fault is located approximately 15 kilometers (9.3 miles) from the site. Ground shaking originating from earthquakes along other active faults in the region is expected to induce lower accelerations due to smaller anticipated earthquakes and/or greater distances to other faults. (NorCal Engineering, 2018a, p. 5)

NorCal Engineering concluded that the design of the proposed Project in conformance with the latest California Building Standards Code provisions for earthquake design is expected to provide adequate attenuation of ground-shaking hazards that are typical to southern California. (NorCal Engineering, 2018a, p. 6)

State law requires that all cities and counties in California enforce the building codes as mandated by the California Building Standards Commission. As a mandatory condition of Project approval, the Project's building would be required to be constructed in accordance with currently adopted California Building Standards Code, Riverside County Ordinances, and California Title 24 regulations in effect at the time of building plan submittal. Furthermore, the Project would be required to comply with the site-specific grading and construction recommendations contained within the Project's geotechnical report (*Technical Appendix E*), which the County would impose as conditions of Project approval, to further reduce the risk of adverse effects related to strong seismic ground shaking. With the Project's mandatory compliance with these standard and site-specific design and construction measures, potential impacts related to seismic ground shaking would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- The Project is required by law to comply with the California Building Standards Code, which addresses construction standards including those related to geologic and soil conditions.

- As a standard condition of Project approval, the Project will be required to comply with the site-specific recommendations contained in the geotechnical investigation prepared for the Project site by NorCal Engineering and dated July 24, 2018 which is included herein as *Technical Appendix E*. The recommendations cover grading, soil removal, and recompaction activities; building foundation, floor slab, retaining wall, and paving design; shoring of excavations and trenches, and related topics.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
14. Landslide Risk				
a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials (RGA, 2019a) (SDH, 2019b); Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope”(Riverside County, 2015a); Riverside County General Plan - Mead Valley Area Plan, Figure 14, “Mead Valley Area Plan Steep Slope”, Mead Valley Area Plan Figure 15, “Slope Instability” (Riverside County, 2016a); NorCal Engineering, Geotechnical Investigation (NorCal Engineering, 2018a); NorCal Engineering Response to County Geological Report Review Sheet (NorCal Engineering, 2019a).

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

Riverside County does not identify the Project site within an area at risk to landslide or landslide hazard and the site contains slope angles less than 15% (Riverside County, 2016a, Figure 14, Figure 15). (Riverside County, 2015a, Figure S-3). The topography of the Project site is generally level and does not contain substantial natural or man-made slopes nor does it contain any substantial cliffs that could cause landslides or rockfall hazards. In addition, the areas surrounding the Project site are relatively flat, and have no hillsides that may have the potential for landslide or rockfall hazards.

No manufactured slopes would be constructed as part of the Project, with the exception of small slopes associated with the two bioretention basins to be located in a landscaped pervious area along the site’s frontage with Harvill Avenue. The Project would include the construction of a 4:1 (vertical: horizontal) slope and a 2:1 slope on the eastern and western sides, respectively of the bioretention basins (SDH, 2019b). The slopes would be engineered for long-term stability and would be required to be constructed in accordance with the site-specific recommendations of the Project’s geotechnical investigation

(*Technical Appendix E*). Accordingly, the Project site is located in an area with a low potential for landslides. Development on the subject property would not be exposed to landslide risks, and the Project would not pose a landslide risk to surrounding properties and a less-than-significant impact would occur.

Lateral spreading is primarily associated with liquefaction hazards. As noted in Threshold 12(a), the potential for liquefaction is considered low. The geotechnical evaluation prepared for the Project site also evaluated the potential for collapse and lateral spreading hazards on site, and identifies site-specific recommendations to preclude collapse or lateral spreading hazards. As a standard condition of Project approval, the Project will be required to comply with site-specific recommendations contained in a Project-specific geotechnical report included as *Technical Appendix E*, which would reduce potential impacts to less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- The Project is required by law to comply with the California Building Standards Code, which address construction standards including those related to geologic and soil conditions.
- As a standard condition of Project approval, the Project will be required to comply with the site-specific recommendations contained in the geotechnical report prepared for the Project site, prepared by NorCal Engineering and dated July 24, 2018 included as *Technical Appendix E*. The recommendations cover grading, soil removal, and recompaction activities; building foundation, floor slab, retaining wall, and paving design; shoring or excavations and trenches, and related topics.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
15. Ground Subsidence				
a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” (Riverside County, 2015a); Riverside County GIS Database (RCIT, 2019); NorCal Engineering, Geotechnical Investigation (NorCal Engineering, 2018a); NorCal Engineering Response to County Geological Report Review Sheet (NorCal Engineering, 2019a).

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

The subject property is situated on shallow alluvium with historic groundwater levels in the vicinity at depths of greater than 50 feet. Additionally, the property is not situated within any of the three areas of Riverside County associated with documented subsidence. Therefore, the potential for subsidence to impact the site is considered low. (NorCal Engineering, 2019a, p. 2)

Based on the conditions encountered at subsurface testing locations on the Project site, soil shrinkage is expected to be on the order of 5% to 10% due to excavation. Computations utilizing pressure curves and the recommended allowable soil bearing capacities revealed that the foundation of the building would experience normal (static) settlements on the order of ¼ inch and differential settlements of ¼ inch. In addition, the upper on-site soils were determined to be greater than 20 (E1>20) in expansion (Expansion Index = 21-50). (NorCal Engineering, 2018a, p. 14 and Table II) Furthermore, the Project site’s geotechnical report (*Technical Appendix E*) indicates that the site’s settlement potential would be attenuated through the proposed removal of near surface soils down to competent materials and replacement with properly compacted fill (NorCal Engineering, 2018a, p. 9). Through standard conditions of approval, the proposed Project would be required by the County to incorporate the recommendations contained within the Project site’s geotechnical report (*Technical Appendix E*) into the grading plan for the Project. As such, implementation of the Project would result in less-than-significant impacts associated with ground subsidence.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are listed below for information purposes.

- The Project is required by law to comply with the California Building Standards Code and the Riverside County Building Code, which addresses construction standards including those related to geologic and soil conditions.
- As a standard condition of Project approval, the Project will be required to comply with the site-specific recommendations contained in the geotechnical investigation prepared for the Project site by NorCal Engineering and dated July 24, 2018 which is included herein as *Technical Appendix E*. The recommendations cover grading, soil removal, and recompaction activities; building foundation, floor slab, retaining wall, and paving design; shoring of excavations and trenches, and related topics.

Monitoring: No monitoring is required.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
I 6. Other Geologic Hazards				
a. Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials (RGA, 2019a) (SDH, 2019b); Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope”, Figure S-9, Special Flood Hazard Areas”, Figure S-10,” Dam Failure Inundation Zone (Riverside County, 2015a); Riverside County General Plan - Mead Valley Area Plan. Figure 14, “Mead Valley Area Plan Steep Slope,” Mead Valley Area Plan Figure 15, “Slope Instability”, Mead Valley Area Plan Figure 11, “Mead Valley Area Plan Flood Hazards (Riverside County, 2016a); Riverside County GIS (RCIT, 2019); (Google Earth, 2018).

a) Would the Project be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

No steep hillsides subject to mudflow and no volcanoes are located on or near the Project site (Riverside County, 2015a, Figure S-5) (Riverside County, 2016a, Figures 14 and 15). With respect to seiches, the nearest body of water to the Project site is the Perris Reservoir located approximately 3.6 miles east of the Project site. However, according to Riverside County General Plan, the dam inundation areas are located east of I-215 and east and south of the Project site (Riverside County, 2016a, Figure 11). Therefore, there is no potential for the Project to be subject to hazards associated with seiches, mudflows, and/or volcanic hazards.

Plot Plan No. 190006

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
17. Slopes				
a. Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials (RGA, 2019a) (SDH, 2019b); NorCal Engineering, Geotechnical Investigation (NorCal Engineering, 2018a); NorCal Engineering Response to County Geological Report Review Sheet (NorCal Engineering, 2019a)

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

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

The Project site is relatively level with topography descending gradually from west to east at elevations of 1,524 feet above mean sea level (AMSL) to 1,509 feet AMSL (NorCal Engineering, 2019a, p. 2). Grading would occur over the entire Project site and after grading, the highest point of the property would be near the southwest corner (approximately 1,520 feet AMSL) and the lowest point of the property would be near the northeast corner (approximately 1,509 feet AMSL). The Project’s construction activities would result in a 4:1 (vertical: horizontal) slope and a 2:1 slope on the eastern and western sides respectively, of the bioretention basins to be located in a landscaped pervious area along the site’s frontage with Harvill Avenue. (SDH, 2019b). The slopes would be engineered for long-term stability and would be required to be constructed in accordance with the site-specific recommendations of the Project’s geotechnical investigation (*Technical Appendix E*).

The proposed grading plan and the creation of manufactured slopes on the Project site would result in less-than-significant impacts to geology and soils because the slopes would be stable and not lead to any geologic or soil hazard. As a standard condition of Project approval, the Project would be required to comply with the site-specific recommendations contained in the geotechnical investigation for the Project

site, including recommendations related to site preparation, soil compaction, and manufactured slope design that would minimize potential hazards associated with manufactured slope failure. (NorCal Engineering, 2018a, pp. 7-17) As such, the Project would not create a substantial adverse effect associated with changes in topography nor create cut or fill slopes greater than 2:1 or higher than 10 feet. Impacts would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

The Project site does not contain any operational subsurface sewage disposal systems under existing conditions. The Project site does not serve as a leach field for any off-site properties and has no potential to affect or negate operating subsurface sewage disposal systems.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
18. Soils				
a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials (RGA, 2019a) (SDH, 2019b); NorCal Engineering, Geotechnical Investigation (NorCal Engineering, 2018a); NorCal Engineering Response to County Geological Report Review Sheet (NorCal Engineering, 2019a); REC Consultants, WQMP (REC Consultants, Inc., 2019b); Riverside County Ordinance No. 857.1 (as amended through 857.1 regarding the Business Storm Water Compliance Program (Riverside County, 2019a; Riverside County, 2017e); Riverside County Ordinance No. 460, Article XV, "Soil Erosion Due to Wind" (Riverside County, 2014); Riverside County Ordinance No. 484 (as amended through 484.2) for the Control of Blowing Sand (Riverside County, 2000); Riverside County Ordinance No. 754.2 (as amended through 754.2) Establishing Stormwater/Urban Runoff Management and Discharge Controls (Riverside County, 2006) South Coast Air Quality Management District Rule 403 (SCAQMD, 1995)

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

Impact Analysis for Temporary Construction-Related Activities

Construction of the Project would involve grading, paving, utility installation, building construction, and landscape installation that has the potential to temporarily expose on-site soils that would be subject to erosion during rainfall events or high winds. Pursuant to State Water Resources Control Board requirements, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities, including proposed grading. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one (1) acre of total land area.

It is the intent of the County of Riverside to comply with directives of the Clean Water Act (CWA) and the requirements of the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer Permits (MS4 Permit) for the Santa Ana, Santa Margarita, and Whitewater watersheds so as to protect water quality in Riverside County in order to protect the public health, safety, and welfare of the people of the county (Riverside County, 2017e) The County's Municipal Separate Storm Sewer System (MS4) NPDES Permit requires the Project Applicant to prepare a Project-specific Storm Water Pollution Prevention Plan (SWPPP) and submit it to the County of Riverside for approval. During site construction, construction activities shall be designed and constructed to minimize runoff of sediment and all other pollutants onto public properties, other private properties, and into waters of the United States (WOTUS) as required by Riverside County Ordinance No. 754. (Riverside County, 2006)

Erosion and sediment control measures utilized by the permittee shall not conflict with the requirements of Riverside County Ordinance Nos. 695 and 787. All dischargers who are required to file a Notice of Intent (NOI), under the provisions of the NPDES General Permit No. CAS000002, State Water Resources Control Board Order Number 92-08-DWQ, shall develop and implement a SWPPP, a monitoring program, and a reporting plan as required by the Federal Water Pollution Control Act (Clean Water Act) and implementing regulations promulgated by the U.S. Environmental Protection Agency (USEPA). The SWPPP would identify a combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate sediment discharge to surface water from storm water and non-storm water discharges during construction.

In addition, the Project would be required to comply with SCAQMD Rule 403, which would reduce the amount of particulate matter in the air and minimize the potential for wind erosion (SCAQMD, 2005). With mandatory compliance to the requirements identified in the Project's SWPPP, as well as applicable regulatory requirements, the potential for water and/or wind erosion impacts during Project construction would be less than significant.

Long-Term Operational Activities

Following construction, wind and water erosion on the Project site would be less than existing conditions because the Project site would be landscaped and covered with impervious surfaces and surface runoff would be captured and treated by an on-site storm drain system. Therefore, implementation of the Project would result in less long-term erosion and loss of topsoil than under the site's existing conditions.

The County's MS4 NPDES Permit requires the Project Applicant to prepare and submit to the County for approval a Water Quality Management Plan (WQMP) (Riverside County, 2017e). The Project Specific Preliminary WQMP identifies an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate sediment discharge to surface water from storm water and non-storm water discharges. As shown on Figure 5-1, *Water Quality Management Plan (WQMP) Exhibit*, in order to capture and infiltrate storm water runoff, a bioretention basin is proposed to be located in a landscaped pervious area in the southeasterly portion of the Project site along the site's frontage with Harvill Avenue. For flood mitigation purposes, an additional basin is proposed in the northeasterly portion of the Project site, also along the Harvill Avenue frontage. The northern and southern basins are proposed to be hydraulically connected via a 12-inch horizontal pipe. Therefore, for flood control purposes they are considered one (1) basin. (REC Consultants, Inc., 2019a, pp. 1-2) Offsite flows will be captured and conveyed through the Project site via a proposed storm drain. (REC Consultants, Inc., 2019b, p. 6) The Preliminary WQMP for the Project, prepared by REC Consultants, Inc. (attached hereto as *Technical Appendix H2*), incorporates the bioretention basin to be located in a landscaped pervious area along the site's frontage with Harvill Avenue. The bioretention basin would remove waterborne pollutants from storm water flows, including silt and sediment. The basin and its subsurface water quality design features also would facilitate percolation to maximize on-site infiltration and minimize the amount of stormwater – which could, potentially, carry sediment – discharged from the site. These design features would be effective at removing silt and sediment from storm water runoff, and the WQMP requires post-construction maintenance and operational measures to ensure ongoing erosion protection. Compliance with the WQMP would be required as a condition of Project approval and long-term maintenance of on-site water quality features is required. Therefore, the proposed Project would not result in substantial erosion or loss of topsoil during long-term operation.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- Prior to issuance of a grading permit, the Project Applicant shall obtain coverage under a NPDES permit from the State Water Resources Control Board. Evidence that a NPDES permit has been issued shall be provided to the County of Riverside prior to issuance of a grading permit.
- Prior to issuance of a grading permit, the Project Applicant shall prepare a SWPPP. Project contractors shall be required to ensure compliance with the SWPPP and shall permit periodic inspection of the construction site by the County of Riverside staff or its designee to confirm compliance.
- Prior to issuance of a grading permit, the Project Applicant shall prepare and the County of Riverside shall approve a Final WQMP. The Project Applicant or its property manager shall be required to ensure compliance with the Final WQMP and shall permit periodic inspection of the Project site by County of Riverside staff or its designee to confirm compliance.

b) Would the Project be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?

As discussed in Threshold 15(a), based on the conditions encountered at subsurface testing locations on the Project site, soil shrinkage is expected to be on the order of 5% to 10% due to excavation. Computations utilizing pressure curves and the recommended allowable soil bearing capacities revealed that the foundation of the building would experience normal (static) settlements on the order of ¾ inch and differential settlements of ¼ inch. In addition, the upper on-site soils were determined to be greater than 20 (E1>20) in expansion (Expansion Index = 21-50). (NorCal Engineering, 2018a, p. 14 and Table II) Furthermore, the Project site's geotechnical report (*Technical Appendix E*) indicates that the site's settlement potential would be attenuated through the proposed removal of near surface soils down to competent materials and replacement with properly compacted fill (NorCal Engineering, 2018a, p. 9). Through standard conditions of approval, the proposed Project would be required by the County to incorporate the recommendations contained within the Project site's geotechnical report (*Technical Appendix E*) into the grading and building plans for the Project. As such, implementation of the Project would result in less-than-significant impacts associated with expansive soils and would not create substantial risks to life or property.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes

Plot Plan No. 190006

- The Project is required by law to comply with the California Building Standards Code and the Riverside County Building Code, which addresses construction standards including those related to geologic and soil conditions.
- As a standard condition of Project approval, the Project will be required to comply with the site-specific recommendations contained in the geotechnical investigation prepared for the Project site by NorCal Engineering and dated July 24, 2018 which is included herein as *Technical Appendix E*. The recommendations cover grading, soil removal, and recompaction activities; building foundation, floor slab, retaining wall, and paving design; shoring of excavations and trenches, and related topics.

Monitoring: No monitoring is required.

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

The Project does not propose the use of septic tanks or alternative waste water disposal systems. Accordingly, no impact would occur.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
19. Wind Erosion and Blowsand from project either on or off site.				
a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-8 “Wind Erosion Susceptibility Map (Riverside County, 2015a); Riverside County Ordinance No. 460, Article XV, “Soil Erosion Due to Wind” (Riverside County, 2014); Riverside County Ordinance. No. 484 (as amended through 484.2) for the Control of Blowing Sand (Riverside County, 2000).

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

According to the Riverside County General Plan, the Project site is located in an area with a “Moderate” susceptibility to wind erosion (Riverside County, 2015a, Figure S-8). During construction, existing vegetative cover would be removed from a majority of the subject property, soils would be exposed, and the potential for wind-induced erosion and blowsand would increase as compared to existing conditions. The Project would be required to comply with SCAQMD Rule 403 that requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth-moving, grading, and construction equipment travel on unpaved roads. Following development of the Project, soils on the Project site would be covered with impervious surfaces and landscaping and no longer be as exposed to wind as it is under existing conditions; therefore, wind erosion and loss of topsoil under long-term conditions would be substantially reduced as compared to existing conditions. With mandatory compliance to Rule 403 regulatory requirements, the potential for the Project to result in an increase in wind erosion and blowsand, either on- or off-site, would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are listed below for information purposes.

- The Project is required to comply with the provisions of the SCAQMD Rule 403 “Fugitive Dust.” Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and construction equipment travel on unpaved roads. To comply with Rule 403, and prior to grading permit issuance, the County of Riverside shall verify that notes are specified on the Project’s grading plans requiring Rule 403 compliance. Project construction contractors would be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. To comply with Rule 403:
 - In order to limit fugitive dust emissions, all clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines.
 - The construction contractor(s) shall ensure that all distributed unpaved roads and disturbed areas within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three (3) times a day, preferably in the mid-morning, afternoon, and after work is done for the day.

- The construction contractor(s) shall ensure that traffic speeds on unpaved roads and the Project site area are reduced to 15 miles per hour or less.
- As a standard condition of Project approval, the Project will be required to comply with the site-specific recommendations contained in the geotechnical investigation prepared for the Project site by NorCal Engineering and dated July 24, 2018 which is included herein as *Technical Appendix E*. The recommendations cover grading, soil removal, and recompaction activities; building foundation, floor slab, retaining wall, and paving design; shoring of excavations and trenches, and related topics.

5.1.8 Greenhouse Gas Emissions

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
20. Greenhouse Gas Emissions				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: County of Riverside Climate Action Plan (Riverside County, 2018b); Riverside County Ordinance No. 859, The Water Efficient Landscape Requirements (Riverside County, 2015c); Urban Crossroads, Inc., Greenhouse Gas Analysis (Urban Crossroads, Inc., 2019d); Urban Crossroads, Inc., Supplemental Greenhouse Gas Assessment (Urban Crossroads, Inc., 2020a)

While estimated Project-related GHG emissions can be calculated, the direct impacts of such emissions on global climate change (GCC) and global warming cannot be determined on the basis of available science because GCC is a global phenomenon and not limited to a specific locale such as the Project site and its immediate vicinity. Furthermore, there is no evidence that would indicate that the emissions from a project the size of the proposed Project could directly or indirectly affect the global climate. Because global climate change is the result of GHG emissions, and GHGs are emitted by innumerable sources worldwide, the proposed Project would not result in a direct impact to global climate change; rather, Project-related impacts to global climate change only could be potentially significant on a cumulative basis. Therefore, the analysis below focuses on the Project’s potential to contribute to global climate change in a cumulatively-considerable way.

- a) **Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**
- b) **Would the Project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

The County of Riverside adopted a Climate Action Plan (CAP) in December 8, 2015 and subsequently updated the CAP in November 2019. The County of Riverside Climate Action Plan Update dated November 2019 establishes GHG emission reduction programs and regulations that correlate with and support evolving State GHG emissions reduction goals and strategies. The CAP Update includes reduction targets for year 2030 and year 2050. These reduction targets require the County to reduce emissions by at least 525,511 MT CO₂e below the Adjusted Business As Usual (ABAU) scenario by 2030 and at least 2,982,948 MT CO₂e below the ABAU scenario by 2050.

The purpose of the Updated CAP is to provide guidance on how to analyze GHG emissions and determine significance during the CEQA review of proposed development projects within the County. To evaluate consistency with the CAP Update, the County has implemented CAP Update Screening Tables (Screening Tables) to aid in measuring the reduction of GHG emissions attributable to certain design and construction measures incorporated into development projects. To this end, the Screening Tables establish categories of GHG Implementation Measures. Under each Implementation Measure category, mitigation or project design features (collectively “features”) are assigned point values that correspond to the minimum GHG emissions reduction that would result from each feature. Projects that yield at least 100 points are considered to be consistent with the GHG emissions reduction quantities anticipated in the County’s GHG Technical Report and support the GHG emissions reduction targets established under the CAP Update. Projects that yield at least 100 points would thus be found consistent with the CAP as the County’s applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs, and impacts would be considered less-than- significant. (Urban Crossroads, Inc., 2020a, pp. 1-2)

The Project’s annual GHG emissions are summarized in Table 5-7, *Total Annual Project Greenhouse Gas Emissions*. The methodology used to calculate the Project’s GHG emissions is described in detail in *Technical Appendix F*. The Project would result in approximately 1,030.03 MTCO₂e per year from construction, area, energy, waste, and water usage. In addition, the Project has the potential to result in an additional 2,604.05 MTCO₂e per year from mobile sources if the assumption is made that all of the vehicle trips to and from the Project site are “new” trips resulting from the development of the proposed Project. As shown in Table 5-7, the Project would result in approximately 3,634.08 MTCO₂e per year; therefore, the proposed Project would exceed the County’s screening threshold of 3,000 MTCO₂e per year. (Urban Crossroads, Inc., 2019d, p. 50) As such, the Project’s level of GHG emissions represent a cumulatively considerable impact that requires mitigation and the Project must demonstrate at least 100 points through the CAP Screening Tables to reduce impacts to less than significant.

Table 5-7 Total Annual Project Greenhouse Gas Emissions

Emission Source	Emissions (metric tons per year)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ E
Annual construction-related emissions amortized over 30 years	34.34	0.01	0.00	34.49
Area	0.01	4.00e-05	0.00	0.01
Energy	377.13	0.01	4.22e-03	378.73
Mobile Sources (Passenger Cars)	556.29	0.02	0.00	556.67
Mobile Sources (Trucks)	2,046.81	0.02	0.00	2,047.38
On-Site Equipment	101.68	0.03	0.00	102.50
Waste	58.04	3.43	0.00	143.78
Water Usage	299.76	2.20	0.05	370.82
Total CO₂E (All Sources)	3,634.08			

(Urban Crossroads, Inc., 2019d, Table 3-1)

Pursuant to CEQA Guidelines Section 15604.4, a lead agency may rely on qualitative analysis or performance-based standards to determine the significance of impacts from GHG emissions. As such, the Project's consistency with AB 32, SB 32, and the County of Riverside's CAP are discussed below. (Urban Crossroads, Inc., 2019d, p. 51)

2008 Scoping Plan Consistency

CARB's Scoping Plan identifies strategies to reduce California's GHG emissions in support of AB32 which requires the State to reduce its GHG emissions to 1990 levels by 2020. Many of the strategies identified in the Scoping Plan are not applicable at the project level, such as long-term technological improvements to reduce emissions from vehicles. Some measures are applicable and supported by the Project, such as energy efficiency. Finally, while some measures are not directly applicable, the Project would not conflict with their implementation and the Project supports seven of the action categories through energy efficiency, water conservation, recycling, and landscaping. The 2008 Scoping Plan Consistency Summary is contained in the Project's GHG Report (*Technical Appendix F*). (Urban Crossroads, Inc., 2019d, p. 51)

SB 32/2017 Scoping Plan Consistency

The 2017 Scoping Plan Update reflects the 2030 target of a 40% reduction below 1990 levels, set by Executive Order B-30-15 and codified by SB 32. The Project will not conflict with any of the provisions of the Scoping Plan and in fact supports seven of the action categories. The 2017 Scoping Plan Consistency Summary is contained in the Project's GHG Report (*Technical Appendix F*). The Project would not conflict with any of the 2017 Scoping Plan elements as any regulations adopted would apply directly or indirectly to the Project. Further, recent studies show that the State's existing and proposed regulatory framework will allow the State to reduce its GHG emissions level to 40% below 1990 levels by 2030. (Urban Crossroads, Inc., 2019d, pp. 55 -59; Table 3-3)

As discussed under Threshold 20(a), because the Project would emit 3,634.08 MTCO₂e per year, which would exceed the CAP's initial screening threshold of 3,000 MTCO₂e, the Project's level of GHG emissions

represent a cumulatively-considerable impact that requires mitigation in the form of CAP compliance. After a review of the screening tables, Urban Crossroads determined that the Project as designed would garner 106 points (See Table 5-8, *Proposed Project's CAP Consistency – Industrial Use.*) Therefore, because the Project as designed demonstrates at least 100 points through the CAP Screening Tables, the Project's impacts would be less than significant. (Urban Crossroads, Inc., 2019d, p. 51; Urban Crossroads, Inc., 2020a)

Table 5-8 Proposed Project's CAP Consistency – Industrial Use

Feature	Description	Points
EE10.A.1 Insulation	Enhanced Insulation (rigid wall insulation R-13, roof/attic R-38)	11
EE10.A.2 Windows	Greatly Enhanced Window Insulation (0.28 or less U-factor, 0.22 or less SHGC)	7
EE10.A.3 Cool Roofs	Modest Cool Roof (CRRC Rated 0.15 aged solar reflectance, 0.75 thermal emittance)	7
EE10.A.4 Air Infiltration	Blower Door HERS Verified Envelope Leakage of equivalent	6
EE10.B.1 Heating/Cooling Distribution System	Model Duct Insulation (R-6)	5
EE10.B.2 Space Heating/Cooling Equipment	Improved Efficiency HVAC (EER 14/78% AFUE or 8 HSPF)	4
EE10B.4 Water Heaters	High Efficiency Water Heater (0.72 Energy Factor)	10
EE10.B.5 Daylighting	All rooms daylighted	1
EE10.B.6 Artificial Lighting	High Efficiency Lights (50% of in-unit fixtures are high efficiency)	7
W2.E.2 Toilets	Water Efficient Toilets/Urinals (1.5 gpm)	6
	Waterless Urinals (note that commercial buildings having both waterless urinals and high efficiency toilets will have a combined point value of 6 points)	
W2.E.3 Faucets	Water Efficient faucets (1.28 gpm)	2
T4.B.1 Electric Vehicle Recharging	Install electric vehicle charging stations in garages/parking areas	40 ²
TOTAL POINTS EARNED BY COMMERCIAL/INDUSTRIAL PROJECT		106

(Urban Crossroads, Inc., 2020a, Table 1)

Finding: Less than significant impacts with mitigation.

Mitigation: Mitigation is required to ensure compliance with the County of Riverside Climate Action Plan Update. With the implementation of Greenhouse Gas Emissions MM-1, the Project would surpass 100 points in the County's CAP Screening Table which would make the Project consistent with the reduction quantities anticipated in the County's GHG Technical Report, and consequently would be consistent with the County's CAP. (Urban Crossroads, Inc., 2019d, p. 59) To verify CAP compliance, Greenhouse Gas Emissions MM-1 is required that will ensure that the County confirms 100 points are obtained through Project design features at the building permit stage of Project implementation. In addition, Greenhouse Gas Emissions MM-2 is required that will ensure compliance with CAP measure R2-CE1, which includes on-site renewable energy production.

Greenhouse Gas Emissions MM-1. The Project shall implement Climate Action Plan Screening Table Measures providing for a minimum 100 points per the County Screening Tables. The County shall verify incorporation of the identified Screening Table Measures within the Project building plans and site designs prior to the issuance of building permit(s) and/or site plans (as applicable).

Greenhouse Gas Emissions MM-2. Prior to issuance of a building permit, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating implementation of Climate Action Plan measure R2-CE1, which requires on-site renewable energy production to offset 20% of the building's energy demand.

Monitoring: Monitoring is required.

Applicable Regulatory Requirements: The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes. The Project would comply with a number of regulations that would further reduce GHG emissions, including regulations that are particularly applicable to the Project and that would assist in the reduction of GHG emissions. See the Project's GHG Impact Analysis attached to this MND as *Technical Appendix F*.

- The Project is required to comply with CALGreen, including all Nonresidential Mandatory Measures, including but not limited to requirements for bicycle parking, parking for clean air vehicles, charging stations, lighting, water conservation, waste reduction, and building maintenance. The provisions of CALGreen reduce energy use and fossil fuel use, which reduce greenhouse gas emissions.

5.1.9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
21. Hazards and Hazardous Materials				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials (RGA, 2019a) (SDH, 2019b); SDH Memo documenting gas line in Cajalco Road (SDH, 2020a); Arcadis Phase I Environmental Site Assessment (Arcadis, 2018a); Department of Substances Control (DTSC, 2019); (Google Earth, 2018) ; Riverside County Ordinance No. 651 as Amended through 651.4, Requiring Disclosure of Hazardous Materials and the Formulation of Business Emergency Plans

- a) **Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**
- b) **Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

The Project has the potential to create hazards to the public or the environment from the handling of materials present on the Project site under existing conditions, and/or from introducing potential hazardous materials onto the site during the Project's short-term construction or long-term operation. Each of these conditions is addressed below.

Historical Conditions of the Project Site

A Phase I Environmental Site Assessment (ESA) was prepared for the Project site by Arcadis and is included as *Technical Appendix G*. Based on reviewed historical aerial photographs and topographic maps related to the Project site, Arcadis determined that the site was mainly undeveloped, with the exception of the southeast and the northwest corner of the site that were developed with residences and possible outlying buildings as early as the early 1900s and by 1953, respectively. By 1985 and by the early 2000s respectively, all of the structures appear to have been removed. No evidence of prior agricultural use of the site was identified on historical aerial photographs and topographic maps. Other than a concrete wall and two clusters of trees, the site appears to have remained undeveloped, rough-graded land since the early 2000s. Historical research of the site did not identify water wells in connection with the onsite residence. Surrounding land remained mostly undeveloped, except for streets, scattered residences, and railroad tracks, and eventually highways and by 2006, commercial properties were developed west, south, and southeast of the site. Arcadis determined that there were no features that were depicted on the reviewed historical aerial photographs and topographic maps related to the Project site, that would indicate an environmental concern for the Project site. (Arcadis, 2018a, pp. 8-9) For these reasons, handling of on-site soils during Project construction would not expose people or the environment to a significant hazard, and impacts are determined to be less than significant.

Existing Conditions of the Project site

Under existing conditions, the site consists of undeveloped land and there are no structures or paved roads located on the site. There remains a cluster of trees and a remnant concrete slab in both the northwest portion of the site and the southeast portion of the site in the location of former residences and possible outlying buildings that were removed from the site by 1985 and the early 2000s. An approximate 3-foot diameter stormwater drain is present in the northeast quadrant of the site that was observed to have caused erosion of the surrounding soil. In addition, Arcadis observed a non-linear concrete block wall in the eastern portion of the site that appears to have delineated the residence that was formerly located in the southeast corner of the site. Wooden posts extending from the ground were observed in the location of the former residences. A telephone line exists along the southern boundary of the site, as well as an abandoned utility feature. Arcadis also observed a sign at the southern end of the Project site that states that a buried high-pressure gas pipeline is present. A small pad-mounted transformer is located near the northeast corner of the site along Harvill Avenue. Arcadis did not observe

any evidence of releases or staining associated with the pad-mounted transformer and based on the presumed recent installation date of the transformer, Arcadis determined that it is unlikely to contain polychlorinated biphenyls (PCBs). Arcadis determined that there are no recognized environmental conditions (REC) present on the site under existing conditions. (Arcadis, 2018a, pp. 12-18) For these reasons, handling of on-site soils during Project construction would not expose people or the environment to a significant hazard, and impacts are determined to be less than significant.

In summary, no historical recognized environmental conditions (HRECs), recognized environmental conditions (RECs) or controlled recognized environmental conditions (CRECs) were identified on the site by Arcadis during their Phase I ESA. If septic systems that may have been associated with the two former residences are uncovered during development activities, they would be required to be removed in accordance with local guidelines. In addition, the Project's plans take into consideration the presence of the high-pressure gas line that is located beneath Cajalco Road. Although the Project's plans propose widening Cajalco Road and adding curb and gutter, the plans would not change the grade of the roadway; thus, the gas line that exists beneath Cajalco Road would not be disturbed. (Arcadis, 2018a, p. 18) (SDH, 2019b).

Temporary Construction-Related Activities

Heavy equipment (e.g., dozers, excavators, tractors) would be operated on the subject property during the construction phases of the Project. The heavy equipment would likely be fueled and maintained by petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which is considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction sites and there would be no greater risk for improper handling, transportation, or spills associated with the proposed Project than would occur on any other similar construction site. Construction contractors would be required to comply with all applicable federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited to requirements imposed by the Environmental Protection Agency (EPA), California Department of Toxic Substances Control (DTSC), SCAQMD, and Santa Ana RWQCB. With mandatory compliance with applicable hazardous materials regulations, the Project would not create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials during the construction phase, and impacts would be less than significant.

An existing 6-inch SoCalGas gas line is located beneath Cajalco Road approximately 12 feet north of the roadway centerline and is buried to approximately 3.5 feet of cover. In order to install the Project's water and sewer connections to existing sewer and water main lines located beneath Cajalco Road south of the existing gas main, it will be necessary for the Project's construction contractor to cross the gas main at right angles in at least two places to install the Project's water and sewer lines under the gas main. According to the Project Applicant's civil engineer, SDH and Associates, these two crossings would not physically disturb the gas main and by crossing under the existing main the loading above the gas main would not be affected. In addition, the proposed crossings of the existing gas main will be required to be

designed and conducted with SoCalGas approval, supervision, and with strict adherence to the requirements of SoCal Gas. As such, with mandatory adherence to the requirements of SoCalGas, there is no reasonable potential that the proposed utility crossings under the gas line would lead to a significant environmental risk. (SDH, 2020a; SoCalGas, 1998-2020)

Long-Term Operational Activities

The future occupant(s) of the Project's proposed building is unknown at this time; however, the building would be developed with one (1) approximately 289,556 SF warehouse building comprised of 281,556 SF of warehouse space, 4,000 SF of first floor office space and 4,000 SF of second floor office space. Allowable land uses would be governed by the site's zoning designations of M-SC and I-P. Although unlikely, it is possible that hazardous materials could be used during the course of a future occupant's daily operations. State and federal Community-Right-to-Know laws allow the public to access information about the amounts and types of chemicals in use at local businesses. Regulations also are in place that require businesses to plan and prepare for possible chemical emergencies. Any business that occupies the building on the Project site and that handles hazardous materials (as defined in California Health and Safety Code Section 25500) will require permits from the Riverside County Department of Environmental Health (DEH) in order to register the business as a hazardous materials handler. Such businesses also are required to comply with California's Hazardous Materials Release Response Plans and Inventory Law, which requires immediate reporting to the Riverside County Fire Department and the State Office of Emergency Services regarding any release or threatened release of a hazardous material, regardless of the amount handled by the business. In addition, any business handling at any one time, greater than 500 pounds of solid, 55 gallons of liquid, or 200 cubic feet of gaseous hazardous material, is required, under Assembly Bill 2185 (AB 2185), to file a Hazardous Materials Business Emergency Plan (HMBEP). A HMBEP is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of the HMBEP is to satisfy federal and State Community Right-To-Know laws and to provide detailed information for use by emergency responders.

If businesses that use or store hazardous materials occupy the Project site, the business owners and operators would be required to comply with all applicable federal, State, and local regulations to ensure proper use, storage, use, emission, and disposal of hazardous substances (as described above). With mandatory regulatory compliance, the Project is not expected to pose a significant hazard to the public or the environment through the routine transport, use, storage, emission, or disposal of hazardous materials, nor would the Project increase the potential for accident conditions which could result in the release of hazardous materials into the environment. In addition, the Project would be required to comply with Riverside County Ordinance No. 651.5, which establishes development and performance standards, as well as reporting and permitting requirements for the use, handling, storage, and transportation of hazardous materials. Thus, impacts would be less than significant and no mitigation is required.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- Prior to issuance of a grading permit, the Project Applicant shall obtain coverage under a NPDES permit from the State Water Resources Control Board. Evidence that a NPDES permit has been issued shall be provided to the County of Riverside prior to issuance of a grading permit.
- Prior to issuance of a grading permit, the Project Applicant shall prepare a SWPPP. Project contractors shall be required to ensure compliance with the SWPPP and shall permit periodic inspection of the construction site by the County of Riverside staff or its designee to confirm compliance.
- Prior to issuance of a grading permit, the Project Applicant shall prepare and the County of Riverside shall approve a Final WQMP. The Project Applicant or its property manager shall be required to ensure compliance with the Final WQMP and shall permit periodic inspection of the Project site by County of Riverside staff or its designee to confirm compliance.

Monitoring: No monitoring is required.

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

The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. Under long-term operational conditions, the proposed Project would be required to maintain adequate emergency access for emergency vehicles on-site as required by the County. Furthermore, the Project would not result in a substantial alteration to the design or capacity of any existing public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, no impact would occur.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?

The nearest school to the Project site is Val Verde High School located approximately 1/4 mile (approximately 1,320 feet) east of the Project site and east of I-215 at the physical address of 972 Morgan Street, Perris, CA (Google Earth, 2018). As discussed in Threshold 21(a) and (b), as with any business, the transport of hazardous substances or materials to and from the Project site during construction and long-term operational activities would be required to comply with applicable federal, State, and local

regulations to preclude substantial public safety hazards. Accordingly, there would be no potential for existing or proposed schools to be exposed to substantial safety hazards associated with the routine transport of hazardous substances or materials to and from the Project site. Further, most of the Project's traffic will use I-215, and have little or no reason to travel on local roads east of I-215 near the Val Verde High School. Refer to the Air Quality Threshold for analysis pertaining to human health risks associated with air pollutant emissions, including risks to the maximally exposed school child located more than one-quarter mile (1/4) from the Project site.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

The Project site is not listed on the Hazardous Waste and Substances Sites List produced by the DTSC, which is referred to as "EnviroStor" (DTSC, 2019). As part of the Phase I ESA, Arcadis reviewed regulatory databases and available agency files and records for the site. To determine whether the Project site is identified as a hazardous materials site pursuant to Government Code Section 65962.5, an American Society for Testing and Materials (ASTM) radius search was performed by Environmental Data Resources (EDR) regulatory database record search, which obtains updated environmental database information from *Standard Federal, State, and Tribal Environmental Record Sources*. The EDR regulatory database record search determined that the location of the Project site is not listed in any of the hazardous materials databases searched. EDR's report identified several properties within the search radius; however, based on their listing for tracking purposes only, distance from the site, hydraulic location with respect to groundwater flow, regulatory oversight, and/or case closure, the off-site properties are unlikely to represent a concern of environmental impairment or a vapor encroachment condition to the site. (Arcadis, 2018a, pp. 10-12)

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
22. Airports				
a. Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-20 “Airport Locations” (Riverside County, 2015a); Riverside County GIS Database (RCIT, 2019); Project Application Materials (RGA, 2019a) (SDH, 2019b); March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (RCALUC, 2014); County of Riverside Airport Land Use Commission Staff Report dated May 9, 2019, Case Number ZAP1362MA19 (RCALUC, 2019a); County of Riverside Airport Land Use Commission, 2019b. Airport Land Use Commission (ALUC) Development Review Consistency Letter (RCALUC, 2019b) Aeronautical Study No. 2019-AWP-3041-OE, Issued Date 4/22/19 (FAA, 2019a)

- a) **Would the Project result in an inconsistency with an Airport Master Plan?**
- b) **Would the Project require review by the Airport Land Use Commission?**
- c) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

At a distance of approximately 8,580 feet (1.6 miles) from the runway to the Project site, the Project site is located within “Compatibility Zone C2” of the MARB Influence area and is therefore subject to the MARB Land Use Compatibility Plan (ALUCP). Within Compatibility Zone C2, non-residential intensity is restricted to 200 people per average acre and 500 people per single acre, and hazards to flights are prohibited. (RCALUC, 2014, Table MA-2)

The Project (with a slightly different design at the time) was considered and conditionally approved by the Riverside County Airport Land Use Commission (ALUC) on May 9, 2019. The ALUC Staff report concluded that the Project is conditionally consistent with the MARB ALUCP and the Project does not entail any uses prohibited or discouraged in Compatibility Zone C2. The ALUC's conditions are listed below as regulatory requirements applicable to the Project. (RCALUC, 2019a) Although the currently proposed Project has a slightly different design (slightly smaller building), the design changes were not substantive enough to require another review by the ALUC. The population density of the currently proposed building and the building height in elevation above mean seal level is the same or less than reviewed and approved by the ALUC. With compliance to the ALUC conditions of approval, the Project is consistent with the ALUCP and would not create a hazard.

The elevation of MARB Runway 14-32 at its southerly terminus is 1,488 feet AMSL. At a distance of approximately 8,580 feet from the runway to the Project site, Federal Aviation Administration (FAA) review is required for any structures with top of roof elevation exceeding 1,578 feet AMSL. For the proposed Project, the ALUC analyzed a maximum top-of-roof elevation for the Project's building at 1,569 feet AMSL. Based on these heights, the ALUC determined that review by the Federal Aviation Administration Obstruction Evaluation Service (FAA OES) is not required. However, the ALUC included the standard condition for the proposed Project that includes the requirement of FAA OES review for any structure with a top elevation exceeding 1,573 feet AMSL. (RCALUC, 2019a, pp. 2-3)

Although the ALUC did not require review by the FAA, the FAA did conduct an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable, Title 14 of the Code of Federal Regulations, Part 77, for the proposed Project and issued a "Determination of No Hazard to Air Navigation" on April 22, 2019. The aeronautical study revealed that the Project's structure does not exceed obstruction standards and would not be a hazard to air navigation provided condition(s), is met (see Conditions below). Also, the FAA determined that marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, it is recommended that it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2. The FAA's determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure would require separate notice to the FAA. (FAA, 2019a)

Findings of Fact: Impacts will be less than significant.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required

Applicable Regulatory Requirements. The following are applicable regulations and design requirements imposed by the Riverside County ALUC and the FAA on the proposed Project. Although these requirements technically do not meet CEQA's definition for mitigation, they are listed below to ensure Project compliance with the ALUC and FAA regulations and design requirements.

Airport Land Use Commission (ALUC) Conditions:

- Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
- The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan.
 - Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight 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.
 - Any use 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.
 - Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor non-residential uses; and hazards to flight. Children's schools are discouraged.
- The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, they would require subsequent Airport Land Use Commission review: Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
- The "Notice of Airport in Vicinity" included in the May 9, 2019 County of Riverside Staff Report shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
- The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

- March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
- Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 Community Noise Equivalent Level (CNEL).
- The proposed Project has been evaluated for 282,242 square feet of manufacturing area, 4,000 square feet of first floor office area, and 4,000 square feet of second floor mezzanine office area. Any increase in building area or change in use other than for office, manufacturing, and/or warehousing uses will require an amended review by the Airport Land Use Commission.
- For the installation of solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.
- The maximum height of the building, including all roof-mounted equipment, if any, shall be limited to 55 feet, and the maximum top point elevation shall not exceed 1,573 feet above mean sea level (AMSL) unless a "Determination of No Hazard to Air Navigation" letter authorizing a higher top elevation has been issued by the Federal Aviation Administration Obstruction Evaluation Service (FAA-OSE).

Federal Aviation Commission (FAA) Conditions:

- It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or within 5 days after the construction of the Project's building reaches its greatest height (7460-2, Part 2).
 - Temporary construction equipment such as cranes used during actual construction of the building shall not exceed a height of 55 feet and a maximum top point elevation of 1,573 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
- d) **For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?**

There are no private airport facilities or heliports within the vicinity of the Project site (Google Earth, 2018). As such, the Project would not result in a safety hazard for people residing or working in the project area associated with private airports or heliports, and no impact would occur.

Findings of Fact: There will be no impact.

Plot Plan No. 190006

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5.1.10 Hydrology/Water Quality

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
23. Water Quality Impacts				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
i. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials (RGA, 2019a) (SDH, 2019b); Riverside County General Plan Figure S-9, “Special Flood Hazard Areas”, Figure S-10, “Dam Failure Inundation Zone” (Riverside County, 2015a); Riverside County General Plan - Mead Valley Area Plan, Figure 14, “Mead Valley Area Plan Steep Slope,” Mead Valley Area Plan Figure 15, “Slope Instability”, Mead Valley Area Plan Figure 11, “Mead Valley Area Plan Flood Hazards” (Riverside County, 2016a); Riverside County Ordinance 754, Establishing Stormwater/Urban Runoff Management and Discharge Controls (Riverside County, 2006); Regional Water Quality Control Board Santa Ana Region Basin Plan (RWQCB, 2016); Riverside County GIS (RCIT, 2019); (Google Earth, 2018); Riverside County Planning Department PAR Comments (Riverside County Planning Department, 2018a); SCAQMD, Rule 403, Fugitive Dust (SCAQMD, 1995); REC Consultants, Inc., Drainage Study (REC Consultants, Inc., 2019a); REC Consultants, Inc., Project Specific Preliminary Water Quality Management Plan (REC Consultants, Inc., 2019b); California Department of Water Resources, Sustainable Groundwater Management Act (DWR, 2016); California Department of Water Resources, Statewide Map of 2018 SGMA Basin Prioritization Results; (DWR, 2018); California Department of Water Resources “Groundwater Sustainability Plans” (DWR, 2019); Eastern Municipal Water District, West San Jacinto Groundwater Management Plan 2017 Annual Report (EMWD, 2018)

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

Construction-Related Water Quality Impacts

Construction of the Project would involve grading, paving, utility installation, building construction, and landscaping installation; all of these activities would have the potential to generate water-borne pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to affect water quality. As such, short-term water quality impacts have the potential to occur during the Project’s construction in the absence of any protective or avoidance measures.

Pursuant to the requirements of the Santa Ana RWQCB and Riverside County Ordinance No. 754, prior to the commencement of construction activities, the Project would be required to obtain coverage under the State of California NPDES General Construction Storm Water Permit. The NPDES permit is required for all projects that include construction activities, such as clearing, soil stockpiling, grading, and/or excavation that disturb at least one (1) acre of total land area. In addition, the Project would be required to comply with the Santa Ana RWQCB’s Santa Ana River Basin Water Quality Control Program. Compliance with the NPDES permit and the Santa Ana River Basin Water Quality Control Program involves the preparation and implementation of a SWPPP for construction-related activities, including grading. The

SWPPP will specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern – including silt/sediment – are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Examples of BMPs that could be used during Project construction include, but are not restricted to, sandbag barriers, geotextiles, storm drain inlet protection, sediment traps, rip-rap, and soil stabilizers/hydroseeding.

Mandatory compliance with the SWPPP will ensure that the Project does not violate any water quality standards or waste discharge requirements during short-term construction activities. Therefore, water quality impacts associated with short-term construction activities would be less than significant and no mitigation would be required.

Post-Development Water Quality Impacts

The 2010 Santa Ana MS4 Permit requires that Low Impact Development (LID) Retention BMPs be used unless it can be shown that those BMPs are infeasible. Based on the Project's geotechnical engineering investigation and working knowledge of poor infiltration characteristics throughout the Mead Valley area, REC Consultants determined that infiltration was infeasible for the LID BMP design. Therefore, as shown on Figure 5-1, *Water Quality Management Plan (WQMP) Exhibit*, in order to capture and infiltrate storm water runoff, a bioretention basin is proposed to be located in a landscaped pervious area in the southeasterly portion of the Project site along the site's frontage with Harvill Avenue. For flood mitigation purposes, an additional basin is proposed in the northeasterly portion of the Project site, also along the Harvill Avenue frontage. The northern and southern basins are proposed to be hydraulically connected via a 12-inch horizontal pipe. Therefore, for flood control purposes they are considered one (1) basin. (REC Consultants, Inc., 2019a, pp. 1-2) Offsite flows will be captured and conveyed through the Project site via a proposed storm drain. (REC Consultants, Inc., 2019b, p. 6)

Pursuant to the County's NPDES permit and in accordance with the Ordinance No. 754, the Project would be required to prepare and implement a site-specific Preliminary WQMP. The WQMP is a site-specific, post-construction water quality management program designed to minimize the release of potential waterborne pollutants, including pollutants of concern for downstream receiving waters, under long-term conditions via BMPs. Implementation of the WQMP ensures on-going, long-term protection of the watershed basin. Prior to issuance of grading permits and/or building permits for the Project site, the County of Riverside requires that a site-specific WQMP be prepared for projects. Because compliance with an applicable WQMP is a required condition of approval for all development proposals and long-term maintenance of on-site water quality features would be required by the County to ensure their long-term effectiveness, compliance with the site-specific WQMP would ensure that water quality impacts associated with post-development at the Project site and long-term operation of the Project would be less than significant. Therefore, long-term use of the Project site as a warehouse facility would not violate any water quality standards or waste discharge requirements and impacts would be less than significant.

The Project Applicant also would be required to demonstrate compliance with the NPDES program, which requires certain land uses (e.g., industrial uses) to prepare a SWPPP for operational activities and to implement a long-term water quality sampling and monitoring program, unless an exemption has been

granted. On April 1, 2014, the California State Water Resources Control Board adopted an updated new NPDES permit for storm water discharge associated with industrial activities (referred to as the “Industrial General Permit”). The new Industrial General Permit, which is more stringent than the prior Industrial General Permit, became effective on July 1, 2015. The new NPDES Industrial General Permit requires the preparation of a SWPPP for operational activities and the implementation of a long-term water quality sampling and monitoring program unless an exemption is granted. Mandatory compliance with the NPDES Industrial General Permit would further reduce water quality impacts during long-term operation of the Project to below significant levels.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are listed below for information purposes.

- Prior to issuance of a grading permit, the Project Applicant shall obtain coverage under a NPDES permit from the State Water Resources Control Board. Evidence that a NPDES permit has been issued shall be provided to the County of Riverside prior to issuance of a grading permit.
- Prior to issuance of a grading permit, the Project Applicant shall prepare a SWPPP. Project contractors shall be required to ensure compliance with the SWPPP and shall permit periodic inspection of the construction site by the County of Riverside staff or its designee to confirm compliance.
- Prior to issuance of a grading permit, the Project Applicant shall prepare and the County of Riverside shall approve a Final WQMP. The Project Applicant or its property manager shall be required to ensure compliance with the Final WQMP and shall permit periodic inspection of the Project site by County of Riverside staff or its designee to confirm compliance.

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

The Project would not install any water wells; therefore, the Project would not directly extract groundwater from the Perris North Groundwater Basin. Notwithstanding, the Project would install impervious surfaces on the site and the increase in impervious surface cover to approximately 84% of the site, which could reduce the amount of water percolating down into the groundwater basin that underlies the Project area. However, the bioretention basins and storm drain system that are incorporated into the site design to fully address all management areas, would minimize potential adverse effects related to groundwater recharge.

As discussed under Threshold 23(a), the 2010 Santa Ana MS4 Permit requires that LID Retention BMPs be used unless it can be shown that those BMPs are infeasible. Based on the Project's geotechnical engineering investigation and working knowledge of poor infiltration characteristics throughout the Mead Valley area, REC Consultants determined that infiltration was infeasible for the LID BMP design. Therefore, as shown on Figure 5-1, in order to capture storm water runoff and convey it downstream in the master storm water drainage system to the Perris Valley Storm Drain Channel where percolation into the groundwater table occurs, two bioretention basin that are designed to function as one (1) basin are proposed to be located in landscaped pervious areas along the site's frontage with Harvill Avenue. Offsite flows will be captured and conveyed through the Project site via a proposed storm drain system that outlets into facilities that allow percolation. (REC Consultants, Inc., 2019b, p. 6) In summary, because of the site's poor infiltration characteristics, infiltration is minimal under existing conditions, because the Project would direct the water into the storm drain system that would eventually outlet into facilities that allow percolation, impacts would be less than significant. Thus, with buildout of the Project and conveyance of runoff downstream to the Perris Valley Storm Drain Channel, the local groundwater levels would not be adversely affected and impacts to groundwater supplies and recharge would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

The Project site is located within the bounds of the Perris Valley ADP. Development of the Project site would alter the site's existing drainage patterns; however, the Perris Valley MDP establishes the long-term drainage plan for the Project site and surrounding area. The Perris Valley MDP identifies the drainage system plan for the Perris Valley area that will safely convey stormwater runoff to major, regional drainage facilities (i.e., Perris Valley Storm Drain) in consideration of physical barriers, topography, and ultimate land uses.

The Project site is vacant and undeveloped under existing conditions. As depicted on Figure 5-2, *Existing Conditions Hydrology Map*, in the pre-development condition, the Project site is an undeveloped mass graded property that is comprised of one (1) drainage management area (DMA). Onsite runoff from the DMA overland flows in a northeastern direction to an existing storm drain: "Lat 21" of "Lat 8." "Lat 8" has a Q100 design flow of 46 cubic feet per second (cfs), and is located along the northeastern boundary of the Project site. Runoff from two (2) parcels located immediately west of the Project site also flows through the Project site to "Lat 21" of "Lat 8". There are additional offsite flows that come from the properties located to the south of the Project site that were previously calculated by the Riverside County Flood Control and Water Conservation District (RCFCWCD) in the Hydrology Map for Line E. (REC Consultants, Inc., 2019a, p. 1)

The Project would add one building, parking lots, and associated landscaping to the site. As depicted on Figure 5-3, *Proposed Conditions Hydrology Map*, in the proposed condition, the eastern sheet flow drainage pattern will be preserved. As described in Threshold 23(b), in order to capture and infiltrate storm water runoff, a bioretention basin is proposed to be located in a landscaped pervious area in the southeasterly portion of the Project site along the site's frontage with Harvill Avenue. For flood mitigation purposes, an additional basin is proposed in the northeasterly portion of the Project site, also along the Harvill Avenue frontage. The northern and southern basins are proposed to be hydraulically connected via a 12-inch horizontal pipe. Therefore, for flood control purposes they are considered one (1) basin. (REC Consultants, Inc., 2019a, pp. 1-2) Offsite flows will be captured and conveyed through the Project site via a proposed storm drain. (REC Consultants, Inc., 2019b, p. 6)

Offsite Runoff

The Project also proposes to convey offsite flows from properties located west of the Project site to a proposed storm drain along the northern perimeter of the Project site. These flows are designed to confluence with onsite flows at "Lat 21" of "Lat 8". Offsite flows from properties to the south of the Project site are designed to be captured in a proposed inlet located beneath Cajalco Road and conveyed via a proposed storm drain to the existing catch basin located at the southwest corner of the Harvill Avenue and Cajalco Road intersection. The aforementioned storm drain is an extension of "Lat 8". REC Consultants analyzed properties to the west of the Project site as one area and the runoff for the 100-year event will confluence with the onsite 100-year runoff at "Lat 21" of "Lat 8". (REC Consultants, Inc., 2019a, pp. 5-6)

Prior to discharging from the Project site, the first flush runoff will be treated by the on-site bioretention basin in accordance with the standards set forth by the RWQCB and the County of Riverside BMP Design Manual. In the developed condition, the basin will have a surface depth and riseway spillway structure. Flows will infiltrate through the surface of the facility to the receiving amended soil (a highly sandy, organic rich composite with an infiltration capacity of at least 5 inches per hour) and French Drain. The riser structure will act as a spillway such that peak flows can be safely discharged to the receiving storm drain "Lat. 21" of "Lat 8". Beneath the basin's invert lays the bioretention portion of the drainage facility. This portion of the basin is designed to be comprised of a 3-inch layer of mulch, a layer of amended soil, and a layer of gravel. The BMP will be designed to prevent infiltration into the native soil. (REC Consultants, Inc., 2019a, p. 6)

The proposed BMP will reduce the peak flow for 11 of the 13 storms that REC Consultants analyzed. With regard to the 2-yr.-24 hr. and the 5-yr. -24 hr. storms, the increase from mitigated conditions compared to existing conditions would not be considered significant because the post-development peaks are the smallest analyzed and much less than the capacity of the receiving conveyance system. Additionally, the combined 100-yr. -1 hr. peaks flows from both onsite and offsite (west) is lower than the design capacity of the existing storm drain. (REC Consultants, Inc., 2019a, p. 21) Because the Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or a river or stream or through the addition of impervious surfaces, impacts would be less than significant.

The Project's Plot Plan application materials, which include a Conceptual Grading Plan and that are on file with the County of Riverside Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California, 92502 are hereby incorporated by reference pursuant to CEQA Guidelines § 15150; these plans show the details of the Project's storm water and water quality infrastructure system. (SDH, 2019b)

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- The site is located within the bounds of the Perris Valley ADP for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP mitigation fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this Project. The drainage fee is required to be paid prior to the issuance of the grading permits.

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

Implementation of the Project has the potential to result in soil erosion and/or siltation on -or off-site. The analysis below summarizes the likelihood of the Project to result in substantial soil erosion during temporary construction activities and under long-term operation of the Project.

Impact Analysis for Temporary Construction-Related Activities

Grading and construction activities on the Project site would expose underlying soils and disturb surficial soils on the Project site. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a NPDES permit for construction activities, including proposed grading. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one (1) acre of total land area. The County's Municipal Separate Storm Sewer System (MS4) NPDES Permit requires the Project Applicant to prepare and submit to the County for approval a Project-specific SWPPP. The SWPPP will identify a combination of erosion control and sediment control measures (i.e., BMPs) to reduce or eliminate sediment discharge to surface water from storm water and non-storm water discharges during construction. In addition, proposed construction activities would be required to comply with SCAQMD Rule 403, which would reduce the amount of particulate matter in the air and minimize the potential for wind erosion. Rule 403 requires that certain construction practices be followed that limit dust and dirt from leaving the construction site. For example, no dust is allowed to be visible in the air beyond the property line of the construction site, and no dirt is

allowed to be tracked out of the site by more than 25 feet. With mandatory compliance to the requirements noted in the Project's SWPPP, as well as mandatory compliance to applicable regulatory requirements including but not limited to SCAQMD Rule 403, the potential for water and/or wind erosion impacts during Project construction would be less than significant and mitigation is not required.

Impact Analysis for Long-Term Operational Activities

Following construction, wind and water erosion on the Project site would be minimal because the areas disturbed during construction would be landscaped or covered with impervious surfaces and drainage would be controlled through a storm drain system.

Furthermore, the County's MS4 NPDES Permit requires the Project Applicant to prepare and submit to the County for approval a WQMP (Riverside County Ordinance No. 754). The WQMP is required to identify an effective combination of erosion control and sediment control measures (i.e., BMPs to reduce or eliminate sediment discharge to surface water from storm water and non-storm water discharges. The WQMP for the Project is required to incorporate BMPs, which are effective at removing silt and sediment from storm water runoff. WQMPs also require post-construction maintenance and operational measures to ensure on-going erosion protection. Compliance with the Project-Specific WQMP for the Project would be required as a condition of Project approval as would the long-term maintenance of water quality features. With compliance of the Project-specific WQMP, implementation of the proposed Project would not result in substantial erosion or siltation on-site or off-site.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- Prior to issuance of a grading permit, the Project Applicant shall obtain coverage under a NPDES permit from the State Water Resources Control Board. Evidence that a NPDES permit has been issued shall be provided to the County of Riverside prior to issuance of a grading permit.
- Prior to issuance of a grading permit, the Project Applicant shall prepare a SWPPP. Project contractors shall be required to ensure compliance with the SWPPP and shall permit periodic inspection of the construction site by the County of Riverside staff or its designee to confirm compliance.
- Prior to issuance of a grading permit, the Project Applicant shall prepare and the County of Riverside shall approve a Final WQMP. The Project Applicant or its property manager shall be

required to ensure compliance with the Final WQMP and shall permit periodic inspection of the Project site by County of Riverside staff or its designee to confirm compliance.

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

See the analysis under Thresholds 23 (a) (c) and (d), that describes the potential for stormwater runoff and the proposed storm drain system and bioretention basins. The proposed BMP will reduce the peak flow for 11 of the 13 storms that REC Consultants analyzed. With regard to the 2-yr.-24 hr. and the 5-yr.-24 hr. storms, the increase from mitigated conditions compared to existing conditions would not be considered significant because the post-development peaks are the smallest analyzed and much less than the capacity of the receiving conveyance system. Additionally, the combined 100-yr. -1 hr. peaks flows from both onsite and offsite (west) is lower than the design capacity of the existing storm drain. (REC Consultants, Inc., 2019a, p. 21) All runoff would be directed to the storm drain infrastructure and the Project would not substantially increase the amount of surface runoff in a manner which would result in flooding on-site or off-site. Therefore, impacts would be less than significant and no mitigation is required.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- The site is located within the bounds of the Perris Valley ADP for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP mitigation fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this Project. The drainage fee is required to be paid prior to the issuance of the grading permits.

f) Would the Project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

See the analysis under Thresholds 23 (a) (c) and (d), which describe that there is no potential for the Project's storm water to exceed the capacity of available infrastructure or to discharge polluted runoff. In order to capture and infiltrate storm water runoff, a bioretention basin is proposed to be located in a landscaped pervious area in the southeasterly portion of the Project site along the site's frontage with Harvill Avenue. For flood mitigation purposes, an additional basin is proposed in the southeasterly portion of the site also along the Harvill Avenue frontage. The northern and southern basins are proposed to be hydraulically connected via a 12-inch horizontal pipe. Therefore, for flood control purposes they are

considered one (1) basin. Offsite flows will be captured and conveyed through the Project site via a proposed storm drain. (REC Consultants, Inc., 2019a, pp. 1-2)

The Perris Valley ADP is a master-planned storm drain system adequately sized to convey all expected flows. As such, the Project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- Prior to issuance of a grading permit, the Project Applicant shall obtain coverage under a NPDES permit from the State Water Resources Control Board. Evidence that a NPDES permit has been issued shall be provided to the County of Riverside prior to issuance of a grading permit.
- Prior to issuance of a grading permit, the Project Applicant shall prepare a SWPPP. Project contractors shall be required to ensure compliance with the SWPPP and shall permit periodic inspection of the construction site by the County of Riverside staff or its designee to confirm compliance.
- Prior to issuance of a grading permit, the Project Applicant shall prepare and the County of Riverside shall approve a Final WQMP. The Project Applicant or its property manager shall be required to ensure compliance with the Final WQMP and shall permit periodic inspection of the Project site by County of Riverside staff or its designee to confirm compliance.
- The site is located within the bounds of the Perris Valley ADP for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP mitigation fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this Project. The drainage fee is required to be paid prior to the issuance of the grading permits.

g) Would the Project impede or redirect flood flows?

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate (FIRM) Panels 06065C1410G, the Project site is located in Flood Zone X, an area of minimal flood hazard (FEMA, 2008). Thus, the Project site is not in the path of flood flows. Also, see the analysis under Thresholds 23 (a) (c)

and (d), that describe that all of the Project's water runoff would be directed to the storm drain infrastructure that is part of the Perris Valley ADP. The Perris Valley ADP is a master-planned storm drain system adequately sized to convey all expected flows. As such, the Project would not impede or redirect flood flows.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- The site is located within the bounds of the Perris Valley ADP for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP mitigation fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this Project. The drainage fee is required to be paid prior to the issuance of the grading permits.

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

The nearest large body of surface water to the Project site is the Perris Reservoir, located approximately 3.6 miles east of the Project site. According to MVAP Figure 11, *Special Flood Hazards Areas*, the Project site is not located within any dam inundation areas or special flood hazard areas. The Project site is located over 37 miles from the Pacific Ocean and is therefore not subject to a tsunami.

The Project would include the installation of an integrated, on-site system of underground storm drain pipes, to capture on-site stormwater runoff flows, convey the runoff across the site, and treat the runoff to minimize the amount of water-borne pollutants carried from the Project site. The Project's Plot Plan application materials, which include a Conceptual Grading Plan and that are on file with the County of Riverside Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California, 92502 are hereby incorporated by reference pursuant to CEQA Guidelines § 15150; these plans show the details of the Project's storm water and water quality infrastructure system (SDH, 2019b) (as described in detail in EIR Section 3.0, *Project Description*). Upon development of the Project, all stormwater from the Project site would be filtered by on-site BMPs in accordance with the Project's WQMP (see *Technical Appendix H2*) and then discharged to existing storm drains.

Findings of Fact: No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- Prior to issuance of a grading permit, the Project Applicant shall prepare and the County of Riverside shall approve a Final WQMP. The Project Applicant or its property manager shall be required to ensure compliance with the Final WQMP and shall permit periodic inspection of the Project site by County of Riverside staff or its designee to confirm compliance.

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

The California Porter-Cologne Water Quality Control Act (California Water Code §§ 13000), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the jurisdiction of the Santa Ana RWQCB. Water quality information for the Santa Ana River watershed is contained in the Santa Ana Region Basin Plan (as most recently updated in February 2016). This document is herein incorporated by reference and is available for public review at the Santa Ana RWQCB office located at 3737 Main Street, Suite 500, Riverside, CA 92501-3348. (RWQCB, 2016)

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. The Project site is located within the Santa Ana Watershed. Receiving waters for the Project site's drainage are the Perris Valley Channel and Canyon Lake (Railroad Canyon Reservoir). Receiving Water's 303(d) listed impairments consist of the following: Canyon Lake is impaired by nutrients and pathogens, and Perris Valley Channel is not listed as a receiving waters with listed impairments. (REC Consultants, Inc., 2019b, Table A.1)

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the NPDES permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a SWPPP and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Long-Term Operational Water Quality Impacts

The Project would add one building, parking lots, and associated landscaping to the site. As depicted on Figure 5-3, *Proposed Conditions Hydrology Map*, in the proposed condition, the eastern sheet flow drainage pattern will be preserved. As described in Threshold 23(b), in order to capture and infiltrate storm water runoff, a bioretention basin is proposed to be located in a landscaped pervious area in the southeasterly portion of the Project site along the site's frontage with Harvill Avenue. For flood mitigation

purposes, an additional basin is proposed in the northeasterly portion of the Project site, also along the Harvill Avenue frontage. The northern and southern basins are proposed to be hydraulically connected via a 12-inch horizontal pipe. Therefore, for flood control purposes they are considered one (1) basin. (REC Consultants, Inc., 2019a, pp. 1-2) Offsite flows will be captured and conveyed through the Project site via a proposed storm drain. (REC Consultants, Inc., 2019b, p. 6)

Prior to discharging water from the Project site, the first flush runoff, including runoff from the Project site's impervious surfaces, will be treated by the on-site bioretention basin in accordance with the standards set forth by the RWQCB and the County of Riverside BMP Design Manual. In the developed condition, the basin will have a surface depth and riseway spillway structure. Flows will infiltrate through the surface of the facility to the receiving amended soil (a highly sandy, organic rich composite with an infiltration capacity of at least 5 inches per hour) and French Drain. The riser structure will act as a spillway such that peak flows can be safely discharged to the receiving storm drain "Lat. 21" of "Lat 8". Beneath the basin's invert lays the bioretention portion of the drainage facility. This portion of the basin is designed to be comprised of a 3-inch layer of mulch, a layer of amended soil, and a layer of gravel. The BMP will be designed to prevent infiltration into the native soil. (REC Consultants, Inc., 2019a, p. 6)

Receiving waters and impaired waters are noted above. The Project's pollutants of concern include bacterial indicators, metals, nutrients, pesticides, toxic organic compounds, sediments, trash and debris, and oil and grease (REC Consultants, Inc., 2019b, Table E-1). The County's MS4 NPDES Permit requires the Project Applicant to prepare and submit to the County for approval a Water Quality Management Plan (WQMP) (Riverside County, 2019a, Chapter 5.72). The Project-Specific Preliminary WQMP identifies an effective combination of water quality control measures (i.e., Best Management Practices (BPMs) to reduce or eliminate water pollutants before they reach the groundwater table. The Preliminary WQMP for the Project, prepared by REC Consultants (attached hereto as *Technical Appendix H2*), incorporates BMPs would remove waterborne pollutants from storm water flows. The WQMP requires post-construction maintenance and operational measures to ensure ongoing effectiveness. Compliance with the WQMP would be required as a condition of Project approval. Therefore, the proposed Project's operation would not obstruct implementation of the Santa Ana Region Basin Plan. The Project Applicant, successors in interest, and construction contractors would be required to comply with the Project-specific WQMP as a condition of approval.

Groundwater Management Plan and Sustainability Plan

The Project site is located within the West San Jacinto Groundwater Management Area, and is therefore subject to the EMWD's "Groundwater Management Plan – West San Jacinto Groundwater Basin". The Groundwater Management Plan (GMP) is intended to manage the San Jacinto Groundwater Basin in a manner that would supplement EMWD's water supplies, thereby increasing the amount of locally-available water and reducing the amount of water that needs to be imported through MWD. The GMP covers approximately 256-square miles (over 164,200 acres) and is divided into six (6) groundwater management zones. The Project site is located in the Perris North Groundwater Basin Management Zone.

The California Department of Water Resources' (DWR's) Sustainable Groundwater Management Act (SGMA) was signed into law on September 16, 2014. The purpose of the SGMA is to achieve the

sustainable management of groundwater in a manner that does not cause undesirable results. The SGMA grants additional groundwater management authorities to Groundwater Sustainability Agencies (GSA). Eastern Municipal Water District (EMWD) became the GSA for the West San Jacinto Groundwater Basin in 2017. Existing groundwater basin boundaries are defined in the DWR's Bulletin 118. The West San Jacinto Groundwater Basin, previously known as the San Jacinto Groundwater Basin, is defined in Bulletin 118 (Basin No. 8-005), is a "high priority" basin. Groundwater basins that are prioritized as medium or high priority are required to be managed by a Groundwater Sustainability Plan (GSP). The West San Jacinto Groundwater Basin is identified as a high priority basin, but it is not considered "critically over-drafted," so the deadline for completion of a GSP is January 30, 2022. As such, the GSP for the West San Jacinto Groundwater Basin is under development and not yet published. (EMWD, 2018)

The Project would not directly extract groundwater; however, with addition of the proposed Project, an increase in impervious surface cover would occur over approximately 84% of the site, which would reduce the amount of water directly percolating into the groundwater table on the Project site. The BMPs that are incorporated into the site design to fully address all management areas would minimize potential adverse effects related to groundwater recharge. After implementation of the Project, the Project's proposed stormwater drainage system would convey water runoff into the public storm drain system which flows to downstream water bodies where percolation into the groundwater table occurs. Therefore, the proposed Project would not conflict or obstruct implementation of a groundwater management plan or implementation of a groundwater sustainability plan. Therefore, impacts would be less than significant.

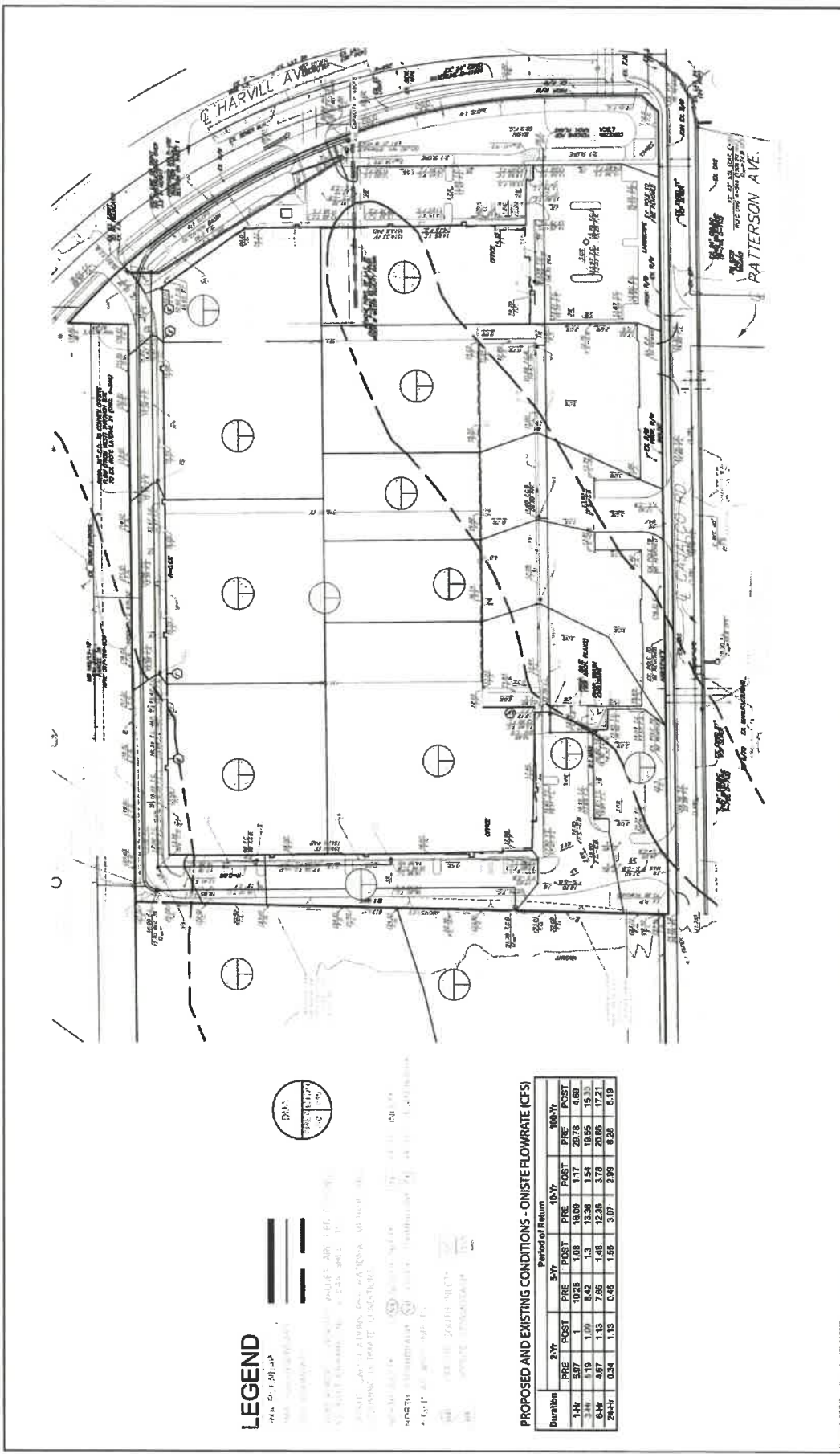
Findings of Fact: Impacts will be less than significant.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- Prior to issuance of a grading permit, the Project Applicant shall prepare and the County of Riverside shall approve a Final WQMP. The Project Applicant or its property manager shall be required to ensure compliance with the Final WQMP and shall permit periodic inspection of the Project site by County of Riverside staff or its designee to confirm compliance.



LEGEND

10' x 10' structure
 20' x 20' structure
 30' x 30' structure
 40' x 40' structure
 50' x 50' structure
 60' x 60' structure
 70' x 70' structure
 80' x 80' structure
 90' x 90' structure
 100' x 100' structure
 120' x 120' structure
 150' x 150' structure
 200' x 200' structure
 300' x 300' structure
 400' x 400' structure
 500' x 500' structure
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5.1.11 Land Use/Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
24. Land Use				
a. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials (RGA, 2019a) (SDH, 2019b); Riverside County General Plan (Riverside County, 2015a); Riverside County GIS (RCIT, 2019)

a) Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The environmental effects associated with developing the Project site in accordance with the County’s existing General Plan land use designation of LI and zoning of I-P and M-SC is analyzed throughout this MND.

The Project site is located within the MVAP portion of the Riverside County General Plan and designated “Industrial.” As part of its review of the proposed Project, Riverside County staff evaluated the Project for consistency with applicable General Plan and MVAP policies and concluded that the Project would be consistent with or otherwise would not conflict with the applicable policies of the General Plan or MVAP.

As discussed in Section 2.0, the Project site is split zoned I-P and M-SC and the proposed Project is consistent with those zoning classifications. The proposed use is allowed, subject to the approval of a Plot Plan.

There are no other land use plans, land use policies, or land use regulations applicable to the Project site.

Refer to Threshold 6(a), *Air Quality*, for a discussion of the Project’s consistency with the SCAQMD’s 2016 AQMP. Refer to Threshold 7(a), *Biological Resources*, for ad discussion of the Project’s compliance with the Riverside County MSHCP. Refer to Threshold 20, *Greenhouse Gas Emissions*, for a discussion of the Project’s consistency with Riverside County’s Climate Action Plan (CAP).

Plot Plan No. 190006

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Implementation of the Project will not disrupt or divide the physical arrangement of an established community. As discussed in Section 2.0, the Project site is bounded by Harvill Avenue on the east and Cajalco Road on the south. Lands to the east, to the west, and to the south are designated by the General Plan as LI and land to the north of the site is designated Commercial Retail (CR). Lands north of the Project site are zoned Scenic Highway Commercial (C-P-S) and lands to the west of the site are zoned M-SC and I-P. As mentioned, the Project site is bound on the south by Cajalco Road, south of Cajalco Road are lands zoned M-SC and R-R and the R-R land is bound on the east and west by lands zoned M-SC. The Project site is bound on the east by Harvill Avenue and lands east of Harvill Avenue are zoned M-SC and Manufacturing Heavy (M-H). R-R zoning allows single-family residence with a minimum lot size of five (5) acres, limited animal keeping and agricultural uses, recreational uses, compatible resource development and associated uses, and governmental uses. (RCIT, 2019) (Riverside County, 2017a, Table LU-4) (RCIT, 2019)

As discussed in Section 2.0, developed land uses surrounding the Project site consists of vacant land, commercial uses, and two single-family residences zoned as Rural-Residential that are located south of the site and south of Cajalco Road. Because roadways separate the Project site from any lands designated residential and the land zoned R-R is bound on the east and west by land zoned M-SC, the proposed Project would have no potential to disrupt or divide the physical arrangement of any established community.

Findings of Fact: No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5.1.12 Mineral Resources

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
25. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials (RGA, 2019a) (SDH, 2019b); Riverside County General Plan Figure OS-6 “Mineral Resources Area” (Riverside County, 2015a); Riverside County GIS database (RCIT, 2019)

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

Riverside County General Plan Figure OS-6 shows that the Project site and surrounding area is located within Mineral Resource Zone 3 (MRZ-3), meaning the significance of mineral deposits is undetermined and the site is not located within an area designated by the State Mining and Geology Board as being of regional or statewide significance (Riverside County, 2015a, Figure OS-6). Because the site is not located within an area known for mineral resources that are of value to the region and the residents of the State, no impact would occur.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

The Project site has a General Plan land use designation of LI and is zoned I-P and M-SC and does not have a designation or zoning for mining. As discussed above in Threshold 25(a), the Project site is not located within an area designated by the State Mining and Geology Board as being of regional or statewide significance (Riverside County, 2015a, Figure OS-6). Therefore, there is no potential for the Project to 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.

Plot Plan No. 190006

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

As discussed above in Thresholds 25 (a) and (b), the site is not located in a State designated sector of valuable resources and there are no known quarries or mines in the immediate vicinity of the Project site. Therefore, no impact would occur.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5.1.13 Noise

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project result in:</i>				
26. Airport Noise				
a. For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Google Earth (Google Earth, 2018), Riverside County Airport Land Use Commission (RCALUC, 2014); Riverside County General Plan, Figure N-1, "Land Use Compatibility for Community Noise Exposure" (Riverside County, 2015a); Urban Crossroads, Inc., Noise Impact Analysis (Urban Crossroads, Inc., 2020b); Riverside County Ordinance No. 847 (as Amended Through 847.1). An Ordinance of the County of Riverside Amending Ordinance No. 847 Regulating Noise (Riverside County, 2007).

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

The MARB runway is located approximately 1.6 miles (8,580 feet) northeast of the Project site. The *MARB Inland Port Airport Land Use Compatibility Plan (MARB/IPA LUCP)* includes the policies for determining the land use compatibility of the Project. The *MARB/IPA*, Map MA-1, indicates that the Project site is located within Compatibility Zone C2, which Table MA-1 Compatibility Zone Factors indicates is considered to have a moderate noise impact. Further, the Project site is located outside the 65 dBA CNEL noise level contour boundary. Moreover, the Basic Compatibility Criteria, listed in Table MA-2 of the *MARB/IPA LUCP* identifies no prohibited uses other than highly noise-sensitive outdoor non-residential uses (e.g., sports stadiums, concert halls). The *MARB/IPA LUCP* does not identify industrial-use specific noise compatibility standards, and therefore, the County of Riverside *Land Use Compatibility for Community Noise Exposure* matrix was used by Urban Crossroads to assess potential aircraft-related noise levels at the Project site. The County of Riverside guidelines indicate that industrial uses, such as the Project, are considered normally acceptable with exterior noise levels of up to 75 dBA CNEL. The noise contour boundaries of the *MARB/IPA* show that the Project is considered a normally acceptable land use since it is located outside of the 65 dBA CNEL contour. Further, Table MA-2 indicates that no uses are prohibited in this area except for highly noise-sensitive outdoor nonresidential uses (e.g., sports stadiums, concert halls). (Urban Crossroads, Inc., 2020b, p. 22). As such, the Project would not expose people visiting or working on the Project site to excessive noise levels. Impacts would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

- b) **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?**

There are no private airfields or airstrips in the vicinity of the Project site (Google Earth, 2018). Therefore, the Project would not expose people to excessive noise levels associated with operations at a private airstrip. No impact would occur.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project result in:</i>				
27. Noise Effect on or by the Project				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials (RGA, 2019a) (SDH, 2019b); Riverside County General Plan, Figure N-1, "Land Use Compatibility for Community Noise Exposure" (Riverside County, 2015a); Urban Crossroads, Inc., Noise Impact Analysis (Urban Crossroads, Inc., 2020b)

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

The background ambient noise levels in the Project area studied by Urban Crossroads are dominated by the transportation-related noise associated with I-215, BNSF railway lines, and the MARB, in addition to background industrial land uses activities. This includes auto and heavy truck activities in the study area roadway segments near the noise level measurement locations. (Urban Crossroads, Inc., 2020b, p. 31)

Under CEQA, consideration must be given to the magnitude of the noise level increase, the existing ambient noise levels, and the location of noise-sensitive receivers to determine if a noise increase represents a significant adverse environmental impact. In order to determine a person’s subjective reaction to a new noise is the comparison of the new noise to the existing environment to which one has adapted—the so-called ambient environment. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will typically be judged. (Urban Crossroads, Inc., 2020b, p. 25)

The Federal Interagency Committee on Noise (FICON) developed guidance to be used for the assessment of increases in noise levels that take into account the ambient noise environment. Although the FICON recommendations were specifically developed to assess aircraft noise impacts, these recommendations are often used in environmental noise impact assessments involving the use of cumulative exposure metrics, such as the average-daily noise level (i.e., CNEL). The CNEL is the weighted average of the intensity of a sound, with corrections for time of day, and averaged over 24 hours. For example, if the ambient noise environment is quiet (< 60 dBA) and a new noise source greatly increases the noise levels, a

perceived impact may occur even if the noise does not reach a level that is considered incompatible with the land use by the County's General Plan Noise Element or Noise Ordinance. Therefore, for the purpose of this analysis, a readily perceptible 5 dBA or greater Project-related noise level increase is considered a significant impact for noise-sensitive uses regardless of the existing noise level. In locations where the without-Project noise levels range from 60 to 65 dBA, a 3 dBA barely perceptible noise level increase will be considered significant for noise-sensitive uses, and in locations where the without-Project noise levels already exceed 65 dBA, an increase in noise greater than 1.5 dBA will be considered a significant impact for noise-sensitive uses. (Urban Crossroads, Inc., 2020b, pp. 25-26)

The County of Riverside General Plan Noise Element, Table N-1, *Land Use Compatibility for Community Noise Exposure* was used to establish the satisfactory noise levels of significance for non-noise-sensitive land uses in the Project study area. The normally acceptable exterior noise levels for non-noise-sensitive land uses is 70 dBA CNEL. Noise levels greater than 70 dBA CNEL are considered conditionally acceptable per Noise Element Table N-1. Therefore, to determine if Project-related traffic noise level increases are significant at off-site non-noise-sensitive land uses, a readily perceptible 5 dBA and barely perceptible 3 dBA criteria were used. When the without Project noise levels at the non-noise-sensitive land uses are below the normally acceptable 70 dBA CNEL compatibility criteria, a readily perceptible 5 dBA or greater noise level increase is considered a significant impact. When the without Project noise levels are greater than the normally acceptable 70 dBA CNEL land use compatibility criteria, a barely perceptible 3 dBA or greater noise level increase is considered a significant impact since the noise level criteria is already exceeded. The noise level increases used to determine significant impacts for non-noise-sensitive land uses is generally consistent with the FICON noise level increase thresholds for noise-sensitive land uses but instead rely on the County of Riverside General Plan Noise Element, Table N-1, normally acceptable 70 dBA CNEL exterior noise level criteria. (Urban Crossroads, Inc., 2020b, pp. 26-27)

In summary, noise impacts would be considered significant if as a direct result of the proposed Project, any of the significance criteria summarized in Table 5-9, *Significance Criteria Summary*, is exceeded.

Table 5-9 Significance Criteria Summary

Analysis	Receiving Land Use	Condition(s)	Significance Criteria	
			Daytime	Nighttime
Off-Site Traffic	Noise-Sensitive ¹	If ambient is < 60 dBA CNEL	≥ 5 dBA CNEL Project increase	
		If ambient is 60 - 65 dBA CNEL	≥ 3 dBA CNEL Project increase	
		If ambient is > 65 dBA CNEL	≥ 1.5 dBA CNEL Project increase	
	Non-Noise-Sensitive ^{1,2}	If ambient is < 70 dBA CNEL	≥ 5 dBA CNEL Project increase	
		If ambient is > 70 dBA CNEL	≥ 3 dBA CNEL Project increase	
Operational	Noise-Sensitive	Exterior Noise Level Standards ³	65 dBA L _{eq}	45 dBA L _{eq}
		If ambient is < 60 dBA Leq ¹	≥ 5 dBA L _{eq} Project increase	
		If ambient is 60 - 65 dBA Leq ¹	≥ 3 dBA L _{eq} Project increase	
		If ambient is > 65 dBA Leq ¹	≥ 1.5 dBA L _{eq} Project increase	
		Vibration Level Threshold ⁴	0.01 in/sec RMS	
Construction	Noise-Sensitive	Noise Level Threshold ⁵	85 dBA L _{eq}	
		Vibration Level Threshold ⁴	0.01 in/sec RMS	

¹ Source: FICON, 1992.

² Source: County of Riverside General Plan Noise Element, Table N-1.

³ Source: Riverside County Code § 9.52.040 (Ordinance No. 847).

⁴ Source: County of Riverside General Plan Noise Element, Policy N 16.3.

⁵ Acceptable threshold for construction noise based on the Criteria for Recommended Standard: Occupational Noise Exposure prepared by the National Institute for Occupational Safety and Health.

"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

(Urban Crossroads, Inc., 2020b, Table 4-2)

Impact Analysis for Construction Phase

The Project would only have the potential to cause a substantial temporary or periodic increase in ambient noise levels during its construction phase. Construction activities on the Project site, especially those activities involving the use of heavy equipment, would create intermittent, temporary increases in ambient noise levels in the vicinity of the Project site. Noise generated by heavy construction equipment, including trucks, graders, bulldozers, concrete mixers, and portable generators, can reach high levels. However, construction-related noise increases: 1) would be transitory (i.e., varying from day-to-day and throughout the day), 2) would completely cease upon completion of Project construction, and 3) would not represent a recurring, periodic source of noise (although periodic and temporary construction noise has the potential to be substantial compared to existing ambient noise levels).

To evaluate whether the Project would generate potentially significant short-term noise levels at off-site sensitive receiver locations, a construction-related noise level threshold was adopted by the National Institute for Occupational Safety and Health (NIOSH). NIOSH identifies a noise level threshold of 85 equivalent-level decibels (dBA Leq) as an acceptable threshold for construction noise at sensitive receiver locations (Urban Crossroads, Inc., 2020b, p. 21).

The construction noise analysis provided in the Project's noise impact analysis was prepared using reference noise level measurements taken by Urban Crossroads to describe the typical construction activity noise levels for each stage of Project construction. Refer to the Project's Noise Impact Analysis in *Technical Appendix I* for information on the reference measurements. (Urban Crossroads, Inc., 2020b, p. 57)

Using the reference construction equipment noise levels, calculations of the Project construction noise level impacts at the nearby sensitive receiver locations were conducted by Urban Crossroads. Tables 10-2 to 10-6 of the Project's Noise Impact Analysis (*Technical Appendix I*) present the short-term construction noise levels for each stage of construction. Table 5-10, *Unmitigated Construction Equipment Noise Level Summary (dBA Leq)*, provides a summary of the construction noise levels by stage at the nearby noise-sensitive receiver locations. To assess the worst-case construction noise levels, this analysis shows the highest noise impacts when the construction equipment with the highest reference noise level is operating at the closest point from the edge of primary construction activity (at the Project site's property line) to the lot line of each sensitive receiver location. This is the site preparation phase of Project construction, which is expected to last approximately 10 days in duration as shown on Table 3-1, *Anticipated Construction Duration*. (Urban Crossroads, Inc., 2020b, p. 60)

Table 5-10 Unmitigated Construction Equipment Noise Level Summary (dBA Leq)

Receiver Location ¹	Construction Noise Level (dBA Leq)					Highest Activity Noise Levels ²
	Site Preparation	Grading	Building Construction	Architectural Coating	Paving	
R1	47.0	40.9	35.6	34.9	39.0	47.0
R2	63.9	57.8	52.5	51.8	55.9	63.9
R3	75.6	69.5	64.2	63.5	67.6	75.6
R4	66.3	60.2	54.9	54.2	58.3	66.3
R5	66.9	60.8	55.5	54.8	58.9	66.9
R6	48.7	42.6	37.3	36.6	40.8	48.7

¹ Noise receiver locations are shown on Figure 5-4.

² Estimated construction noise levels during peak operating conditions.

(Urban Crossroads, Inc., 2020b, Table 10-7)

To evaluate whether the Project would generate potentially significant short-term noise levels at off-site sensitive receiver locations, a construction-related NIOSH noise level threshold of 85 dBA Leq is used as acceptable thresholds for construction noise at the nearby sensitive receiver locations. As shown on Table 5-12, *Construction Equipment Noise Level Compliance (dBA Leq)*, Project-related construction activities are calculated to reach maximum noise levels between 47.9 and 75.6 dBA Leq when measured at nearby receivers, which would fall below the NIOSH 85 dBA Leq significance threshold during temporary Project construction activities. Therefore, the Project would not cause a substantial construction-related temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts would be less than significant. (Urban Crossroads, Inc., 2020b, p. 65)

In addition, to control noise impacts associated with the construction of the proposed Project, as with any other construction project in the County, the Project's construction contractors would be required to comply with the County's Noise Ordinance No. 847. Ordinance No. 847 requires that noise from any private construction activity located within one-quarter of a mile from an inhabited dwelling be restricted to between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May (Urban Crossroads, Inc., 2020b, p. 21)

Table 5-11 Construction Equipment Noise Level Compliance (dBA L_{eq})

Receiver Location ¹	Construction Noise Levels (dBA L _{eq})		
	Highest Construction Noise Levels ²	Threshold ³	Threshold Exceeded? ⁴
R1	47.0	85	No
R2	63.9	85	No
R3	75.6	85	No
R4	66.3	85	No
R5	66.9	85	No
R6	48.7	85	No

¹ Noise receiver locations are shown on Figure 5-4

² Estimated construction noise levels during peak operating conditions, as shown on Table 5-10.

³ Construction noise thresholds as shown on Table 5-9, *Significance Criteria Summary*.

⁴ Do the estimated Project construction noise levels satisfy the construction noise level threshold? (Urban Crossroads, Inc., 2020b, Table 10-8)

Impact Analysis for Stationary Noise

As summarized in Table 5-12, *Project Daytime Noise Level Contributions*, the Project would generate a daytime operational noise level increase up to 0.2 dBA L_{eq} and a nighttime operational noise level increase up to 0.3 dBA L_{eq} at nearby noise receiver locations identified on Figure 5-4, during daytime or nighttime hours. Therefore, because the Project-related operational noise increases do not result in an exceedance of the 5.0 dBA L_{eq} significance threshold, the Project would not contribute to a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project and stationary noise impacts would be less than significant. (Urban Crossroads, Inc., 2020b, p. 54)

Table 5-12 Project Daytime Noise Level Contributions

Receiver Location ¹	Total Project Operational Noise Level ²	Measurement Location ³	Reference Ambient Noise Levels ⁴	Combined Project and Ambient ⁵	Project Increase ⁶	Threshold ⁷	Threshold Exceeded? ⁷
R1	23.7	L1	59.8	59.8	0.0	5.0	No
R2	38.0	L2	55.2	55.3	0.1	5.0	No
R3	42.9	L4	55.7	55.9	0.2	5.0	No
R4	39.2	L4	55.7	55.8	0.1	5.0	No
R5	39.9	L3	59.7	59.7	0.0	5.0	No
R6	31.7	L5	67.2	67.2	0.0	1.5	No

1 See Figure 5-4 for the receiver locations.

2 Total Project operational noise levels as shown on Table 9-3, *Unmitigated Operational Noise Level Compliance*, of *Technical Appendix I*.

3 Reference noise level measurement locations as shown on Exhibit 5-A, *Noise Measurement Locations*, of *Technical Appendix I*.

4 Observed nighttime ambient noise levels as shown on Table 5-1, *24-Hour Noise Level Measurements*, of *Technical Appendix I*.

5 Represents the combined ambient conditions plus the Project activities.

6 The noise level increase expected with the addition of the proposed Project activities.

7 Significance Criteria as defined in Section 4 of *Technical Appendix I*.

(Urban Crossroads, Inc., 2020b, Table 9-4)

Table 5-13 Project Nighttime Noise Level Contributions

Receiver Location ¹	Total Project Operational Noise Level ²	Measurement Location ³	Reference Ambient Noise Levels ⁴	Combined Project and Ambient ⁵	Project Increase ⁶	Threshold ⁷	Threshold Exceeded? ⁷
R1	23.7	L1	53.1	53.1	0.0	5.0	No
R2	38.0	L2	50.1	50.4	0.3	5.0	No
R3	42.9	L4	53.7	54.0	0.3	5.0	No
R4	39.2	L4	53.7	53.9	0.2	5.0	No
R5	39.9	L3	59.9	59.9	0.0	5.0	No
R6	31.7	L5	64.8	64.8	0.0	3.0	No

1 See Figure 5-4 for the receiver locations.

2 Total Project operational noise levels as shown on Table 9-3, *Unmitigated Operational Noise Level Compliance*, of *Technical Appendix I*.

3 Reference noise level measurement locations as shown on Exhibit 5-A, *Noise Measurement Locations*, of *Technical Appendix I*.

4 Observed nighttime ambient noise levels as shown on Table 5-1, *24-Hour Noise Level Measurements*, of *Technical Appendix I*.

5 Represents the combined ambient conditions plus the Project activities.

6 The noise level increase expected with the addition of the proposed Project activities.

7 Significance Criteria as defined in Section 4 of *Technical Appendix I*.

(Urban Crossroads, Inc., 2020b, Table 9-5)

Impact Analysis for Traffic-Related Noise

To evaluate permanent, off-site noise increases that could result from Project-related traffic, noise levels were modeled for the following traffic scenarios:

- Existing (2018): This scenario refers to the existing present-day traffic noise conditions without and with the proposed Project. This analysis is included in the Project's Noise Impact Analysis (*Technical Appendix I*) for informational purposes; however, the existing traffic noise levels plus traffic noise generated by the proposed Project will not actually occur because the Project would not be fully constructed and operational until Year 2021 cumulative conditions. (Urban Crossroads, Inc., 2020b, p. 39)
- Existing plus Ambient Growth (EA) (2021): This scenario refers to the background noise conditions at future year 2021 without and with the Project plus ambient growth (Urban Crossroads, Inc., 2020b, p. 39).
- EA plus Cumulative (EAC) (2021): This scenario refers to the background noise conditions at future year 2021 without and with the Project plus ambient growth, and includes all reasonably foreseeable cumulative development projects identified in the Project's Traffic Impact Analysis (*Technical Appendix K1*). (Urban Crossroads, Inc., 2020b, p. 39)

Traffic noise contours and noise levels were established based on existing and projected future traffic conditions on off-site roadway segments within the Project's study area, and do not consider the effect of any existing noise barriers or topography that may attenuate ambient noise levels. Refer to *Technical Appendix I* for a detailed description of the methodology used to evaluate the Project's traffic-related noise effects. (Urban Crossroads, Inc., 2020b, p. 39)

Table 5-14, *Unmitigated EA 2021 with Project Traffic Noise Level Increases* presents the existing plus ambient growth (EA) 2021 noise conditions that would result with the addition of Project-related traffic, without accounting for any noise attenuation features such as noise barriers or topography. Noise levels along the roadway segments within the Project study area would increase between 0.0 and 2.9 dBA CNEL with development of the Project, with the loudest increase in traffic noise occurring on Cajalco Road along the Project site's frontage; therefore, the Project's noise contributions would not exceed the threshold of significance (see Table 5-9, *Significance Criteria Summary*) to any of the roadway segments within the Project site under the "Existing Plus Ambient (EA) Growth with Project" traffic scenario. Accordingly, the Project would not result in a substantial permanent increase in noise levels above ambient conditions. (Urban Crossroads, Inc., 2020b, p. 44)

Table 5-15, *Unmitigated EA 2021 with Project Traffic Noise Level Increases* presents a comparison of the expected 2021 noise conditions, without accounting for any noise attenuation features such as noise barriers or topography, along the Project study area roadway segments plus ambient growth and reasonably foreseeable cumulative development projects and the noise levels that would result with addition of Project-related traffic. Noise levels along the studied roadway segments within the Project

study area would increase between 0.0 to 2.9 dBA CNEL with development of the Project, with the loudest increase in traffic noise occurring on Cajalco Road along the Project site's frontage; therefore, the Project's noise contributions would not exceed the threshold of significance (see Table 5-9, *Significance Criteria Summary*) to any of the roadway segments. Accordingly, the Project would not result in a substantial permanent increase in noise levels above ambient conditions, and the Project's off-site, traffic-related noise impacts would be less than significant under EAC (2021) conditions. (Urban Crossroads, Inc., 2020b, p. 45)

Table 5-14 Unmitigated EA 2021 with Project Traffic Noise Level Increases

ID	Road	Segment	CNEL at Adjacent Land Use (dBA) ¹			Noise-Sensitive Land Use?	Threshold Exceeded? ²
			No Project	With Project	Project Addition		
1	Harvill Av.	s/o Cajalco Exwy.	74.2	74.6	0.4	No	No
2	Harvill Av.	n/o Cajalco Rd.	73.6	74.0	0.4	No	No
3	Harvill Av.	s/o Cajalco Rd.	73.3	73.3	0.0	No	No
4	Cajalco Exwy.	w/o Harvill Av.	73.2	73.2	0.0	No	No
5	Cajalco Exwy.	e/o Harvill Av.	73.3	73.4	0.2	No	No
6	Cajalco Rd.	w/o Dwy. 2	62.1	63.9	1.8	Yes	No
7	Cajalco Rd.	w/o Harvill Av.	62.4	65.2	2.9	Yes	No

¹ The CNEL is calculated at the boundary of the right-of-way of each roadway and the property line of the nearest adjacent land use. Values rounded to the nearest one-tenth.

² Significance Criteria (see Table 5-9, *Significance Criteria Summary*) (Urban Crossroads, Inc., 2020b, Table 7-8)

Table 5-15 Unmitigated EAC 2021 with Project Traffic Noise Level Increases

ID	Road	Segment	CNEL at Adjacent Land Use (dBA) ¹			Noise-Sensitive Land Use?	Threshold Exceeded? ²
			No Project	With Project	Project Addition		
1	Harvill Av.	s/o Cajalco Exwy.	74.9	75.2	0.3	No	No
2	Harvill Av.	n/o Cajalco Rd.	74.3	74.7	0.3	No	No
3	Harvill Av.	s/o Cajalco Rd.	74.1	74.1	0.0	No	No
4	Cajalco Exwy.	w/o Harvill Av.	73.9	74.0	0.0	No	No
5	Cajalco Exwy.	e/o Harvill Av.	74.5	74.6	0.1	No	No
6	Cajalco Rd.	w/o Dwy. 2	62.1	63.9	1.8	Yes	No
7	Cajalco Rd.	w/o Harvill Av.	62.4	65.2	2.9	Yes	No

¹ The CNEL is calculated at the boundary of the right-of-way of each roadway and the property line of the nearest adjacent land use. Values rounded to the nearest one-tenth.

² Significance Criteria (see Table 5-9, *Significance Criteria Summary*)
(Urban Crossroads, Inc., 2020b, Table 7-9)

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- All construction activities shall comply with Riverside County Ordinance No. 847. This requirement shall be noted on all grading and building plans and in bid documents issued to construction contractors.

b) Would the Project generate excessive ground-borne vibration or ground-borne noise levels?

Impact Analysis for Near-Term Construction Vibration

Construction activities on the Project site would utilize heavy equipment that has the potential to generate low levels of intermittent, localized ground-borne vibration. Refer to *Technical Appendix I* for a detailed description of the methodology used to calculate construction vibration levels.

Vibration levels from Project-related construction activities were calculated at six (6) receiver locations near the Project site as shown on Figure 5-5. The results of the vibration analysis for Project-related construction activities are summarized in Table 5-16, *Project Construction Vibration Levels*.

As shown in Table 5-16, at analyzed distances ranging from 79 feet to 2,219 feet from primary construction activities, Project construction activity vibration velocity levels are expected to approach 0.011 in/sec RMS and would exceed the County of Riverside threshold of 0.01 in/sec RMS at Receiver Location R3, which is a residential structure on Cajalco Road across the street from the Project site. Therefore, the Project's ground-borne construction vibration levels would result in a significant impact to sensitive receiver location R3 requiring mitigation. (Urban Crossroads, Inc., 2020b, p. 66)

The Project-related construction vibration levels do not represent levels capable of causing structural damage to nearby residential homes. The Federal Transit Administration (FTA) identifies construction vibration levels capable of building damage ranging from 0.12 to 0.5 in/sec PPV. As shown in Table 5-16, peak Project construction vibration levels approach 0.016 in/sec PPV, which is below the FTA vibration levels for structural damage; thus, the residential homes nearest the Project site have no potential to sustain structural damage from vibration associated with Project-related construction activity. Moreover,

vibration levels at the closest sensitive receivers are unlikely to be sustained during the entire construction period, but will occur rather only during the times that heavy construction equipment is operating adjacent to the Project site perimeter. (Urban Crossroads, Inc., 2020b)

Table 5-16 Project Construction Vibration Levels (Unmitigated)

Receiver ¹	Distance to Const. Activity (Feet)	Receiver Levels (in/sec) PPV ²					Velocity Levels (in/sec) RMS ³	Threshold (in/sec) RMS ⁴	Threshold Exceeded? ⁵
		Small Bulldozer	Jack-hammer	Loaded Trucks	Large Bulldozer	Peak Vibration			
R1	2,129'	0.000	0.000	0.000	0.000	0.000	0.000	0.01	No
R2	305'	0.000	0.001	0.002	0.002	0.002	0.001	0.01	No
R3	79'	0.001	0.006	0.014	0.016	0.016	0.011	0.01	Yes
R4	231'	0.000	0.001	0.003	0.003	0.003	0.002	0.01	No
R5	215'	0.000	0.001	0.003	0.004	0.004	0.003	0.01	No
R6	1,738'	0.000	0.000	0.000	0.000	0.000	0.000	0.01	No

¹ See Figure 5-4 for the receiver locations.

²Based on the Vibration Source Levels of Construction Equipment included on Table 6-8 in *Technical Appendix I*.

³Vibration levels in PPV are converted to RMS velocity using a 0.71 conversion factor identified in the Caltrans Transportation and

⁴Construction Vibration Guidance Manual, September 2013.

⁵Does the vibration level exceed the maximum acceptable vibration threshold?

Source: (Urban Crossroads, Inc., 2020b, Table 10-9)

Impact Analysis for Long-Term Operational Vibration

Under long-term conditions, the proposed Project would not include nor require equipment, facilities, or activities that would result in substantial or perceptible ground-borne vibration. The operation of the Project site would include heavy trucks moving on the site to and from the loading docks areas. According to the Federal Transit Administration (FTA), trucks rarely create vibration levels that exceed 70 VdB or 0.003 in/sec unless there are bumps due to frequent potholes in the road. Trucks transiting the Project site will be traveling at very low speeds; therefore, it is expected that delivery truck vibration impacts at nearby homes would satisfy the County of Riverside's 0.1 in/sec RMS vibration threshold. Therefore, because the Project-related vibration velocity levels would remain below the County of Riverside threshold of 0.01 in/sec RMS at all receiver location, the Project's operational activities would not expose persons to or generate excessive ground-borne vibration or ground-borne noise levels. Accordingly, long-term operational vibration impacts would be less than significant and no mitigation is required. (Urban Crossroads, Inc., 2020b, p. 2).

Findings of Fact: Impacts will be less than significant with mitigation.

Mitigation: Mitigation is required to reduce the Project's short-term construction vibration level at noise-sensitive receiver location R3.

Monitoring: Monitoring is required.

Noise MM-1: Prior to grading permit issuance, the County of Riverside shall verify that the following note, as well as a map that clearly identifies the location of noise sensitive receiver location R3, is included on the grading plan. Project contractors shall be required to ensure compliance with this note and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. The note shall also be specified in bid documents issued to prospective construction contractors.

- Large loaded trucks and dozers (greater than 80,000 pounds) shall not be used during construction activities within 90 feet of occupied residential homes. Instead, small rubber-tired or alternative equipment shall be used within this area during Project construction to reduce vibration effects.

As shown in Table 5-17, *Project Construction Vibration Levels (Mitigated)*, with implementation of Noise Mitigation Measure MM-1, the vibration levels at noise sensitive receiver location R3, would be reduced to 0.0093 in/sec RMS, and will satisfy the County of Riverside perceptible vibration threshold of 0.01 in/sec RMS (Urban Crossroads, Inc., 2020b, p. 3).

Table 5-17 Project Construction Vibration Levels (Mitigated)

Receiver ¹	Distance to Const. Activity (Feet)	Mitigated Receiver Levels (in/sec) PPV ²					Velocity Levels (in/sec) RMS ³	Threshold (in/sec) RMS ⁴	Threshold Exceeded? ⁵
		Small Bulldozer	Jack-hammer	Loaded Trucks	Large Bulldozer	Peak Vibration			
R3	90'	0.000	0.005	0.011	0.013	0.013	0.0093	0.01	No

¹ See Figure 5-4 for the receiver locations.

²Based on the Vibration Source Levels of Construction Equipment included on Table 6-8 in *Technical Appendix I*.

³Vibration levels in PPV are converted to RMS velocity using a 0.71 conversion factor identified in the Caltrans Transportation and

⁴Construction Vibration Guidance Manual, September 2013.

⁵Does the vibration level exceed the maximum acceptable vibration threshold?

Source: (Urban Crossroads, Inc., 2020b, Table 10-10)

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are listed below for information purposes.

- All construction activities shall comply with Riverside County Ordinance No. 847. This requirement shall be noted on all grading and building plans and in bid documents issued to construction contractors.

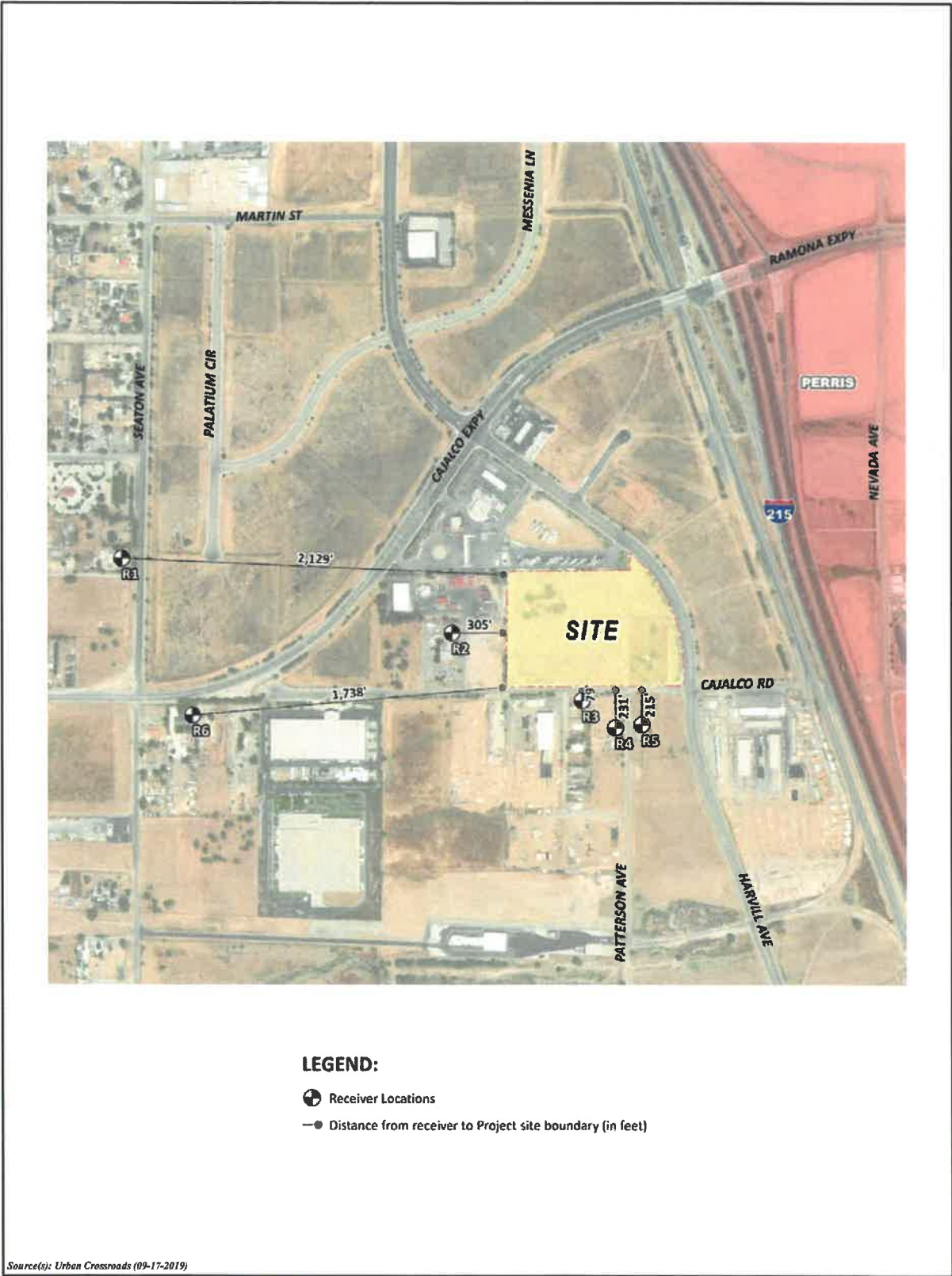


Figure 5-4



SENSITIVE RECEIVER LOCATIONS

5.1.14 Paleontological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<i>Would the project:</i>				
28. Paleontological Resources				
a. Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”; Brian F. Smith and Associates, Inc., Paleontological Resource and Mitigation Assessment (BFSA, 2019b)

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

A geologic map of the Steele Peak 7.5’ quadrangle, shows that the Project site is underlain by lower Pleistocene (approximately 1.8 million to perhaps 200,000 to 300,000-year old) very old alluvial fan deposits. Geomorphically, there is little relief in this area of the Perris Valley. A paleontological sensitivity map generated by the Riverside County Land Information System (RCLIS) ranks the entire project area as having a High Potential/Sensitivity (High B), which is “based on [the presence of] geologic formations or mappable rock units that contain fossilized body elements, and trace fossils such as tracks, nests and eggs. These fossils occur on or below the surface.” The category “High B” indicates that fossils are likely to be encountered at or below a depth of four feet, and may be impacted by excavation work during construction-related activities. (BFSA, 2019b, p. 1)

Grading and excavation activities that occur deeper than 4-feet in depth in areas of the Project site that are composed of very old alluvial fan sediments ranked with a High Potential/Sensitivity (High B), have the potential to unearth paleontological resources that may exist below the ground surface. If significant paleontological resources are unearthed there is a potential for a significant impact if the resources are not properly identified and treated. Therefore, the Project’s potential to directly or indirectly destroy unique paleontological resources that may be present beneath the ground surface of the Project site that is mapped with a High Potential/Sensitivity (High B), is a potentially significant impact and mitigation is required.

Because of the High Paleontological Sensitivity (High B) assigned to the older alluvial fan deposits across the Project site, full-time paleontological monitoring of mass grading and excavation (utility trenching, etc.) activities in areas mapped as Quaternary older alluvial fan deposits is required in order to mitigate any adverse impacts (loss or destruction) to potential nonrenewable paleontological resources (i.e., fossils). (BFSA, 2019b, p. 2)

Findings of Fact: Less than significant with mitigation incorporated.

Mitigation: Mitigation is required.

Implementation of Paleontological Resources MM-1 would ensure the proper identification and subsequent treatment of any significant paleontological resource, site, or unique geologic feature that may be encountered during ground-disturbing activities associated with Project excavation activities on the Project site mapped with older Quaternary sediments. With implementation of Paleontological Resources MM-1, the Project's potential to impact paleontological resources on the Project site would be reduced to less than significant.

Paleontological Resources MM-1. Prior to the issuance of grading permits that would involve grading at depths that exceed 4.0 feet in depth and that encompass areas of exposed Quaternary older alluvial fan sediments (Qvofa) on site, the Project Applicant shall retain a qualified paleontologist approved by the County to create and implement a Project-specific plan for monitoring site grading/earthmoving activities (Project paleontologist). The Project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the Project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the Project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. (Pursuant the County "SABER Policy," paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet.) A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the Project paleontologist and all other professionals responsible for the report's content (e.g. Project Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the Project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the Project Applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a Project paleontologist for the in-grading implementation of the PRIMP.

Monitoring: Monitoring is required. Prior to the issuance of grading permits that involve grading at depths that exceed 4.0 feet in depth and that encompass areas of exposed Quaternary older alluvial fan sediments (Qvofa) on site, the PRIMP will be prepared and approved by the County Geologist. The PRIMP shall be implemented by the Project paleontologist during all grading activities that exceed 4.0 feet in depth and occur in areas containing exposed Quaternary older alluvial fan sediments (Qvofa).

5.1.15 Population and Housing

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

Source: Project Application Materials (RGA, 2019a) (SDH, 2019b); Riverside County Riverside County GIS Database (RCIT, 2019); Riverside County General Plan, Chapter 8 - Housing Element 2017-2021 (Riverside County, 2017c); United States Department of Labor Bureau of Labor Statistics (USBLS, 2018)

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

Under existing conditions, the Project site is comprised of vacant undeveloped land with no residential structures. Therefore, development of the Project would not displace any housing or displace any people and thus would not necessitate the construction of replacement housing elsewhere.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

The Project entails the proposed development one warehouse building. For purposes of analysis, employment estimates were calculated using data and average employment density factors utilized in the County of Riverside General Plan. The General Plan estimated that Light Industrial (LI) businesses would employ one (1) worker for every 1,030 SF of building area $289,286 \text{ SF} \div 1,030 \text{ SF} = 280.86$. Based on this employment generation rate, the Project is expected to create approximately 281 new recurring jobs.

It is anticipated that the employment base for both the construction and operational phases of the proposed Project would come from the existing population in Riverside County. According to the Bureau of Labor Statistics, in July 2018, the Riverside-San Bernardino-Ontario region's civilian labor force was 2,042,492 persons with 1,948,971 persons employed and 93,521 persons unemployed for an unemployment rate of 4.6 percent (USBLS, 2018). The anticipated jobs generated as part of the Project could be filled from the local area, as the surrounding area contains an ample supply of potential employees. Therefore, it is not anticipated that the labor demand caused by the proposed Project would result in the addition of residents within Riverside County or surrounding jurisdictions, or trigger the need for affordable housing. Therefore, the Project is not expected to be a catalyst for any population growth and no impact associated with population projections or affordable housing needs would occur.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

- c) **Would the Project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

As discussed above in Threshold 29(b), the Project entails the proposed development of one warehouse building. For purposes of analysis, employment estimates were calculated using data and average employment density factors utilized in the County of Riverside General Plan. The General Plan estimated that Light Industrial (LI) businesses would employ one (1) worker for every 1,030 SF of building area ($289,556 \text{ SF} \div 1,030 \text{ SF} = 281.12$). Based on this employment generation rate, the Project is expected to create approximately 281 new recurring jobs.

The Project site would not directly generate a residential population. It is anticipated that the employment base for both the construction and operational phases of the proposed Project would come from the existing population in Riverside County. According to the Bureau of Labor Statistics, in July 2018, the Riverside-San Bernardino-Ontario region's civilian labor force was 2,042,492 persons with 1,948,971 persons employed and 93,521 persons unemployed for an unemployment rate of 4.6 percent (USBLS, 2018). It is anticipated that the Project's job openings could be filled from the local area. The surrounding area contains an ample supply of potential employees. Therefore, it is not anticipated that the labor demand caused by the proposed Project would result in the addition of residents within Riverside County or surrounding jurisdictions. Therefore, the Project is not expected to be a catalyst for any population growth and no impact associated with population projections would occur.

The on-site employment generation would not induce substantial growth in the area because it is anticipated that the Project's future employees would already be living in the Riverside County area. The Project does not propose the construction of any new homes or dwelling units that would directly result in the introduction of new residents to the area. Indirect population growth has the potential to occur when infrastructure improvements are proposed. Increased road access and availability of utility connections are a byproduct of the proposed Project. However, the proposed improvements are specific to the Project and Project-related improvements would not extend beyond the Project site's frontage. The Project would not improve any roadways beyond what was already planned by the County of Riverside. Surrounding properties that would have access to or benefit from such improvements have a General Plan land use designation of L-I and CR. The L-I land uses are not considered to be population inducing, as they would have similar characteristics to the proposed Project (the employees for such developments would most likely come from within the County for the same reasons as those discussed for this Project). The CR land uses are also not considered to be population increasing land uses. Project-related utility improvements would service the Project site and would not induce growth on other parcels. Accordingly, the proposed Project would have a less-than-significant impact related to directly or indirectly inducing substantial population growth in the area.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5.1.16 Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>30. Fire Services Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for <u>fire protection</u> services?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials (RGA, 2019a) (SDH, 2019b); Riverside County General Plan Safety Element (Riverside County, 2016c); Riverside County Fire Department, “Station Locator” (RCFD, n.d.); Riverside County Ordinance No. 787, Fire Code (Riverside County, 2017d); Riverside County Ordinance No. 659, Establishing a Development Impact Fee Program (Riverside County, 2015d); Riverside County General Plan Update Draft Environmental Impact Report (EIR) No. 521, Section 4.17, Public Facilities (Riverside County, 2015b) ; (Google Earth, 2018)

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

The Project site receives fire protection services from the Riverside County Fire Department (RCFD). Development of the Project site with a warehouse building has the potential to increase the frequency of fire protection calls to the site. RCFD Station 59 is the closet fire station to the Project site located approximately 1.9 miles to the southwest of the site at 21510 Pinewood Avenue, Perris, CA 92570. RCFD Station 90 is located at 333 Placentia Avenue, Perris, CA, 92571, approximately 2.1 miles southeast of the Project site (RCFD, n.d.) (Google Earth, 2018).

To ensure adequate fire protection for all residents of Riverside County, the Riverside County Department of Building and Safety and the RCFD enforce fire standards as they review building plans and conduct building inspection and review structures for compliance with the California Code, including Public Resources Code Sections 4290-4299 and California Government Code Section 51178 that address fire safety and Riverside County Ordinance No. 787 (Fire Code Standards) (Riverside County, 2017d, P. 4.17-23) (Riverside County, 2015b).

Although the Project’s increased demand on fire services could be impactful to the RCFD’s response times, the impact under CEQA is determined to be less than significant because the Project would be served from existing RCFD fire stations and would not cause the construction of a new fire station or physical alteration of an existing fire station. The Project Applicant would be required to comply with Riverside County Ordinance No. 659 (the County Development Impact Fee (DIF)), which requires a fee payment by developers for the funding of public facilities, including fire protection facilities.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are listed below for information purposes.

- Prior to building permit inspection, the Project Applicant shall comply with the County’s DIF Ordinance (Riverside County Ordinance No. 659), which requires payment of a development mitigation fee to assist in providing revenue that the County can use to improve public facilities and/or equipment, to offset the incremental increase in the demand for public services, including the need for fire protection services that would be created by the Project.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigated Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impacts</i>
<p>31. Sheriff Services</p> <p>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for <u>sheriff</u> services?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Ordinance No. 659, Establishing a Development Impact Fee Program (Riverside County, 2015d); Riverside County General Plan Safety Element (Riverside County, 2016c); Riverside County General Plan Update Draft Environmental Impact Report (EIR) No. 521, Section 4.17, Public Facilities (Riverside County, 2015b)

- a) **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered**

governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for sheriff services?

The Project site receives police protection services from the Riverside County Sherriff Department (RCSD). Development of the Project site with a warehouse facility has the potential to increase the frequency of sheriff calls to the site due to the addition of structures, traffic, and workers. The RCSD Perris Station, located at 137 North Perris Boulevard, Suite A, Perris, CA 92570 would provide sheriff services to the Project site and vicinity of the site.

As discussed in Riverside County General Plan Update, Draft EIR No 521, in terms of changes to existing levels of service, localized development increases would incrementally create demand for additional law enforcement personnel and services in specific areas; however, none of the increases would trigger the need for new or improved facilities in order to meet the demand. The additional personnel (officers, supervisors, and support staff), equipment and vehicles necessary could readily be accommodated by existing facilities. In addition, the Project would comply with the existing regulatory policies and General Plan policies that would further reduce any impacts to law enforcement services associated with the Project. (Riverside County, 2015b, pp. 4.17-34-35)

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- Prior to building permit inspection, the Project Applicant shall comply with the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance No. 659), which requires payment of a development mitigation fee to assist in providing revenue that the County can use to improve public facilities and/or equipment, to offset the incremental increase in the demand for law enforcement, including the need for law enforcement services that would be created by the Project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>32. Schools</p> <p>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for <u>school</u> services?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Appendix F-1, Population and Employment Forecasts (Riverside County, 2015a); Riverside County Ordinance No. 659, Establishing a Development Impact Fee Program (Riverside County, 2015d); Senate Bill 50

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

Because the subject property would be developed with non-residential uses that would not directly generate any school-aged children requiring public education, development of the subject property with one warehouse building would not create a direct demand for public school services, nor would it indirectly draw a substantial number of students to the area for the reasons discussed above. In summary, jobs and housing data presented in Appendix F-1 to Riverside County General Plan Update (GPA No. 960) demonstrates that future employees of the Project would primarily consist of existing County residents; as such, the Project would not affect the existing or projected housing supply, and thus it would not generate a school-aged population in the County. As such, the proposed Project would not directly cause or contribute to a need to construct new or physically altered public school facilities.

Although the Project would not directly create a demand for additional public school services, the Project Applicant would still be required to contribute fees to the Val Verde Unified School District (VVUSD) in compliance with California Senate Bill 50 (SB 50, Greene), California Government Code Sections 65995.5 to 65998, which allows school districts to collect fees from new developments to offset the costs associated with increasing school capacity needs. The payment of school mitigation impact fees authorized by SB 50 is deemed to provide “full and complete mitigation of impacts” on school facilities from the development of real property (California Government Code § 65995).

Project implementation would not result in or require new or expanded public school facilities. In addition, no schools are located on the site or are planned to be located on the site, therefore, there is no potential for the Project to have a direct physical impact on school services. For these reasons, impacts to school services would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are listed below for information purposes.

- Prior to building permit inspection, the Project Applicant shall comply with the provisions of California Government Code Sections 65995.5 to 65998 by payment of required school impact fees to the Val Verde Unified School District, in accordance with the District’s Level 1 Fee Schedule.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
33. Libraries Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for <u>library services</u> ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Appendix F-1, Population and Employment Forecasts (Riverside County, 2015a); Riverside County Ordinance No. 659, Establishing a Development Impact Fee Program (Riverside County, 2015d)

- a) **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental**

impacts, in order to maintain acceptable service ratios, response times or other performance objectives for library services?

Development of the Project site with a light industrial warehouse building and associated site improvements would not directly create a demand for public library facilities and would not directly result in the need to modify existing or construct new library buildings. Demand placed on libraries is based on the generation of a resident population associated with a person’s place of residence, and not typically their place of employment. As discussed above, based on the County wide jobs and housing data presented in Appendix F-1 to Riverside County General Plan Update (GPA No. 960), the Project would not result in an increase in the County’s population and would therefore not directly result in an increased demand for library facilities. Accordingly, Project-related impacts to library facilities would be less than significant. There are no other public services for which Project-related service demands would have the potential to physically impact public facilities. The Project Applicant would be required to comply with the County’s DIF Ordinance (Riverside County Ordinance No. 659) which requires a fee payment by developers for the funding of public facilities, including public libraries and other public facilities.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
34. Health Services Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for <u>health</u> services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Appendix F-1, Population and Employment Forecasts (Riverside County, 2015a); Riverside County Ordinance No. 659, Establishing a Development Impact Fee Program (Riverside County, 2015d)

- a) **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental**

impacts, in order to maintain acceptable service ratios, response times or other performance objectives for health services?

As indicated above, based on the jobs and housing data presented in Appendix F-1 to Riverside County General Plan Update (GPA No. 960), implementation of the proposed Project is not anticipated to result in an increase in the County's population because Riverside County as a whole has an abundance of housing relative to jobs (Riverside County, 2015a, Appendix F-1, pp. 8-9). As such, it is not anticipated that the proposed Project would result in a substantial increase in demand for public and/or private health care facilities. Moreover, the provision of private health care, which serves a majority of County residents, is largely based on economic factors and demand and is beyond the scope of analysis required for this MND. Nonetheless, the Project could result in an incremental increase in demand for health services associated with the Project's addition of employees in the area. Existing public health facilities would accommodate nominal increases in demand, such as demand from the Project. Project implementation would not result in or require the physical construction, expansion, or alteration of public health facilities; therefore, impacts would be less than significant. The Project Applicant would be required to comply with the County's DIF Ordinance (Riverside County Ordinance No. 659), which requires a fee payment by developers for the funding of public facilities, including public health facilities.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- Prior to building permit inspection, the Project Applicant shall comply with the County's DIF Ordinance (Riverside County Ordinance No. 659), which requires payment of a development mitigation fee to assist in providing revenue that the County can use to improve public facilities and/or equipment, to offset the incremental increase in the demand for public services, including health care services.

5.1.17 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
35. Parks and Recreation				
a. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials (RGA, 2019a) (SDH, 2019b); Riverside County GIS Database (RCIT, 2019); Riverside County Ordinance No. 659, Establishing a Development Impact Fee Program (Riverside County, 2015d); Riverside County Ordinance. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications) (Riverside County, 2014); Riverside County General Plan, Circulation Element (Riverside County, 2016b)

- a) **Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**
- b) **Would the Project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

The Project does not propose to construct any recreational facilities; therefore, no impacts from proposed recreational facilities would result from the Project. Additionally, the Project proposes a light industrial land use that would not directly result in an increase in the County’s population. Although the jobs generated by the Project have the potential to result in some new residents within the County, it is expected that a majority of the jobs created would be filled by existing County residents. As such, the Project would not result in a substantial increase in demand for the construction or expansion of recreational facilities, and impacts would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

County Service Areas (CSA) facilities operated by the County of Riverside include County-owned and maintained parks and community centers (Riverside County, 2015b, p. 4.16-10). According to Riverside County GIS, the Project site is located within Community Service Areas (CSA) #70 and #89 (RCIT, 2019). CSA #70 was established for lighting maintenance, while CSA #89 was established for lighting and landscape maintenance; thus, neither of the CSAs that affect the Project site were established for the purpose of maintaining parks or recreation facilities (LAFCO, 2006). The Project site is not located within the boundaries of any adopted Community Parks and Recreation Plan and the park dedication and park fee requirements of Riverside County Ordinance No. 460, Section 10.35 (Park and Recreation Fees and Dedications), only apply to residential subdivisions. Therefore, the Project is not subject to a recreational CSA or payment of Quimby Fees, and impacts would be less than significant.

As discussed in Thresholds 35a and b), the Project does not propose to construct any recreational facilities; therefore, no impacts from proposed recreational facilities would result from the Project. Additionally, the Project proposes a light industrial land use that would not directly result in an increase in the County's population. Although the jobs generated by the Project have the potential to result in some new residents within the County, it is expected that a majority of the jobs created would be filled by existing County residents. As such, the Project would not result in a substantial increase in demand for the construction or expansion of recreational facilities, and impacts would be less than significant.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
36. Recreation Trails				
a. Include the construction or expansion of a trail system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials (RGA, 2019a) (SDH, 2019b); Riverside County General Plan Figure C-6, Riverside County Trails and Bikeway System (Riverside County, 2015a)

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

The Project does not involve the construction or expansion of a trail system. The closest planned bikeway is a Class II Bike Path along Cajalco Expressway located approximately 0.1-mile north of the Project site. (Riverside County, 2016b, Figure C-6) (Google Earth, 2018) The County of Riverside General Plan defines Class II Bikeways as bike lanes intended for preferential use by bicycles, and are provided for within the paved areas of roadways (Riverside County, 2016b, C-46). Such trails are typically maintained and operated by local parks and recreation districts or other governmental entities empowered and funded to maintain trails.

Additionally, the Project would not generate a measurable increase in the County’s population as it is expected that the majority of jobs generated by the Project would be filled by existing County residents. Thus, the Project would not result in the use of existing recreational trails that could have a significant environmental effect. Therefore, because the Project does not include the construction or expansion of a trail system, impacts would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5.1.18 Transportation

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
37. Transportation				
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>

c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials (RGA, 2019a) (SDH, 2019b); Riverside County General Plan (Riverside County, 2015a); Riverside County General Plan, Circulation Element (Riverside County, 2016b); Urban Crossroads, Traffic Impact Analysis (Urban Crossroads, Inc., 2019f); Urban Crossroads, Vehicle Miles Traveled Assessment (Urban Crossroads, Inc., 2019g)

It is noted that the Project's Traffic Impact Analysis (*Technical Appendix K1*) and its associated tables and exhibits herein refer to Cajalco Road as Old Cajalco Road.

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

The Project is designed to accommodate pedestrians via sidewalk improvements along its frontage with Harvill Avenue. All Project driveway exits are designed to be stop-sign controlled and sight distances at each Project driveway will be reviewed by the County of Riverside at the time improvement plans are submitted as part of the building permit stage of Project implementation in order to ensure that sight distance meets minimum County safety standards.

The County of Riverside is served by the Riverside Transit Authority (RTA), a public transit agency serving the unincorporated Riverside County region. There are no existing bus routes along the Project site's frontage. The nearest existing transit routes to the Project site are RTA Routes 41, 27, and 208/212, which run along the I-215 Freeway and Cajalco Expressway. The nearest transit stops on Cajalco Expressway are located near the corner of Harvill Avenue and Cajalco Expressway at an approximately 0.25-mile walking distance from the Project site. Because there are no existing or planned public transit facilities along the Project site frontage, and existing bus stops are within walking distance to the Project site, the Project has no potential to conflict with a transit service program.

The remaining analysis of Threshold 37(a) focuses on potential impacts to the local circulation network (i.e., roadways and intersections).

On December 28, 2018, updates to the CEQA Guidelines were approved by the Office of Administrative Law. As part of the updates, California Senate Bill (SB) 743 was acknowledged pertaining to an evaluation

of transportation impacts based on Vehicle Miles Travelled (VMTs). In comparison, an evaluation based on Level of Service (LOS) has been used as the basis for determining the significance of traffic impacts as standard practice in CEQA documents for decades. SB 743 was passed in 2013, which is intended to balance the need for an LOS evaluation for traffic planning purposes with the State's desire to encourage infill housing and mixed-use commercial developments within walking distance of mass transit facilities, downtowns, and town centers and to provide greater flexibility to local governments to balance these sometimes-competing needs. As a component of the State's 2018 CEQA Guidelines revisions, lead agencies will be required to adopt VMT thresholds of significance by July 2020. At the time this MND was prepared, the County of Riverside in its capacity as Lead Agency, as well as surrounding local agencies in which the Project's traffic would circulate, use LOS as the significance criteria for evaluating a project's traffic impacts. Further, VMT studies only automobile trips whereas a LOS evaluation considers all vehicle types, including the trucks and commerce vehicles that would be a considerable component of the Project's traffic mix. For this reason, a LOS metric and not a VMT metric is appropriately used in this MND under Threshold b. Nonetheless, a VMT assessment was prepared for the Project by Urban Crossroads, which is included as *Technical Appendix K2*.

A LOS-based Traffic Impact Analysis (TIA) was prepared for the Project by Urban Crossroads to evaluate the potential impacts related to traffic and circulation facilities that may result from the development of the proposed Project. The TIA was prepared in accordance with the County of Riverside's *Traffic Impact Analysis Preparation Guide* (August 2008) and through consultation with County of Riverside staff during the TIA scoping process. (Urban Crossroads, Inc., 2019f, p. 1) The TIA is included as *Technical Appendix K1* to this MND and its findings are incorporated into the analysis presented herein.

Level of Service (LOS)

Traffic operations of roadway facilities are described using the term "Level of Service" (LOS). LOS is a qualitative description of traffic flow based on several factors such as speed, travel time, delay, and freedom to maneuver. Six levels are typically defined ranging from LOS A, representing completely free-flow conditions, to LOS F, representing breakdown in flow resulting in stop-and-go conditions. LOS E represents operations at or near capacity, an unstable level where vehicles are operating with the minimum spacing for maintaining uniform flow. (Urban Crossroads, Inc., 2019f, p. 17)

The definition of an intersection deficiency was obtained from the County of Riverside General Plan, Policy C 2.1. The applicable minimum LOS utilized for the purposes of the TIA and the analysis herein is LOS D per the County-wide target LOS for projects located within a Community Development Area, which the proposed Project is located within the MVAP. (Urban Crossroads, Inc., 2019f, pp. 20, 21)

The following deficiency criteria was utilized in the TIA for the County of Riverside and Caltrans to determine whether the addition of Project traffic at a study area intersection would result in a deficiency (Urban Crossroads, Inc., 2019f, p. 21).

- A deficiency occurs at study area intersections if the pre-Project condition is at or better than LOS D (i.e., acceptable LOS), and the addition of Project trips causes the peak hour LOS at the study

area intersection to operate at unacceptable LOS (i.e., LOS E or F). Per the County of Riverside traffic study guidelines, for intersections currently operating at unacceptable LOS (LOS E or F), a deficiency would occur if the Project contributes 50 or more peak hour trips to pre-Project traffic conditions. (Urban Crossroads, Inc., 2019f, p. 21)

Project Study Area

The five (5) study area intersections analyzed in the Project’s TIA are shown in Figure 5-5, *Existing Number of Through Lanes and Intersection Controls*, and Table 5-18, *Intersection Analysis Locations*. The five study area intersections represent existing and future intersections where the Project is calculated to contribute 50 or more peak hour trips per the County of Riverside’s TIA Preparation Guide. (Urban Crossroads, Inc., 2019f, p. 4)Based on the Project trip distributions, assessment of State Highway System facilities is not required because the Project’s traffic contribution to the State facilities is fewer than 50 peak hour trips and is considered less than significant. (Urban Crossroads, Inc., 2019f, p. 4)

Table 5-18 Intersection Analysis Locations

ID	Intersection Location	Jurisdiction	CMP?
1	Driveway 1 & Old Cajalco Road – Future Intersection	County of Riverside	No
2	Driveway 2 & Old Cajalco Road – Future Intersection	County of Riverside	No
3	Harvill Avenue & Cajalco Expressway	County of Riverside	No
4	Harvill Avenue & Driveway 3 – Future Intersection	County of Riverside	No
5	Harvill Avenue & Old Cajalco Road	County of Riverside	No

(Urban Crossroads, Inc., 2020b, Table 1-1)

The intersection LOS analysis is based on the traffic volumes observed during the peak hour conditions using traffic count data collected by Urban Crossroads in October 2018, while schools were in session. The weekday AM and weekday PM peak hour count data is representative of typical weekday peak hour traffic conditions in the study area. There were no observations made in the field that would indicate atypical traffic conditions on the count dates, such as construction activity or detour routes and near-by schools were in session and operating on normal schedules. (Urban Crossroads, Inc., 2019f, p. 29)

Analysis Scenarios

Potential impacts to traffic and circulation were assessed for each of the following conditions:

- **Existing 2018 Conditions (Existing 2018):** Information for Existing (2018) conditions is disclosed to represent the baseline traffic conditions as they existed at the time the TIA was prepared. Traffic counts were conducted in October 2018 based on vehicle classification and were converted to passenger car equivalents (PCE) due to the presence of heavy trucks within the study area. (Urban Crossroads, Inc., 2019f, p. 3)

- **Existing Plus Project Conditions (E+P):** The Existing Plus Project (E+P) analysis determines any significant traffic impacts and circulation system deficiencies that would occur on the existing roadway system in the scenario of the Project being placed upon Existing conditions. This analysis scenario has also been provided for informational purposes only as Project impacts have been discerned from a comparison of Existing (2018) to EAP (2021) traffic conditions (per the County's TIA Preparation Guide). (Urban Crossroads, Inc., 2019f, p. 3)
- **Existing Plus Ambient Growth and Existing Plus Ambient Growth Plus Project (2021) Conditions (EAP 2021):** The EAP (2021) conditions analysis determines the potential traffic impacts based on a comparison of the EAP traffic conditions to Existing (2018) conditions. To account for background traffic growth, an ambient growth factor from Existing (2018) conditions of 6.12% (two percent per year, compounded over three years) is included for EAP (2021) traffic conditions. Consistent with the Riverside County TIA Preparation Guide, the EAP analysis is intended to identify "Opening Year" deficiencies associated with the development of the proposed Project based on the expected background growth within the study area. (Urban Crossroads, Inc., 2019f, p. 3)
- **Existing Plus Ambient Growth Plus Project Plus Cumulative (2021) Conditions (EAPC (2021)):** The EAPC (2021) traffic conditions analysis determines the potential near-term cumulative circulation system deficiencies. To account for background traffic growth, an ambient growth factor of 6.12% from Existing conditions are included for EAPC traffic conditions (two percent per year, compounded over three years), and some of these related projects would likely not be implemented and operational within the 2021 Opening Year time frame assumed for the Project. The resulting traffic growth rate utilized in the TIA (6.12% ambient growth + traffic generated by related projects) would therefore tend to overstate rather than understate background cumulative traffic impacts under 2021 conditions. (Urban Crossroads, Inc., 2019f, p. 3)

Intersection Analysis for Existing (2018) Conditions

Based on the collected traffic counts, as indicated in Table 5-19, *Intersection Analysis for Existing 2018 Conditions*, all study area intersections are currently operating at an acceptable LOS (LOS D or better) during the weekday AM peak hours (between 7:00 AM and 9:00 AM) and PM peak hours (4:00 PM and 6:00 PM) for Existing (2018) traffic conditions. Although the intersection of Harvill Avenue & Cajalco Road (#5) meets signal warrants, this intersection currently operates at an acceptable LOS as a cross-street stop-controlled intersection. Existing conditions traffic signal warrant analysis worksheets are provided in Appendix 3.3 of *Technical Appendix K1* to this MND. (Urban Crossroads, Inc., 2019f, p. 35) Refer to *Technical Appendix K1* for more information about LOS definitions and existing traffic conditions in the Project's study area.

Table 5-19 Intersection Analysis for Existing 2018 Conditions

#	Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Delay ² (secs.)		Level of Service	
			Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM
			L	T	R	L	T	R	L	T	R	L	T	R				
1	Dwy. 1 & Old Cajalco Rd.		Future Intersection															
2	Dwy. 2 & Old Cajalco Rd.		Future Intersection															
3	Harvill Av. & Cajalco Exwy.	TS	2	2	0	2	2	0	1	2	1	2	2	1>	37.8	35.6	D	D
4	Harvill Av. & Dwy. 3		Future Intersection															
5	Harvill Av. & Old Cajalco Rd.	CSS	1	2	0	1	2	0	0	1	0	0	1	d	26.9	15.7	D	C

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; > = Right Turn Overlap Phasing; d = Defacto Right Turn Lane

² Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross-street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

³ CSS = Cross-street Stop; TS = Traffic Signal
(Urban Crossroads, Inc., 2019f, Table 3-1)

Projected Future Traffic

Trip generation represents the amount of traffic that is attracted and produced by a development and is based on the specific land uses planned for a given project. The Project’s trip generation is based on the Institute of Engineers (ITE) Trip Generation Manual, 10th Edition, 2017, for High-Cube Transload and Short-Term Warehouse (ITE Land Use Code 154) and General Light Industrial (ITE Land Use Code 110). (Urban Crossroads, Inc., 2020b, p. 37) Refer to the Project’s TIA attached to this MND as *Technical Appendix K1*. As shown on Table 5-20, *Project Trip Generation Summary (PCE)*, the Project is calculated to generate a net total of 794 passenger-car-equivalents (PCE) trip-ends per day on a typical weekday with approximately 68 net AM PCE peak hour trips and 68 net PM PCE trips. (Urban Crossroads, Inc., 2020b, p. 40)

Passenger vehicle and truck traffic access to the interior of the Project site is proposed to be provided via three Project driveways:

- Cajalco Road via Driveway 1 – full access for passenger cars only, entrance only for trucks.
- Cajalco Road via Driveway 2 – exit only for trucks.
- Harvill Avenue via Driveway 3 – Right in/Right-Out (RIRO) access for passenger cars only.

The proposed truck access and internal circulation is based on preferred logistics building operation parameters, which assume a counter-clockwise circulation pattern. As depicted on Figure 5-7, *Truck Access*, Driveway 1 and Driveway 2 on Cajalco Road are designed to accommodate the wide turning radii of heavy trucks. (Urban Crossroads, Inc., 2019f, p. 14) In addition, a median would be constructed within Harvill Avenue as part of the Project in order to restrict Driveway 3 turn movements to right-in/right-out only.

The Project's truck trip distribution pattern on the area's circulation system is shown on Figure 5-6, *Project (Truck) Trip Distribution*, and the Project's passenger car trip distribution is shown in Table 5-20, *Project Trip Generation Summary (PCE)*. Note that trip generation reported and analyzed herein and in the Traffic Impact Analysis is based on a slightly larger building (approximately 686 SF larger) than currently proposed, so the trip generation is slightly overstated herein compared to the number of trips that would be generated by the proposed Project as currently designed. The assignment of traffic from the Project site to the adjoining roadway system is based upon the Project trip generation, trip distribution, and the arterial highway and local street system improvements that would be in place by the time of initial occupancy of the Project (Urban Crossroads, Inc., 2020b, pp. 40, 43)

Background Traffic

Future year traffic forecasts are based upon a background (ambient) growth factor of 2% per year for 2021 traffic conditions. The ambient growth factor is intended to approximate traffic growth. The total ambient growth is 6.12% for 2021 traffic conditions (compounded growth of 2 percent per year over three years). This ambient growth rate is added to existing traffic volumes to account for area-wide growth not reflected by cumulative development projects. Ambient growth was added to daily and peak hour traffic volumes on surrounding roadways, in addition to traffic generated by the development of future projects that have been approved but not yet built and/or for which development applications have been filed and are under consideration by governing agencies. (Urban Crossroads, Inc., 2020b, p. 43)

Table 5-20 Project Trip Generation Summary (PCE)

Land Use	ITE LU Code	Units ²	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Project Trip Generation Rates¹									
General Light Industrial ³	110	TSF	0.616	0.084	0.700	0.082	0.548	0.630	4.960
Passenger Cars (78.6%)			0.484	0.066	0.550	0.064	0.431	0.495	3.899
2-Axle Trucks (8.0%) (PCE = 1.5) ⁵			0.074	0.010	0.084	0.010	0.066	0.076	0.595
3-Axle Trucks (3.9%) (PCE = 2.0) ⁵			0.048	0.007	0.055	0.006	0.043	0.049	0.387
4-Axle+ Trucks (9.5%) (PCE = 3.0) ⁵			0.176	0.024	0.200	0.023	0.156	0.180	1.414
High-Cube Transload Short-Term Warehouse ⁴	154	TSF	0.062	0.018	0.080	0.028	0.072	0.100	1.400
Passenger Cars (80.00%)			0.043	0.013	0.055	0.022	0.056	0.078	0.949
2-Axle Trucks (3.34%) (PCE = 1.5) ⁵			0.005	0.001	0.006	0.002	0.004	0.005	0.113
3-Axle Trucks (4.14%) (PCE = 2.0) ⁵			0.008	0.002	0.010	0.003	0.006	0.009	0.187
4-Axle+ Trucks (12.52%) (PCE = 3.0) ⁵			0.036	0.011	0.046	0.011	0.029	0.041	0.847

Project	Quantity	Units ²	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Project Trip Generation Summary									
Val Verde Logistics									
General Light Industrial (15%)	43,536	TSF							
Passenger Cars:			21	3	24	3	19	22	170
Truck Trips:									
2-axle:			3	0	3	0	3	3	26
3-axle:			2	0	2	0	2	2	18
4+axle:			8	1	9	1	7	8	62
- Net Truck Trips (PCE)			13	1	14	1	12	13	106
High-Cube Transload Short-Term Warehouse (85%)	246,706	TSF							
Passenger Cars:			11	3	14	5	14	19	234
Truck Trips:									
2-axle:			1	0	1	0	1	1	28
3-axle:			2	1	3	1	2	3	46
4+axle:			9	3	12	3	7	10	210
- Net Truck Trips (PCE)			12	4	16	4	10	14	284
TOTAL NET TRIPS (PCE)			57	11	68	13	55	68	794

¹ Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017).

² TSF = Thousand Square Feet

³ Vehicle Mix Source: City of Fontana Truck Trip Generation Study, August 2003.

⁴ Truck Mix Source: SCAQMD Warehouse Truck Trip Study Data Results and Usage (2014). Normalized % - Without Cold Storage: 16.7% 2-Axle trucks, 20.7% 3-Axle trucks, 62.5% 4-Axle trucks

⁵ PCE rates are per San Bernardino County Transportation Authority (SBCTA) (more conservative than Riverside County).

(Urban Crossroads, Inc., 2020b, Table 4-1)

Cumulative Development Traffic

The CEQA Guidelines require that other reasonably foreseeable development projects which are either approved or being processed concurrently in the study area also be included as part of a cumulative analysis scenario. A cumulative project list was developed for the purposes of the TIA through consultation with planning and engineering staff from the County of Riverside and outreach from the City of Perris and the City of Moreno Valley. The cumulative project list includes known and foreseeable projects that are anticipated to contribute measurable traffic (i.e., 50 or more peak hour trips) to the study area intersections. Where applicable, the trips generated by the cumulative projects were manually added to

the study area network to generate EAPC forecasts. Refer to *Technical Appendix K1*, Table 4-3, for a list of the cumulative projects. (Urban Crossroads, Inc., 2019f, p. 45)

Although it is unlikely that all of the cumulative projects identified in Table 4-3 of *Technical Appendix K1* would be fully built and occupied by Year 2021, they were included in an effort to conduct a conservative analysis and overstate, as opposed to understate, potential traffic impacts. Any other cumulative projects located beyond the cumulative study area that are not expected to contribute measurable traffic to study area intersections are not included because the traffic would dissipate due to the distance from the Project site and study area intersections. Any additional traffic generated by other projects not on the cumulative projects list is accounted for through background ambient growth factors that were applied to the peak hour volumes at study area intersections. (Urban Crossroads, Inc., 2019f, p. 45)

Impact Analysis for Short-Term Construction Traffic Conditions

During the construction phase of the Project, traffic to and from the Project site would be generated by activities such as construction employee trips, delivery of construction materials, and use of heavy equipment. Vehicular traffic associated with construction employees would be substantially less than daily and peak hour traffic volumes generated during Project operational activities, especially because construction activities typically begin and end outside of the peak hour; therefore, a majority of the construction employees would not be driving to or from the Project site during hours of peak congestion. Traffic from construction workers is not expected to result in a substantial adverse effect to the local roadway system because most trips would occur during non-peak hours. Deliveries of construction materials to the Project site would also have a nominal effect to the local roadway network because most trips would occur during non-peak hours. Construction materials would be delivered to the site throughout the construction phase based on need and would not occur on an everyday basis. Heavy equipment would be utilized on the Project site during the construction phase. Because most heavy equipment is not authorized to be driven on public roadways, most equipment would be delivered and removed from the site via flatbed trucks. The construction contractor would be required to obtain a transportation permit from Caltrans during the construction of the proposed Project to allow oversized transport trucks on the State highway system. As with the delivery of construction materials, the delivery of heavy equipment to the Project site would not occur on a daily basis, but would occur periodically throughout the construction phase based on need. Accordingly, traffic generated by the Project's construction phase would not result in a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. Therefore, impacts during the Project's construction phase would be less than significant.

Impact Analysis for Existing Plus Project (E+P) Traffic Conditions

The lane configurations and traffic controls assumed to be in place for E+P conditions are consistent with those shown previously on Figure 5-5, *Existing Number of Through Lanes and Intersection Controls*, with the exception of the following:

- Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for E+P conditions only (e.g., intersection and roadway improvements at the Project’s frontage and driveways). (Urban Crossroads, Inc., 2019f, p. 51)

The Existing Plus Project (E+P) scenario includes Existing traffic volumes plus Project traffic. As indicated in Table 5-21, *Intersection Analysis for E+P Conditions*, the study area intersections are calculated to continue to operate at acceptable LOS under E+P traffic conditions, consistent with Existing traffic conditions. (Urban Crossroads, Inc., 2019f, p. 51)

Table 5-21 Intersection Analysis for E+P Conditions

#	Intersection	Traffic Control ²	Existing (2018)				E+P			
			Delay ¹ (secs.)		Level of Service		Delay ¹ (secs.)		Level of Service	
			AM	PM	AM	PM	AM	PM	AM	PM
1	Dwy. 1 & Old Cajalco Rd.	CSS	Future Intersection				9.1	9.3	A	A
2	Dwy. 2 & Old Cajalco Rd.	CSS	Future Intersection				9.3	9.4	A	A
3	Harvill Av. & Cajalco Exwy.	TS	37.8	35.6	D	D	38.8	35.8	D	D
4	Harvill Av. & Dwy. 3	CSS	Future Intersection				9.5	10.5	A	B
5	Harvill Av. & Old Cajalco Rd.	CSS	26.9	15.7	D	C	27.7	18.8	D	C

¹ Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross-street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

² CSS = Cross-street Stop; TS = Traffic Signal; CSS = Improvement
(Urban Crossroads, Inc., 2019f, Table 5-1)

There are no additional study area intersections calculated to meet planning level (ADT) or peak hour volume-based traffic signal warrants under E+P traffic conditions, in addition to the Harvill Avenue & Cajalco Road (#5), previously identified under Existing (2018) traffic conditions. The study area intersections are calculated to continue to operate at an acceptable LOS during the peak hours with the addition of Project traffic; therefore, no improvements are recommended for E+P traffic conditions. Impacts under E+P traffic conditions would be less than significant; therefore, no mitigation is required. (Urban Crossroads, Inc., 2019f, p. 51)

Impact Analysis for EAP (2021) Traffic Conditions

The lane configurations and traffic controls assumed to be in place for EAP (2021) conditions are consistent with those shown previously on Figure 5-5, *Existing Number of Through Lanes and Intersection Controls*, with the exception of the following:

- Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for EAP conditions only (e.g., intersection and roadway improvements at the Project’s frontage and driveways). (Urban Crossroads, Inc., 2019f, p. 55)

The EAP (2021) scenario includes Existing (2018) traffic volumes plus an ambient growth factor of 6.12% and the addition of Project traffic. As shown in Table 5-22, *Intersection Analysis for EAP (2021) Conditions*, and consistent with Existing conditions, the study area intersections are calculated to continue to operate at acceptable LOS during the peak hours with the addition of Project traffic for EAP (2021) traffic conditions (Urban Crossroads, Inc., 2019f, p. 55).

Table 5-22 Intersection Analysis for EAP (2021) Conditions

#	Intersection	Traffic Control ²	Existing (2018)				EAP (2021)			
			Delay ¹ (secs.)		Level of Service		Delay ¹ (secs.)		Level of Service	
			AM	PM	AM	PM	AM	PM	AM	PM
1	Dwy. 1 & Old Cajalco Rd.	<u>CSS</u>	Future Intersection				9.2	9.3	A	A
2	Dwy. 2 & Old Cajalco Rd.	<u>CSS</u>	Future Intersection				9.3	9.5	A	A
3	Harvill Av. & Cajalco Exwy.	TS	37.8	35.6	D	D	41.6	37.4	D	D
4	Harvill Av. & Dwy. 3	<u>CSS</u>	Future Intersection				9.6	10.6	A	B
5	Harvill Av. & Old Cajalco Rd.	CSS	26.9	15.7	D	C	30.4	20.2	D	C

* **BOLD** = Level of Service (LOS) does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

1 Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. HCM delay reported in seconds.

2 CSS = Cross-street Stop; TS = Traffic Signal; CSS = Improvement (Urban Crossroads, Inc., 2020b, Table 6-1)

Traffic signal warrants were performed for EAP (2021) traffic conditions based on peak hour and daily volumes. With the addition of Project traffic, there are no additional study area intersections calculated to meet planning level (ADT and peak hour) volume-based traffic signal warrants under EAP (2021) traffic conditions, in addition to the Harvill Avenue & Cajalco Road (#5) intersection previously identified under Existing (2018) traffic conditions. The study area intersections are calculated to continue to operate at an acceptable LOS during the peak hours with the addition of Project traffic; therefore, no improvements are recommended for EAP (2021) traffic conditions. (Urban Crossroads, Inc., 2019f, p. 55)

Impact Analysis for EAPC (2021) Traffic Conditions

The lane configurations and traffic controls assumed to be in place for EAPC (2021) conditions are consistent with those shown previously on Figure 5-5, with the exception of the following:

- Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for EAPC conditions only (e.g., intersection and roadway improvements along the Project’s frontage and driveways) (Urban Crossroads, Inc., 2019f, p. 59).
- Driveways and those facilities assumed to be constructed by cumulative developments to provide site access are also assumed to be in place for EAPC (2021) conditions only (e.g., intersection and

roadway improvements along the cumulative development's frontages). (Urban Crossroads, Inc., 2019f, p. 59).

To account for background traffic, other known cumulative development projects in the study area are included in addition to 6.12% of ambient growth for EAPC (2021) traffic conditions in conjunction with traffic associated with the proposed Project (Urban Crossroads, Inc., 2019f, p. 59).

Level of service calculations were conducted for the study intersections to evaluate their operations under EAPC (2021) conditions with existing roadway and intersection geometrics, the results of which are presented in Table 5-23, *Intersection Analysis for EAPC (2021) Conditions*. The intersection of Harvill Avenue & Cajalco Expressway (#3) is calculated to operate at an unacceptable LOS E in the AM and PM peak hours under EAPC (2021) traffic conditions; therefore, impacts would be cumulatively significant and mitigation for the Project's cumulatively considerable contribution to the impact is required. (Urban Crossroads, Inc., 2019f, p. 59).

Table 5-23 Intersection Analysis for EAPC (2021) Conditions

#	Intersection	Traffic Control ²	Delay ¹ (secs.)		Level of Service	
			AM	PM	AM	PM
1	Dwy. 1 & Old Cajalco Rd.	CSS	9.2	9.3	A	A
2	Dwy. 2 & Old Cajalco Rd.	CSS	9.3	9.5	A	A
3	Harvill Av. & Cajalco Exwy.	TS	68.7	63.1	E	E
4	Harvill Av. & Dwy. 3	CSS	10.1	11.1	B	B
5	Harvill Av. & Old Cajalco Rd.	CSS	33.2	24.8	D	C

* **BOLD** = Level of Service (LOS) does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross-street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

² CSS = Cross-street Stop; TS = Traffic Signal; CSS = Improvement
(Urban Crossroads, Inc., 2019f, Table 7-1)

To mitigate the Project's cumulatively-considerable significant impact to the Harvill Avenue and Cajalco Expressway intersection (Intersection #5) under EAPC traffic conditions, a fair-share payment toward implementing the necessary improvements at this intersection is identified to improve the peak hour delays and associated LOS to an acceptable LOS (LOS D or better). It should be noted that of the two needed improvements to this intersection, one is a TUMF-funded improvement and the other is an obligation of the Majestic Freeway Business Center Specific Plan, a cumulative development project located north of the Project site (Urban Crossroads, Inc., 2019f, p. 63)

Findings of Fact: Impacts would be cumulatively considerable and significant to one intersection under EAPC (2021) conditions and would be less than significant under E+P traffic conditions and EAP (2021) traffic conditions.

Mitigation: Mitigation is required to address the Project's cumulatively considerable impact to the Harvill Avenue & Cajalco Expressway intersection under EAPC (2021) traffic conditions.

Transportation MM-1: Prior to issuance of a building permit, the Project Applicant shall make a fair share monetary contribution to the County of Riverside for the addition of a southbound right turn lane at the Harvill Avenue and Cajalco Expressway intersection. (The physical construction of this turn lane is assured through a condition of approval placed on the Majestic Freeway Business Center Specific Plan, located to the northwest of the said intersection.) At the time of the writing of this MND, Urban Crossroads estimates that the cost for the southbound right turn lane at the intersection of Harvill Avenue and Cajalco Expressway is estimated at \$250,000.00. The Project's fair share at this intersection is 4.801% which results in a fair share cost of \$12,003.00 (Urban Crossroads, Inc., 2019f, Table 1-2) (So, 2019)

Transportation MM-2: Prior to the issuance of a building permit, the Project shall comply with the TUMF program as administered by the County of Riverside, which requires the Project Applicant to pay a fee that is used to fund regional transportation improvements, including the installation of a 3rd eastbound through lane at the Harvill Avenue and Cajalco Expressway intersection.

To ensure that construction-related traffic does not exceed the peak hour volumes analyzed in the TIA, the following mitigation measure also is required.

Transportation MM-3: During construction activities, Project construction activities shall comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site. To implement this requirement, the requirement to comply with the temporary traffic control plan shall be noted on all grading and building plans and also shall be specified in bid documents issued to prospective construction contractors, including the following notes.

- Delivery trucks shall use the most direct route between the construction site and the I-215 Freeway.
- Construction traffic during the AM peak hours (7:00 AM-9:00 AM) and PM peak hours (4:00 PM-6:00 PM) shall be minimized. The construction contractor shall assure that construction-related trips (passenger car and truck trips) do not exceed 68 net AM PCE peak hour trips and 68 net PM peak hour trips (inbound and outbound combined). The construction contractor shall be responsible for monitoring of inbound and outbound trips during these hours and shall be required to supply the County of Riverside with monitoring records upon request.

As shown on Table 5-24, *Intersection Analysis for EAPC (2021) Conditions with Improvements*, with the implementation of the improvements identified in Transportation MM 1, the peak hour delays and associated LOS would improve to an acceptable LOS D. It should also be noted, however, that traffic congestion as measured by LOS is not a physical environmental impact pursuant to CEQA. Therefore, with

the implementation of mitigation, impacts would be reduced to less than significant under EAPC (2021) traffic conditions. (Urban Crossroads, Inc., 2019f, p. 63)

Table 5-24 Intersection Analysis for EAPC (2021) Conditions with Improvements

#	Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Delay ² (secs.)		Level of Service	
			Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM
			L	T	R	L	T	R	L	T	R	L	T	R				
3	Harvill Av. & Cajalco Exwy.																	
	Without Improvements:	TS	2	2	0	2	2	0	1	2	1	2	2	1>	68.7	63.1	E	E
	With Improvements:	TS	2	2	0	2	2	1	1	3	1	2	2	1>	54.0	43.5	D	D

* BOLD = Level of Service (LOS) does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross-street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

² CSS = Cross-street Stop; TS = Traffic Signal; CSS = Improvement
(Urban Crossroads, Inc., 2019f, Table 7-2)

Monitoring: Monitoring is required.

- b) Would the Project 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?**

Refer to the analysis above under Threshold 37(a), which concludes that all potential impacts to transportation facilities using an LOS-based analysis methodology would be mitigated to less than significant levels. As also discussed above under Threshold 37(a), pursuant to the Traffic Study Guidelines, Caltrans requires analysis of freeway mainline segments when the Project contributes 50 or more peak hour trips. Based on the Project trip distributions, assessment of State highway system facilities is not required because the Project’s traffic contribution to the State facilities is fewer than 50 peak hour trips and is considered less than significant (see Table 5-18, *Intersection Analysis Locations*). (Urban Crossroads, Inc., 2019f, p. 4)

Findings of Fact: There will be no impact.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

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

The Project site is located in a portion of Riverside County around the I-215 corridor that is developing as an employment center, containing business park, distribution warehousing, e-commerce, and light industrial land uses. As described in Section 2.0, adjacent and surrounding land is comprised of Scenic Highway Commercial (C-P-S) to the north; Manufacturing-Service Commercial (M-SC) and Industrial Park

(I-P) to the west; roadway and M-SC and Rural Residential (R-R) to the south; and roadway and M-SC to the east. Because the Project site is surrounded by compatible uses, the Project would not substantially increase hazards due to an incompatible use (e.g. farm equipment).

As described in Section 3.0, the Project Applicant would be required to construct AC pavement, driveway, sidewalk, and curb and gutter along its frontage with Harvill Avenue. Furthermore, all Project driveways are designed to be stop-sign controlled and sight distances at each Project driveway were reviewed by the County of Riverside at the time the improvement plans were submitted in order to ensure that sight distance meets minimum County safety standards.

As described under Threshold 37(a), as shown on Figure 5-6, Driveway 1, located near the southwest corner of the Project site along Cajalco Road, will serve as a full access entrance (inbound traffic) for passenger cars and trucks, Driveway 2, located near the south-central portion of the Project along Cajalco Road will serve as a full access exit (outbound traffic) for trucks only. Driveway 3 located along Harvill Avenue will provide right in-right out access to passenger cars only. The truck access and distribution were determined based on the preferred logistics building operations, which assume a counter-clockwise circulation pattern. As depicted on Figure 5-7, *Truck Access*, Driveway 1 and Driveway 2 on Cajalco Road are anticipated to accommodate the wide turning radius of the heavy trucks as currently designed. (Urban Crossroads, Inc., 2019f, p. 14) Urban Crossroads conducted a Driveway Stacking Analysis for the proposed Project which determined that there is adequate stacking on-site to accommodate Project trucks without spilling back onto Cajalco Road (Urban Crossroads, Inc., 2019h, p. n.p.).

The types of traffic generated by the Project (i.e., passenger cars and trucks) would be compatible with the type of existing traffic on Project study area roadways. In addition, proposed roadway improvements along the Project site's frontages would occur within the public right-of-way's and be installed following County design standards. The County of Riverside Transportation Department reviewed the Project's application materials and determined that no hazardous transportation design features would be introduced by the Project. All improvements planned as part of the Project would be in conformance with applicable Riverside County roadway standards, and would not result in any hazards due to a design feature and would not result in inadequate emergency access. Therefore, impacts would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

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

As described in Section 2.0, the proposed Project would improve the public streets of Harvill Avenue and Cajalco Road along the frontage of the Project site. These improved roadways would require routine, intermittent maintenance; however, maintenance of public streets along the Project's frontage to Harvill would not result in any significant impacts to the environment. The Project would contribute traffic to

off-site public roadways; however, public roads require periodic maintenance as part of their inherent operational activities, and such maintenance would not result in substantial impacts to the environment. Public roadway maintenance would be funded through the Project Proponent's payment of DIF and the Project site owner(s) future payment of property taxes. Maintenance of roads would not result in any new impacts to the environment beyond that which is already disclosed and mitigated by this MND. Therefore, the Project's potential to cause an effect upon, or a need for new or altered maintenance of roads, would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

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

As discussed under Threshold 37(a) above, circulation facilities in the Project study area would have adequate capacity to accommodate the Project's construction-related traffic while maintaining acceptable LOS. Therefore, the Project's potential to cause an effect upon circulation during the Project's construction would be less than significant. Mitigation measures are included to ensure compliance during construction activities.

Findings of Fact: Impacts will be less than significant with implementation of mitigation.

Mitigation: Mitigation is required. Transportation MM-2 and MM-3 are applicable.

Monitoring: Monitoring is required.

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

During the course of the County of Riverside's review of the proposed Project, the County evaluated the Project's design, including but not limited to, the layout of the Project's proposed logistics warehouse building, drive aisles, parking lots, and truck court, to ensure that the Project would provide adequate emergency access and access to nearby uses at Project buildout. Furthermore, as described above, the Project would provide adequate emergency access along abutting roadways during temporary construction activities within the public right-of-way. In addition, the proposed Project would be required to comply with Riverside County Ordinance Nos. 460 and 461, which regulate access road provisions. With required adherence to County requirements for emergency access, impacts would be less than significant.

The Project site does not provide access to any abutting parcels or nearby uses. Therefore, there is no potential for the Project to result in inadequate emergency access or access to nearby uses

Findings of Fact: Impacts will be less than significant.

Plot Plan No. 190006

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
38. Bike Trails				
a. Include the construction or expansion of a bike system or bike lanes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials (RGA, 2019a) (SDH, 2019b); Riverside County General Plan, Circulation Element (Riverside County, 2016b); Traffic Impact Analysis (Urban Crossroads, Inc., 2019f); (Google Earth, 2018)

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

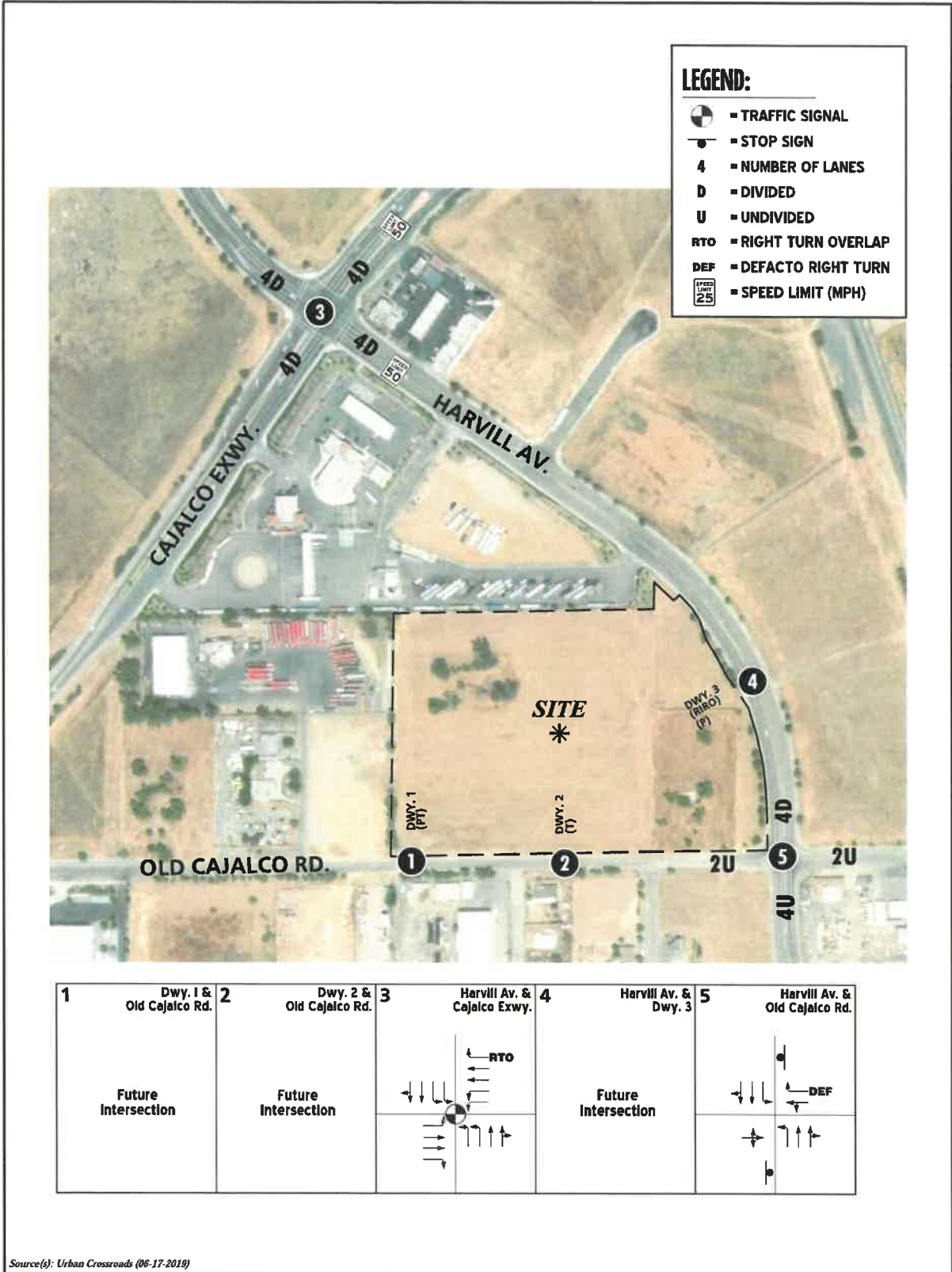
The Project does not involve the construction or expansion of a bike system or bike lanes (RGA, 2019a; SDH, 2019b). According to the Riverside County General Plan, there are no planned bikeways adjacent to the Project site. The closest planned bike lane is a Class II Bike Path along Cajalco Expressway located approximately 0.1-mile north of the Project site. (Riverside County, 2016b, Figure C-6) (Google Earth, 2018) The County of Riverside General Plan defines Class II Bikeways as bike lanes intended for preferential use by bicycles, and are provided for within the paved areas of roadways (Riverside County, 2016b, C-46). Such trails are typically maintained and operated by local parks and recreation districts or other governmental entities empowered and funded to maintain trails. Therefore, because the Project does not include the construction of a bike system or bike lanes, impacts would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

Plot Plan No. 190006



1	2	3	4	5
Dwy. 1 & Old Cajalco Rd.	Dwy. 2 & Old Cajalco Rd.	Harvill Av. & Cajalco Exwy.	Harvill Av. & Dwy. 3	Harvill Av. & Old Cajalco Rd.
Future Intersection	Future Intersection		Future Intersection	

Source(s): Urban Crossroads (06-17-2019)



Figure 5-5
EXISTING NUMBER OF THROUGH LANES AND INTERSECTION CONTROLS



LEGEND:
 10 - PERCENT TO/FROM PROJECT
 ← - OUTBOUND
 - - - - INBOUND

Source(s): Urban Crossroads (06-17-2019)

Figure 5-6



PROJECT (TRUCK) TRIP DISTRIBUTION

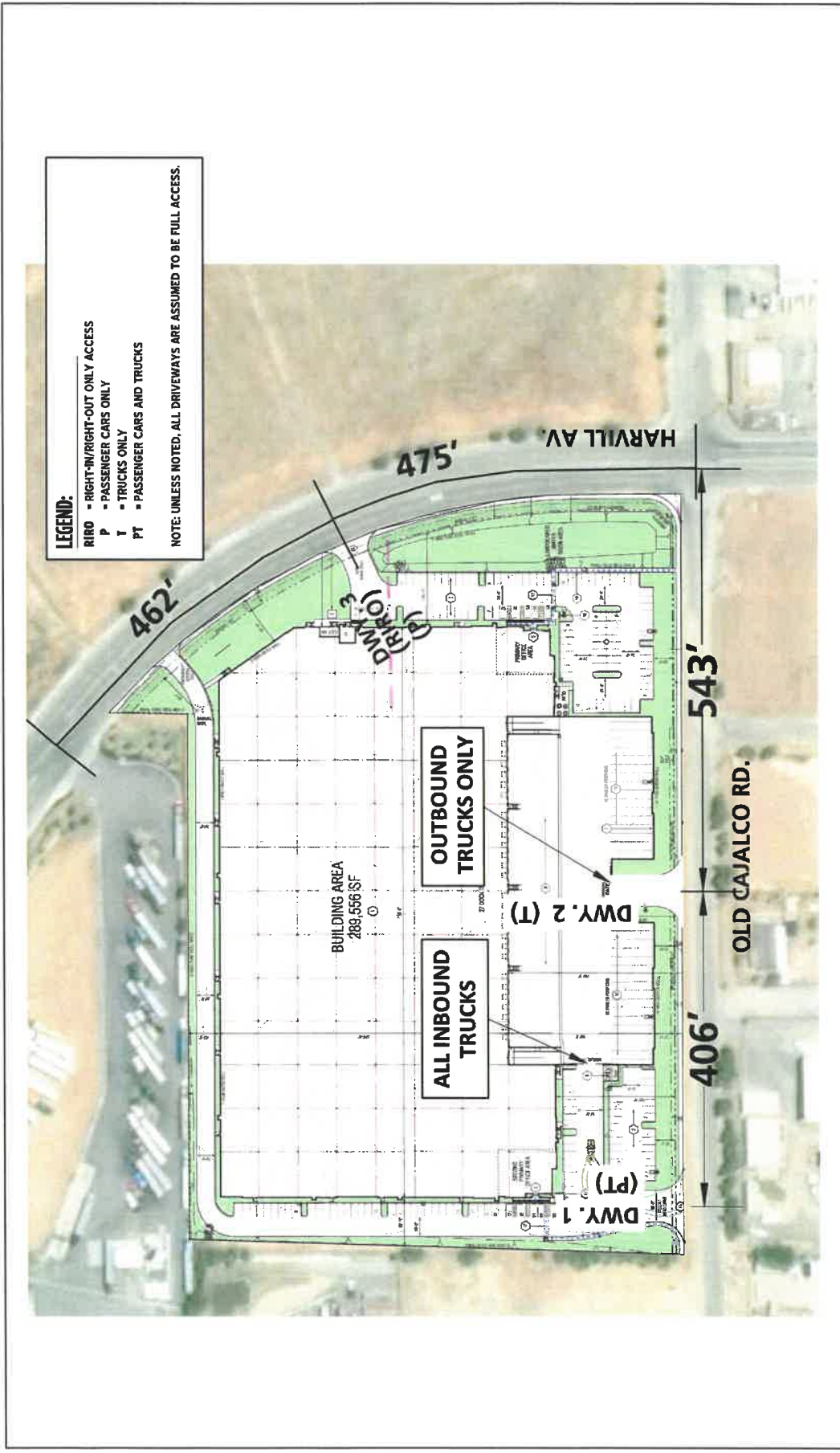


Figure 5-7

TRUCK ACCESS

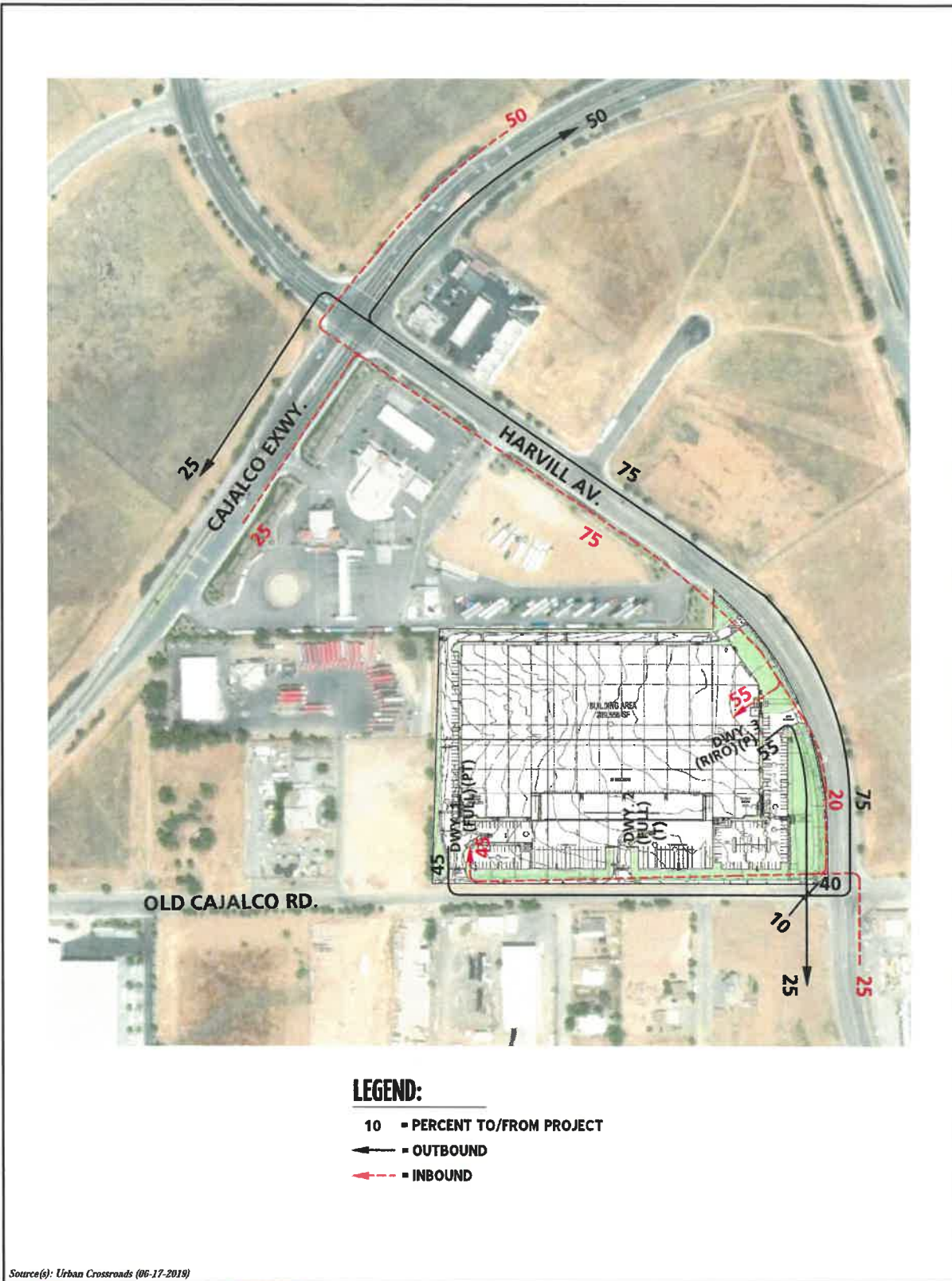
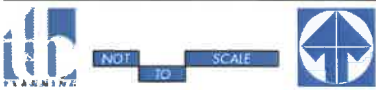


Figure 5-8



PROJECT (PASSENGER CAR) TRIP DISTRIBUTION

5.1.19 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>39. Tribal Cultural Resources Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:</p>				
<p>a. Listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe).</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials (RGA, 2019a) (SDH, 2019b); Phase I Cultural Resources Assessment for the Val Verde Logistics Center Project (BFSA, 2019a); County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standards Scopes of Work (Riverside County, 2009); Public Resources Code Section 5020.1 (PRC 5020.1, 1974); Public Resources Code Section 5024.1 (PRC 5024.1, 1993)

Confidential information has been redacted from MND *Technical Appendix C, Phase I Cultural Resources Assessment*, and herein for purposes of public review. In addition, much of the written and oral communication between Native American tribes, the County of Riverside, and BFSA is considered confidential in respect to places that have tribal cultural significance (Government Code § 65352.4), and although relied upon in part to inform the preparation of this MND, those communications are treated as confidential and are not available for public review. Under existing law, environmental documents must not include information about the location of archeological sites or sacred lands or any other information that is exempt from public disclosure pursuant to the Public Records Act (CEQA Guidelines. § 15120(d)).

- a) **Would the Project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is**

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

- b) **Would the Project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe).**

As discussed under the Cultural Resources threshold, BFSA conducted a cultural resources survey for the Project site to locate and record any cultural resources identified within the Project's Area of Potential Effect (APE) in compliance with CEQA and following County of Riverside Cultural Resource Guidelines (Draft) (Riverside County, 2009). BFSA's assessment included an Archaeological Records Search, an intensive pedestrian reconnaissance, and Native American Consultation. (BFSA, 2019a, Section 3.0)

The archaeological records search for the Project site and the surrounding area within a one-mile radius identified 64 cultural resources within one-mile of the Project site. The EIC records indicated that none of the sites are located within the Project's APE. The records search results also indicated that a total of 38 resource studies have been conducted within a one-mile radius of the Project site, one of which covered the Project's APE. The previous study conducted by Dover consisted of an archaeological survey that did not locate any sites within the current APE. (BFSA, 2019b, Pages 4.0-1 through 4.0-8, Table 4.1-1, Table 4.1-2)

During BFSA's survey of the Project site, no archaeological sites were identified.

BFSA requested a Sacred Lands File (SLF) search by the Native American Heritage Commission (NAHC) to determine if any recorded Native American sacred sites or locations of religious or ceremonial importance are present within one-mile of the project. The NAHC SLF search did not indicate the presence of any sacred sites or locations of religious or ceremonial importance within the search radius. In accordance with the recommendations of the NAHC, BFSA contacted all Native American consultants listed in the NAHC response letters. In addition, the County of Riverside contacted Native American tribes for information pursuant to Assembly Bill 52 (AB 52). Of the responses received by BFSA from the Native American tribes, only the Morongo Band of Mission Indians (MBMI) indicated that the Project site is within the tribe's aboriginal territory. As a result, the MBMI requested a records check be completed, to participate in the survey and/or receive a copy of BFSA's report when completed, and have future ground disturbing activities monitored by a MBMI Tribal Monitor. (BFSA, 2019a, p. 4.0-14) In response to the County of Riverside's AB 52 consultation process, the Pechanga Band of Luiseño Indians concurred with the requirement for tribal monitoring.

In conclusion, there are no known tribal cultural resources present on the Project site. However, the potential exists that tribal cultural resources may be exposed during the Project’s grading activities. (BFS, 2019a, p. 5.0-1) Therefore, the potential for significant tribal cultural resources to be uncovered by the development of the proposed Project is regarded as potentially significant impact.

Findings of Fact: Impacts will be less than significant with mitigation incorporated.

Mitigation: Mitigation is required. Cultural Resources MM-1 through MM-5 are applicable.

Monitoring: Monitoring is required. Pursuant to Cultural Resources MM-1 through MM-5: Prior to Grading Final Inspection, the Project Archaeologist shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations have been appropriately treated as required by this mitigation measure.

5.1.20 Utilities/Service Systems

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
40. Water				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials (RGA, 2019a; SDH, 2019b); Eastern Municipal Water District (EMWD) Will Serve Letter (EMWD, 2019a); EMWD 2015 Urban Water Management Plan (EMWD, 2016a); EMWD Water System Planning & Design, Principal Guidelines Criteria (EMWD, 2007)

a) **Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?**

Water demand associated with the proposed Project would consist of interior plumbing devices (e.g., sinks, toilets, faucets) as well as outdoor landscape irrigation. The Project’s water, sewer, and storm drain

lines would be connected to existing lines in Harvill Avenue and Cajalco Road. Potential impacts associated with the installation of on-site and off-site utility improvements are evaluated throughout this MND and mitigation measures are identified for construction-related effects that would reduce construction-phase impacts to the maximum feasible extent. There would be no significant impacts specifically related to the installation of water, wastewater, or storm drain infrastructure beyond the overall construction-related effects of the Project as a whole.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

EMWD is responsible for supplying potable water to the Project site and its region. The Project would be consistent with Riverside County's General Plan land use designation (LI) and zoning classifications (M-SC and I-P). According to EMWD's Water System Planning & Design, commercial and industrial development have the same average day water demand rate (2,000 gpd per acre) (EMWD, 2007, p. 4) As discussed in the 2015 EMWD Urban Water Management Plan, herein incorporated by reference as the "UWMP," which applies to and was adopted by the EMWD, adequate water supplies are projected to be available to meet EMWD's estimated water demand through 2040 under normal, historic single-dry and historic multiple-dry year conditions (EMWD, 2016a, p. XV). EMWD forecasts for projected water demand are based on the population projections of SCAG, which rely on the adopted land use designations contained within the general plans that cover the geographic area within EMWD's service. Because the Project's water demand would be identical to the projection for the site's existing land use designation (as mentioned above), EMWD would have sufficient water supplies available to serve the Project from existing entitlements/resources and no new or expanded entitlements are needed.

EMWD provided a Will Serve letter stating that EMWD is willing to provide water and sewer services to the proposed Project (EMWD, 2019a). Pursuant to CEQA Guidelines Section 15155 (a)(1)(E), a Water Supply Analysis is not required for the proposed Project because the Project does not involve a land use that would house more than 1,000 persons, occupy more than 40 acres of land, or have more than 650,000 SF of floor area.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
4I. Sewer				
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials (RGA, 2019a) (SDH, 2019b); Eastern Municipal Water District, Perris Valley Regional Water Reclamation Facility, Fact Sheet (EMWD, 2016b); EMWD Sanitary Sewer System Planning & Design Principle Guidelines Criteria (EMWD, 2006)

- a) **Would the Project require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?**
- b) **Would the Project result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

Wastewater generated by the Project would be treated by the EMWD, which operates the Perris Valley Regional Water Reclamation Facility (PVRWRF). The PVRWRF has a current capacity of 22 million gallons per day (gpd), and receives typical daily flows of 13.8 million gpd. The ultimate planned capacity at the PVRWRF is 100 million gpd. In March 2014, EMWD completed the most recent expansion of the PVRWRF. With an ultimate capacity of 100 mgd EMWD says that the facility is poised to meet the current and future demands to the region as well as help to meet the increasing demand for recycled water throughout EMWD's service area. (EMWD, 2016b, p. n.p.)

According to information available from the EMWD, industrial uses generate approximately 1,700 per acre of wastewater for light industrial land uses, so the proposed Project would generate approximately 22,032 gallons (0.018 million gallons) of wastewater per day (1,700 gpd per acre × 12.96 Project acres = 22,032 gpd) (EMWD, 2006, Table 1). Under existing conditions, the Perris Valley Regional Water Reclamation Facility has an excess treatment capacity of approximately 8.2 million gallons per day (mgpd). Implementation of the Project would utilize approximately 0.002 percent of the Perris Valley Regional

Water Reclamation Facility daily excess treatment capacity (0.018 mgpd ÷ 8.2 mgpd = 0.002 percent) (EMWD, 2016b). Accordingly, the Perris Valley Regional Water Reclamation Facility has sufficient capacity to treat wastewater generated by the Project in addition to existing commitments. The Project would not create the need for any new or expanded wastewater facility (such as conveyance lines, treatment facilities, or lift stations). Because there is adequate capacity at existing treatment facilities to serve the Project’s projected sewer demand, impacts would be less than significant.

The Project’s water, sewer, and storm drain lines would be connected to existing lines in Harvill Avenue and Cajalco Road. The installation of water, sewer, and storm drain line connections as proposed by the Project would result in physical impacts; however, these impacts are considered to be part of the Project’s construction phase and are evaluated throughout this MND accordingly. In instances where significant impacts have been identified for the Project’s construction phase, mitigation measures are recommended in each applicable subsection of this MND to reduce impacts to less-than-significant levels. The construction of sewer lines necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this MND. Accordingly, additional mitigation measures beyond those identified throughout this MND would not be required.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
42. Solid Waste				
a. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials (RGA, 2019a) (SDH, 2019b); CalRecycle, “SWIS Facility/Site Search” (CalRecycle, 2019a); SWIS Facility Detail: Badlands Sanitary Landfill (CalRecycle, Badlands, 2019b); SWIS Facility Detail: El Sobrante Sanitary Landfill (CalRecycle, El Sobrante, 2019c); SWIS Facility Detail: Lamb Canyon Sanitary Landfill (CalRecycle, Lamb Canyon, 2019d); EPA Estimating 2003 Building Related Construction and Demolition Amounts (EPA, 2009); Legislative Counsel Bureau of California, Assembly Bill No. 939 (Legislative Counsel Bureau of California, 2015); Legislative Counsel Bureau of California, Public Resources Code Section 42911 (Legislative Counsel Bureau of California, 2005); Legislative Counsel Bureau of California, Assembly Bill 341, Chesbro. Solid Waste: Diversion (Legislative Counsel Bureau of California, 2011)

- a) **Would the Project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

Implementation of the proposed Project would generate an incremental increase in solid waste volumes requiring off-site disposal during short-term construction and long-term operational activities. The Project would be required to comply with AB 939, which requires a minimum of 50 percent of all construction waste and debris to be recycled. Additionally, the Project would be required to comply with mandatory waste reduction requirements as described below. Solid waste generated by the Project would be disposed at the El Sobrante Landfill, the Badlands Sanitary Landfill, and/or the Lamb Canyon Sanitary Landfill. Existing capacities at each of these landfills is discussed below and shown on Table 5-25, *Permitted and Remaining Capacity of Area Landfills*, shows the maximum daily capacity and total remaining capacity for these landfills.

Table 5-25 Permitted and Remaining Capacity of Area Landfills

Landfill	Maximum Capacity (Tons/Day)	Maximum Permitted Capacity (Cubic Yards)	Remaining Capacity (Cubic Yards)
El Sobrante	16,054	209,910,000	143,977,170 ¹
Lamb Canyon	5,000	38,935,653	19,242,950 ²
Badlands	4,800	34,400,000	15,748,799 ³

¹ Remaining capacity as of April 1, 2018, which is the most recent information reported by CalRecycle.

² Remaining capacity as of January 8, 2015, which is the most recent information reported by CalRecycle.

³ Remaining capacity as of January 1, 2015, which is the most recent information reported by CalRecycle. (CalRecycle, 2019a)

Construction Impact Analysis

Solid waste requiring disposal would be generated by the construction process, primarily consisting of discarded materials and packaging. Based on the size of the Project (289,556 SF building) and the United States Environmental Protection Agency’s (U.S. EPA) construction waste generation factor of 4.34 pounds per square foot for non-residential uses, approximately 451.1 tons of waste is expected to be generated during the Project’s construction phase ($[289,556 \text{ SF} \times 4.34 \text{ pounds per SF} = 1,256,673.04 \text{ pounds}] \div 2,000 \text{ pounds per ton} = 628.34 \text{ tons}$) (EPA, 2009, p. 10). California Assembly Bill 939 (AB 939) requires that a

minimum of 50% of all solid waste be diverted from landfills (by recycling, reusing, and other waste reduction strategies). The Project's construction phase is estimated to last for up to 280 days; therefore, the Project is estimated to generate approximately 0.81 tons of solid waste per day during its construction ($628 \text{ tons} \div 2 = 314 \div 280 \text{ days} = 1.1 \text{ tons per day}$) requiring landfill disposal.

Non-recyclable construction waste generated by the Project would be disposed at the El Sobrante Landfill, the Badlands Sanitary Landfill, and/or the Lamb Canyon Sanitary Landfill. As described above, these landfills receive well below their maximum permitted daily disposal volume; thus, the relatively minimal construction waste generated by the Project is not anticipated to cause the landfill to exceed its maximum permitted daily disposal volume. Furthermore, the El Sobrante Landfill, the Badlands Sanitary Landfill, and the Lamb Canyon Sanitary Landfill are not expected to reach its total maximum permitted disposal capacities during the Project's construction period. The El Sobrante Landfill, the Badlands Sanitary Landfill, and the Lamb Canyon Sanitary Landfill have sufficient daily capacity to accept solid waste generated by the Project's construction phase; therefore, impacts to landfill capacity associated with the Project's near-term construction activities would be less than significant.

Operational Impact Analysis

Based on a daily waste generation factor of 1.42 pounds of waste per 100 square feet of industrial building area obtained from CalRecycle, long-term, on-going operation of the Project would generate approximately 1.01 tons of solid waste per day ($[(1.42 \text{ pounds} \div 100 \text{ SF}) \times 289,556 \text{ SF}] \div 2,000 \text{ pounds} = 2.06 \text{ tons per day}$) (CalRecycle, 2019). Pursuant to AB 939, at least 50 percent of the Project's solid waste is required to be diverted from landfills; therefore, the Project would generate a maximum of 0.50 tons of solid waste per day requiring landfilling ($2.06 \text{ tons per day} \times 50\% = 1.03 \text{ tons per day}$). (Legislative Counsel Bureau of California, 2015)

Non-recyclable solid waste generated during long-term operation of the Project would be disposed at the El Sobrante Landfill, the Badlands Sanitary Landfill, and/or the Lamb Canyon Sanitary Landfill. As described above, these landfills receive well below their maximum permitted daily disposal volume; thus, waste generated by the Project's operation is not anticipated to cause the landfill to exceed its maximum permitted daily disposal volume. Because the Project would generate a relatively small amount of solid waste per day as compared to the permitted daily capacities at receiving landfills, impacts to regional landfill facilities during the Project's long-term operational activities would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

The California Integrated Waste Management Act (AB 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50 percent waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the County of Riverside Countywide Integrated Waste Management Plan (CIWMP), which outlines the goals, policies, and programs the County and its cities implement to create an integrated and cost-effective waste management system that complies with the provisions of AB 939 and its diversion mandates. (Legislative Counsel Bureau of California, 2015)

In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project's building tenant(s) would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Public Resources Code § 42911), the Project is required to provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. (Legislative Counsel Bureau of California, 2005) Additionally, in compliance with AB 341 (Mandatory Commercial Recycling Program), the future occupant(s) of the proposed Project would be required to arrange for recycling services, if the occupant generates four (4) or more cubic yards of solid waste per week (Legislative Counsel Bureau of California, 2011). The implementation of these mandatory requirements would reduce the amount of solid waste generated by the Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The Project would be required to comply with all applicable solid waste statutes and regulations; as such, impacts related to solid waste statutes and regulations would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
43. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?				
a. Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials (RGA, 2019a) (SDH, 2019b)

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

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

The proposed Project would include connections to existing electricity, natural gas, and communications infrastructure that already exist in the area, and all such connections would be accomplished in conformance with the rules and standards enforced by the applicable service provider. Impacts associated with the construction and operation of electricity, natural gas, communications systems, street lighting, public facilities maintenance, and other governmental services are an inherent part of the Project's construction process and operational characteristics, and the environmental effects associated with the Project's construction phase have been evaluated throughout this MND. Mitigation measures have been identified to reduce construction- and operational-related impacts to the maximum feasible

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extent. There are no unique conditions associated with the Project’s proposed utility service connections that would result in impacts to the environment that have not already been addressed by this MND. Impacts would be less than significant.

Refer to Threshold 37(d) for the analysis of the maintenance of roads.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5.1.21 Wildfire

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:</i>				
44. Wildfire Impacts				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-11 “Wildfire Susceptibility (Riverside County, 2015a);” Riverside County GIS Database (RCIT, 2019); Mead Valley Area Plan (Riverside County, 2016a); California Department of Forestry and Fire Protection (CAL FIRE), Fire Hazard Severity Zones in SRA. Adopted by CAL FIRE on November 7, 2007 (CAL FIRE, 2007); CAL FIRE Western Riverside County State Responsibility Areas for Fire Protection (CAL FIRE, 2012a).

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

- a) **Would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?**
- b) **Would the Project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**
- c) **Would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**
- d) **Would the Project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**
- e) **Would the Project expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?**

CAL FIRE adopted Fire Hazard Severity Zone (FHSZ) maps for State Responsibility Areas (SRAs) in November 2007. The fire hazard model considers the wildland fuels. Fuel is that part of the natural vegetation that burns during the wildfire. The model also considers topography, especially the steepness of the slopes. Fires burn faster as they burn up-slope. Weather (temperature, humidity, and wind) has a significant influence on fire behavior. The model recognizes that some areas of California have more frequent and severe wildfires than other areas. Finally, the model considers the production of burning fire brands (embers) how far they move, and how receptive the landing site is to new fires. All SRAs are rated moderate, high or very high fire hazard. (CAL FIRE, 2012b)

According to the Riverside County General Plan Update Draft EIR No. 521, as analyzed by the State Multi-Hazard Mitigation Plan (MHMP), there are three types of fires. Urban fires tend to be of limited extent such as a single building or a block, wildland fires generally occur in open lands, vegetated, and undeveloped, but can occur with some homes in them, and wildland-urban interface (WUI) fires occur in the most hazardous and risky areas where the environment extends into open areas, resulting in a complex mixture of fuels, properties, and threats. (Riverside County, 2015b) As discussed in Section 3.0, the Project site is located in a developed area of Riverside County and is therefore not located in any of these areas that are subject to wildland fires.

According to CAL FIRE adopted FHSZ maps for SRAs, the Project site is not located within a FHSZ in a SRA (CAL FIRE, 2007) (CAL FIRE, 2012a). Also, as shown in Mead Valley Area Plan Figure 12, *Wildfire Susceptibility*, the Project site is not located in a State Responsibility Area/Federal Responsibility Area or a Local Responsibility Area (LRA). An LRA Very High FHSZ is located south of the Project site and south of Cajalco Road and an SRA/Federal Responsibility Area Very High/High/Moderate FHSZ is located south of the Project site and south of Cajalco Road in the Community of Gavilan Hills. (Riverside County, 2016a, Figure 12)

The Project site is located adjacent to developed land uses that do not pose a high fire risk as well as being bound by the roadways of Harvill Avenue and Cajalco Road. The Project site is not located in or adjacent to a State Responsibility Area (SRA), nor is the Project site classified as a very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief (CAL FIRE, 2007) (CAL FIRE, 2012a). Because the Project site is not located in an SRA, the Project is not subject to Wildfire Thresholds 44(a) through (e).

In addition, a number of California regulations, including Public Resources Code Sections 4290-4299 and California Government Code Section 51178, would apply to the proposed Project, as well as to every other development project in the area, and would address fire safety. In particular, these sections require minimum state-wide fire safety standards pertaining to: roads for fire equipment access; signage for identifying streets, roads, and buildings; minimum private water supply reserves for emergency fire use; and, fire fuel breaks. In addition, they set fire safety standards for all buildings and structures in, or adjoining, mountainous areas, or forest-, brush- or grass-covered lands or any land covered with flammable material to protect property from wildland fires. Mandatory compliance with California regulations related to fire hazards would reduce the Project's potential to expose people or structures to wildland fire hazard risks. (Riverside County, 2015b, p. 4.17-23)

In addition, to ensure adequate fire protection for all residents of Riverside County, the Riverside County Department of Building and Safety and the RCFD enforce fire standards as they review building plans and conduct building inspections. This includes a review for compliance with Riverside County Ordinance No. 787, which requires, among other measures, the County to review all future building plans to ensure that every building is positioned in a way that allows adequate access for emergency vehicles and has adequate fire hydrant placement and fire flows. (Riverside County, 2015b, p. 4.17-23)

Findings of Fact: No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5.1.22 Mandatory Findings of Significance

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
45. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: All sources are noted in the appropriate threshold as analyzed within this Initial Study.

All impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and pre-historical resources were evaluated as part of this Initial Study. Throughout this Initial Study, where impacts were determined to be potentially significant, mitigation measures have been imposed to reduce those impacts to less than significant. Accordingly, with incorporation of the mitigation measures imposed throughout this Initial Study, the Project would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

Findings of Fact: Impacts will be less than significant or less than significant with mitigation incorporated.

Mitigation: Mitigation is required. Refer to individual thresholds herein and the attached Mitigation, Monitoring, and Reporting Program (MMRP).

Monitoring: Monitoring is required. Refer to individual thresholds herein and the attached Mitigation, Monitoring, and Reporting Program (MMRP).

Applicable Regulatory Requirements. Applicable regulations and design requirements to which the Project is required to comply are included in this Initial Study. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are included herein for information purposes.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>46. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: All sources are noted in the appropriate threshold as analyzed within this Initial Study.

As discussed throughout this Initial Study, implementation of the proposed Project has the potential to result in effects to the environment that are individually limited, but cumulatively considerable. In all instances where the Project has the potential to contribute to a cumulatively-considerable impact to the environment, mitigation measures have been imposed to reduce potential effects to less than significant.

Aesthetics

New development on the Project site and in the surrounding area would change the existing character of the Project’s viewshed; however, the proposed Project, as well as all development in the immediate vicinity of the Project would be required to comply with the development regulations and design standards contained in the County’s Development Code, which would ensure that minimum standards related to visual character and quality are met to preclude adverse aesthetic effects (e.g., size, scale, building materials, lighting). Accordingly, the Project’s aesthetic impacts would not be cumulatively-considerable.

Agriculture and Forest Resources

The Project would have no impact on agricultural resources or forest resources. Therefore, there is no potential for the Project to contribute to a cumulatively-considerable impact associated with agriculture and forest resources.

Air Quality

Based on SCAQMD guidance, any direct exceedance of a regional or localized threshold also is considered to be a cumulatively considerable effect, while air pollutant emissions below applicable regional and/or localized thresholds are not considered cumulatively considerable. The Project’s daily localized PM₁₀ and PM_{2.5} (fugitive dust) emissions during the site preparation phase of Project construction activities (approximately 10 days in duration) has the potential to expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations. Therefore, impacts associated with daily localized construction PM₁₀ and PM_{2.5} emissions for a period of approximately 10 days would be direct and cumulatively considerable and require the implementation of mitigation to

reduce the PM₁₀ and PM_{2.5} emissions. With the implementation of mitigation, which required herein as Air Quality MM-1 and Air Quality MM-2, direct and cumulatively considerable impacts would be reduced to less than significant.

Biological Resources

As discussed under Threshold 7, *Biological Resources*, regarding applicable MSHCP provisions for properties located outside of conservation areas such as the proposed Project, the Project would result in significant direct and cumulatively considerable impacts to the western burrowing owl if the species is present on the site when construction activities commence. The Project site is within the SKR HCP and effects to SKR habitat are addressed through the SKR HCP. With mandatory payment of SKR fees, impacts would be less than significant on a direct and cumulatively considerable basis. With implementation of mitigation, which required herein as Biological Resources MM-1 and Biological Resources MM-2, direct and cumulatively considerable impacts would be reduced to less than significant.

Cultural Resources

As discussed under Thresholds 8 and 9, *Cultural Resources*, the proposed Project would result in direct and cumulatively considerable impacts to recorded cultural resource RIV-12,858 and RIV-12,857 which the County of Riverside has determined is not CEQA-significant. However, because previously uncovered and undiscovered significant resources may be uncovered by the Project's ground-disturbing construction activities; mitigation is required. With implementation of mitigation, which required herein as Cultural Resources MM-1, Cultural Resources MM-2, Cultural Resources MM-3, Cultural Resources MM-4, Cultural Resources MM-5, to properly identify and treat resources that may be uncovered during the Project's earth-moving activities, impacts would be reduced to less than significant on a direct and cumulatively considerable basis.

Energy

As discussed under Threshold 10, *Energy Impacts*, during construction and operation, the Project and other cumulative developments would be subject to regional, State, and federal requirements related to energy consumption, including requirements related to energy efficiency (e.g., Title 24 energy efficiency requirements) and fuel efficiency. Moreover, energy consumed by the Project is expected to be comparable to other light industrial uses of similar scale and intensity that are constructed and operating in California, because the Project does not propose uses or operations that would inherently result in excessive and wasteful energy consumption. There are no components of the warehouse uses proposed by the Project that would result in the inefficient, wasteful, or otherwise unnecessary use of energy resources on either a direct or cumulatively-considerable basis. Additionally, the Project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. As such, Project-related impacts due to energy consumption would be less-than-cumulatively considerable.

Geology and Soils

Potential effects related to geology and soils are inherently site-specific; therefore, there is no potential for the Project to contribute to a cumulatively-considerable impact under this topic. Furthermore, all development proposals would be required to comply with applicable federal, State, and local regulations that are in place to preclude adverse geology and soils effects, including effects related to strong seismic

ground shaking, fault rupture, soil erosion, and hazardous soil conditions (e.g., liquefaction, expansive soils, landslides).

Greenhouse Gas Emissions

As discussed in Threshold 20, *Greenhouse Gas Emissions*, global climate change (GCC) occurs as the result of global emissions of GHGs. An individual development project does not have the potential to result in direct and significant GCC-related effects in the absence of cumulative sources of GHGs. The CEQA Guidelines also emphasize that the effects of GHG emissions are cumulative and should be analyzed in the context of CEQA's requirements for cumulative impacts analysis (See CEQA Guidelines § 15130(f)).

At Project buildout, the Project's total annual GHG emissions would exceed the Riverside County CAP's annual GHG emissions threshold of 3,000 MTCO_{2e}. Refer to Threshold 20, *Greenhouse Gas Emissions*, for a detailed discussion of the Project's exceedance of 3,000 MTCO_{2e} per year and the Project's subsequent demonstration that the Project surpasses 100 points) through the CAP Screening Tables. With implementation of Project design features, adherence to applicable regulations, and mitigation required herein as Greenhouse Gas Emissions MM-1, Greenhouse Gas Emissions MM-2, the Project would not cause a significant impact due to a conflict with the County's CAP and impacts would be reduced to a direct and cumulatively considerable basis. (Urban Crossroads, Inc., 2019d, p. 57)

Hazards and Hazardous Materials

Potential effects related to hazards and hazardous materials are inherently site-specific; therefore, there is no potential for the Project to contribute to a cumulatively-considerable impact under this topic.

Hydrology and Water Quality

Construction and operation of the Project and other projects in the Santa Ana River watershed would have the potential to result in a cumulatively considerable water quality impact, including erosion and sedimentation. However, in accordance with applicable federal, State, and local regulations, all development projects would be required to implement plans during construction and operation (e.g., SWPPP and WQMP) to minimize adverse effects to water quality, which would avoid a cumulatively-considerable impact.

The Project and other projects in the Santa Ana River Basin would be required to comply with federal, State, and local regulations in order to preclude flood hazards both on- and off-site. Compliance with federal, State, and local regulations would require on-site areas to be protected, at a minimum, from flooding during peak storm events (i.e., 100-year storm) and that proposed development would not expose downstream properties to increased flooding risks during peak storm events. Accordingly, a cumulatively-considerable effect related to flooding would not occur.

Land Use and Planning

The Project would not physically divide an established community, or conflict with applicable land use/planning documents and the Project is consistent with the County's land use designation and zoning classifications for the Project site; therefore, there is no potential for the Project to contribute to a cumulatively-considerable impact related to land use and planning.

Mineral Resources

The Project would have no impact on mineral resources. Therefore, there is no potential for the Project to contribute to a cumulatively-considerable impact under this topic.

Noise

As discussed in Threshold 27b, during near-term construction activities, the Project's ground-borne construction vibration levels would be direct and cumulatively considerable and require mitigation to reduce the intermittent, localized ground-borne vibration level. With implementation of Noise MM-1, direct and cumulatively considerable vibration impacts during the Project's near-term construction activities would be reduced to less than significant.

Under long-term operating conditions the Project would comply with the County's Noise Ordinance and would not produce noticeable levels of vibration; therefore, cumulatively considerable impacts related to these issue areas would not occur. The analysis under Threshold 27, *Noise*, demonstrates that the Project would not result in a cumulatively considerable impact related to transportation noise under long-term conditions.

Paleontological Resources

No paleontological resources are identified on or near the Project site; however, grading and excavation activities on the Project site that occur deeper than 4.0 feet in depth in areas of the Project site that are composed of very old alluvial fan sediments (which are mapped by Riverside County as having "High B" paleontological sensitivity), have the potential to unearth paleontological resources that may exist below the ground surface. Similarly, cumulative development in this same geologic formation have the potential to unearth paleontological resources. With implementation of mitigation, which required herein as Paleontological Resources MM-1, to properly identify and treat resources that may be uncovered during the Project's earth-moving activities, the Project's impacts would be reduced to less than significant on a direct and cumulatively considerable basis.

Population and Housing

The Project would not implement land uses that generate new residents and would not require the construction of replacement housing. Accordingly, the County has anticipated – and planned for – the growth that would occur on the Project site and there is no potential for the Project to result in an adverse, cumulatively-considerable environmental effect related to population and housing.

Public Services

All development projects in the County of Riverside, including the Project, would be required to pay DIF, a portion of which would be used by the County for the provision of public services to offset the incremental increase in demand for public services. Furthermore, future development would generate an on-going stream of property tax revenue and sales tax revenue, which would provide funds that could be used by the County for the provision of public services. The Project would not directly result in the introduction of new residents to the County and, therefore, would have no potential to result in cumulatively-considerable impacts to resident-serving public facilities such as schools, parks, libraries, and other public facilities or services.

Recreation

The Project would have no impact to recreation facilities. Therefore, there is no potential for the Project to contribute to a cumulatively-considerable impact under this topic.

Transportation

As discussed in Threshold 37, *Transportation*, the Project would contribute cumulatively considerable traffic volumes at one intersection (Harvill Avenue & Cajalco Expressway intersection (Intersection #1)) under EAPC (2021) traffic conditions. The Project is required to comply with the TUMF program as administered by the County of Riverside, which requires the Project Applicant to pay a fee that is used to fund regional transportation improvements. In addition, the Project Applicant is required to pay a fair share fee for improvements to Intersection #1, which is expected to be improved by the Majestic Freeway Business Center Specific Plan project located to the north of the Project site. With the implementation of the improvements identified in Transportation MM-1, the peak hour delays and associated LOS would improve to an acceptable LOS (LOS D or better). Therefore, with the implementation of mitigation, impacts would be reduced to less than significant under EAPC (2021) traffic conditions (Urban Crossroads, Inc., 2019f, Table 1-2) (So, 2019). With the implementation of the improvements identified in Transportation MM-1, the peak hour delays and associated LOS would improve to an acceptable LOS (LOS D or better). Therefore, with the implementation of mitigation as required herein as Transportation MM-1, Transportation MM-2, impacts would be reduced to less than significant under EAPC (2021) traffic conditions. (Urban Crossroads, Inc., 2019f, p. 63)

Tribal Cultural Resources

As discussed in Threshold 39, *Tribal Cultural Resources*, development activities on the Project site would not impact any known tribal cultural resources; however, there is the remote potential that such resources are buried beneath the surface of the Project site and could be impacted during construction. Other projects within region would similarly have the potential to impact unknown, subsurface tribal cultural resources during ground-disturbing activities. Therefore, the potential for development on the Project site to impact subsurface tribal cultural resource deposits is a cumulatively-considerable impact. With implementation of mitigation to properly identify and treat resources that may be uncovered during the Project's earth-moving activities, impacts would be reduced to less than significant on a direct and cumulatively considerable basis.

Utilities/ Service Systems

The Project would require water and wastewater infrastructure, as well as solid waste disposal. Development of public utility infrastructure is part of an extensive planning process involving service providers and jurisdictions with discretionary review authority. The coordination process associated with the preparation of infrastructure plans is intended to ensure that adequate public utility services and resources are available to serve both individual development projects and cumulative growth in the region. Each individual development project is subject to review for utility capacity to avoid unanticipated interruptions in service or inadequate supplies. Coordination with the utility providers would allow for the provision of utility services to the Project and other developments. The Project and other planned projects are subject to connection and service fees to offset increased demand and assist in facility expansion and service improvements (at the time of need). Because of the utility planning and

coordination activities described above, cumulatively-considerable impacts to utilities and service systems would not occur.

Wildfire

The Project site is not located in an SRA; therefore, no cumulatively considerable impacts associated with wildfire would occur as a result of development of the Project.

Findings of Fact: Cumulative Impacts will be less than significant or less than significant with mitigation.

Mitigation: Mitigation is required. Refer to individual thresholds herein and the attached Mitigation, Monitoring, and Reporting Program (MMRP).

Monitoring: Monitoring is required. Refer to individual thresholds herein and the attached Mitigation, Monitoring, and Reporting Program (MMRP).

Applicable Regulatory Requirements. Applicable regulations and design requirements to which the Project is required to comply are included in this Initial Study. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are included herein for information purposes.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
47. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: All sources are noted in the appropriate threshold as analyzed within this Initial Study.

The Project’s potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this Initial Study. In instances where the Project has the potential to result in direct or indirect adverse effects to human beings (air quality and associated effects on human health from air pollutants, and construction-related noise and potential effects on hearing impairment), project design feature best practices and mitigation measures have been applied to ensure impacts do not rise above a level of significance. With required implementation of project design features and the mitigation measures identified in this Initial Study, construction and operation of the proposed Project would not involve any activities that would result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

Findings of Fact: Impacts will be less than significant or less than significant with mitigation.

Mitigation: Mitigation is required. Refer to individual thresholds herein and the attached Mitigation, Monitoring, and Reporting Program (MMRP).

Monitoring: Monitoring is required. Refer to individual thresholds herein and the attached Mitigation, Monitoring, and Reporting Program (MMRP).

Applicable Regulatory Requirements. Applicable regulations and design requirements to which the Project is required to comply are included in this Initial Study. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are included herein for information purposes.

5.2 AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *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 at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal. App.4th 656; *Sierra Club v. County of Fresno (Friant Ranch L.P.)* (2018) 6 Cal.5th 502.

2019 CEQA Statute and Guidelines, January 1, 2019: Riverside County, California Code of Ordinances

6.0 References

Documents Appended to this MND	
<p><i>The following reports, studies, and supporting documentation were used in preparing this MND and are bound separately as Technical Appendices. A copy of the Technical Appendices is available for review at the Riverside County Planning Department 4080 Lemon Street, 12th Floor Riverside, CA 92502.</i></p>	
Cited As:	Source:
(Arcadis, 2018a)	Arcadis U.S. Inc., 2018a. Draft <i>Phase I Environmental Site Assessment Report</i> . June 25, 2018. MND Technical Appendix G.
(BFSA, 2019a)	Brian F. Smith and Associates, Inc. (BFSA), 2019a. <i>A Phase I Cultural Resources Assessment for the Seaton Commerce Center Project</i> . March 21, 2019. MND Technical Appendix C.
(BFSA, 2019b)	Brian F. Smith and Associates, Inc. (BFSA), 2019b. <i>Paleontological Resource and Mitigation Monitoring Assessment</i> . March 21, 2019. MND Technical Appendix J1.
(Ecological Sciences, Inc., 2018a)	Ecological Sciences, Inc., 2018a. <i>General Habitat Assessment and Focused Burrowing Owl Surveys</i> . MND Technical Appendix B.
(NorCal Engineering, 2018a)	NorCal Engineering, 2018a. <i>Geotechnical Engineering Investigation. Proposed Industrial Warehouse Development Northwest Corner of Harvill Avenue and Old Cajalco Road, Perris, County of Riverside, California</i> . July 24, 2018. MND Technical Appendix E.
(NorCal Engineering, 2019a)	NorCal Engineering, 2019a. <i>Response to County Geological Report Review Sheet</i> . May 6, 2019. MND Technical Appendix E.
(REC Consultants, Inc., 2019a)	REC Consultants, Inc. 2019a. <i>Drainage Study</i> . October 11, 2019. MND Technical Appendix H1.
(REC Consultants, Inc., 2019b)	REC Consultants, Inc. 2019b. <i>Project Specific Preliminary Water Quality Management Plan</i> . Original Date Prepared: February 1, 2019. MND Technical Appendix H2.
(Urban Crossroads, Inc., 2019a)	Urban Crossroads, Inc. 2019a. <i>Val Verde Logistics Center Air Quality Impact Analysis County of Riverside</i> . November 12, 2019. MND Technical Appendix A1.

Documents Appended to this MND	
<i>The following reports, studies, and supporting documentation were used in preparing this MND and are bound separately as Technical Appendices. A copy of the Technical Appendices is available for review at the Riverside County Planning Department 4080 Lemon Street, 12th Floor Riverside, CA 92502.</i>	
<u>Cited As:</u>	<u>Source:</u>
(Urban Crossroads, Inc., 2019b)	Urban Crossroads, Inc. 2019b. <i>Val Verde Logistics Center Mobile Source Health Risk Assessment County of Riverside</i> . November 12, 2019. MND Technical Appendix A2.
(Urban Crossroads, Inc., 2019c)	Urban Crossroads, Inc. 2019c. <i>Val Verde Logistics Center Energy Analysis</i> . September 19, 2019. MND Technical Appendix D.
(Urban Crossroads, Inc., 2019d)	Urban Crossroads, Inc. 2019d. <i>Val Verde Logistics Center Greenhouse Gas Analysis County of Riverside</i> . November 12, 2019. MND Technical Appendix F.
(Urban Crossroads, Inc., 2020a)	Urban Crossroads, Inc. <i>Val Verde Logistics Center 190006 Supplemental Greenhouse Gas Assessment</i> . January 16, 2020. MND Technical Appendix F1.
(Urban Crossroads, Inc., 2020b)	Urban Crossroads, Inc. 2020b. <i>Val Verde Logistics Center Noise Impact Analysis County of Riverside</i> . January 21, 2020. Technical Appendix I.
(Urban Crossroads, Inc., 2019f)	Urban Crossroads, Inc. 2019f. <i>Val Verde Logistics Center Traffic Impact Analysis County of Riverside</i> . April 8, 2019. Technical Appendix K1.
(Urban Crossroads, Inc., 2019g)	Urban Crossroads, Inc. 2019g. <i>Val Verde Logistics Center Vehicle Miles Traveled (VMT) Assessment</i> . June 21, 2019. Technical Appendix K2.
(Urban Crossroads, Inc., 2019h)	Urban Crossroads, Inc. 2019h. <i>Val Verde Driveway Stacking Analysis</i> . December 11, 2019. Technical Appendix K3.

Documents and Websites Consulted in Preparation of this MND	
Cited As:	Source:
(CCR 15064.5)	California Code of Regulations, Title 14, Chapter 3, Section 15064.5 <i>Determining the Significance of Impacts to Archaeological and Historical Resources (CCR 15064.5)</i> . Accessed: April 1, 2019. Available online: http://www.parks.ca.gov/pages/1054/files/california%20code%20of%20regulations.pdf
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(CalRecycle, 2019)	California Department of Resources Recycling and Recovery. <i>Estimated Solid Waste Generation Rates</i> . Accessed April 16, 2019. Available online: https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates .
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(CalRecycle, Lamb Canyon, 2019d)	California Department of Resources Recycling and Recovery (Lamb Canyon), 2019d. <i>Lamb Canyon Sanitary Landfill (33-AA-0007)</i> . Accessed: April 16, 2019

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(Caltrans, n.d.)	California Department of Transportation, 2011. <i>California Scenic Highway Mapping System (website)</i> . September 7, 2011. Accessed November 6, 2018. Available online: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/
(CAPCOA, 2017)	California Air Pollution Control Officers Association, 2017. <i>CalEEMOD Appendix E. Technical Source Documentation</i> . October 2017. Accessed: October 18, 2019. Available online:
(CBSC, 2017)	California Building Standard Code, 2017. 2016 California Building Code. Accessed April 18, 2019. Available online: https://codes.iccsafe.org/content/chapter/10010/
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(CDC, 2016b)	California Department of Conservation, 2016. <i>Riverside County Williamson Act FY 2015/2016, Sheet 1 of 3</i> . 2016. Accessed November 6, 2018. Available online: ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Riverside_w_15_16_WA.pdf
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Appendix A: Mitigation Monitoring and Reporting Program (MMRP)

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>5.1.1 Aesthetics</p> <p>Threshold 1.a): Because the Project site is not located within or adjacent to a scenic highway corridor and is not visible from a designated or eligible corridor, the proposed Project would not have a substantial effect upon a scenic highway corridor.</p> <p>Threshold 1.b): Due to the lack of public viewing locations on the Project site and the design elements incorporated as part of the Project, the Project would not the Project substantially damage scenic resources, including, but not limited to trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view.</p> <p>Threshold 1.c): The proposed Project would be required to comply with the development standards of the stricter of the zoning designations on the site; therefore, with compliance with the zoning development standards and regulations; the Project's potential to result in a conflict with applicable zoning and other regulations governing scenic quality would be less than significant.</p> <p>Threshold 2.a): The Project would be required to comply with Ordinance No. 655; thus, the Project's potential to interfere with the nighttime use of the Mt. Palomar observatory would be less than significant.</p> <p>Thresholds 3.a and 3.b): The proposed Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels, and impacts</p>	<p>No Impact</p> <p>Less than Significant</p> <p>Less than Significant</p> <p>Less than Significant</p> <p>Less than Significant</p>	<p>CRDR 5.1.1-1 The Project is required to comply with Riverside County Ordinance No. 655, which is intended to restrict the permitted use of certain light fixtures emitting light into the night sky which could have a detrimental effect on astronomical observation and research. Ordinance No. 655 sets forth requirements for lamp sources and shielding of light emissions for outdoor fixtures to reduce "skyglow" or light pollution that affects day or nighttime views from Mt. Palomar Observatory (located approximately 40 miles southeast of the Project site in northern San Diego County).</p> <p>CRDR 5.1.1-2 The Project is required to comply with Riverside County Ordinance No. 915, which is intended to provide minimum requirements for outdoor lighting in order to reduce light trespass. Ordinance No. 915 provides regulations on adequate lighting shielding, glare, and light trespass in order to ensure all development in Riverside County installs lighting in a way that does not jeopardize the health, safety, or general welfare of Riverside County residents and degrade their quality of life.</p>	<p>N/A</p>	<p>N/A</p>

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>Potential Environmental Impact would be less than significant</p> <p>5.1.2 Agriculture and Forest Resources</p> <p>Threshold 4.a): Because the Project site does not contain land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), the Project has no potential to convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to a non-agricultural use.</p> <p>Threshold 4.b): The Project would not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.</p> <p>Threshold 4.c): Because the Project site is not located within 300 feet of agriculturally zoned property, the proposed Project has no potential to cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm").</p> <p>Threshold 4.d): There are no components of the proposed Project that would result in changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use, no impact would occur as a result of development of the proposed Project.</p> <p>Thresholds 5.a, 5.b, and 5.c): Implementation of the proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production, and because the Project would not result in the loss of forest land or conversion of forest land to non-forest use, no impact would occur as a result of development of the proposed Project.</p>	<p>No Impact</p> <p>No Impact</p> <p>No Impact</p> <p>No Impact</p> <p>No Impact</p>	<p>No impacts to agriculture and forest resources would occur; thus, mitigation is not required.</p>	<p>N/A</p>	<p>N/A</p>

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>5.1.3 Air Quality</p> <p>Threshold 6.a): The Project would conflict with Consistency Criterion No. 1 by exceeding the localized significance thresholds for PM₁₀ and PM_{2.5} during the site preparation phase of construction; thus, the Project has the potential to conflict with or obstruct implementation of the AQMP. Therefore, impacts are determined to be significant and mitigation is required.</p> <p>Threshold 6.b): Impacts associated with construction-related emissions of VOCs, NO_x, CO, SO_x, PM₁₀ and PM_{2.5} would be less than significant and mitigation is not required. Project-related operational emissions of VOCs, NO_x, CO, SO_x, PM₁₀ and PM_{2.5} would not exceed SCAQMD regional criteria thresholds. Accordingly, the Project would not emit substantial concentrations of these pollutants during construction or long-term operation and would not contribute to an existing or projected air quality violation.</p> <p>Threshold 6.c): The Project would not create or contribute to a CO hotspot. Emissions of PM_{2.5} and PM₁₀ during the site preparation phase of construction would exceed the SCAQMD localized threshold. Therefore, impacts are determined to be significant and mitigation is required.</p> <p>Threshold 6.d): The proposed Project would not create objectionable odors affecting a substantial number of people during construction, and short-term impacts would be less than significant. Long-term operation of the proposed Project also would not create objectionable odors affecting a substantial number of people. Impacts would be less than significant.</p>	<p>Less than Significant with Mitigation Incorporated</p> <p>Less than Significant</p> <p>Less than Significant</p> <p>Less than Significant</p>	<p>Air Quality MM-1: Prior to grading permit issuance, the County of Riverside shall verify that the following note is included on the grading plan. Project contractors shall be required to ensure compliance with this note and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. The note shall also be specified in bid documents issued to prospective construction contractors.</p> <ul style="list-style-type: none"> All diesel-fueled off-road construction equipment greater than 50 horsepower, including but not limited to excavators, graders, rubber-tired dozers, and similar "off-road" construction equipment used during the site preparation phase of construction shall be equipped with CARB Tier 4 compliant engines. If the operator lacks Tier 4 equipment, and it is not available for lease or short-term rental within 50 miles of the project site, Tier 3 or cleaner off-road construction equipment may be utilized subject to County approval. <p>Air Quality MM-2: Prior to grading permit issuance, the County of Riverside shall verify that the following note is included on the grading plan. Project contractors shall be required to ensure compliance with this note and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. The note shall also be specified in bid documents issued to prospective construction contractors.</p> <ul style="list-style-type: none"> During site preparation and grading activity, all actively graded areas within the Project site shall be watered once every two hours (e.g. 4 times per day) or a movable sprinkler system shall be in place to ensure minimum soil moisture of 12% is maintained on actively graded areas. Moisture content can be verified with use of a moisture probe by the grading contractor. 	<p>Project Applicant, Project Construction Manager/Riverside County Building & Safety Department</p> <p>Project Applicant, Project Construction Manager/Riverside County Building & Safety Department, SCAQMD</p>	<p>Throughout the duration of construction activities</p> <p>During site preparation and grading activities</p>

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
		<p>CRDR 5.1.3-1 The Project is required to comply with the provisions of the SCAQMD Rule 403 "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and construction equipment travel on unpaved roads. To comply with Rule 403, and prior to grading permit issuance, the County of Riverside shall verify that notes are specified on the Project's grading plans requiring Rule 403 compliance. Project construction contractors would be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. To comply with Rule 403:</p> <ul style="list-style-type: none"> • In order to limit fugitive dust emissions, all clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines. • The construction contractor(s) shall ensure that all distributed unpaved roads and disturbed areas within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three (3) times a day, preferably in the mid-morning, afternoon, and after work is done for the day. • The construction contractor(s) shall ensure that traffic speeds on unpaved roads and the Project site area are reduced to 15 miles per hour or less. <p>CRDR 5.1.3-2 The Project is required to comply with the provisions of the SCAQMD Rule 1113 "Table of Standards" pertaining to VOC emissions by using Low-Volatile Organic Compounds paints (no more than 100 gram/liter of VOC) and/or High-Pressure Low Volume (HPLV) applications. Prior to building permit final inspection, the County of Riverside shall verify a note requiring Rule 1113 compliance is specified on all building plans.</p>		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
		<p>Project contractors would be required to comply with the note and maintain written records of such compliance that can be inspected by the County of Riverside or its designee upon request.</p> <p>CRDR 5.1.3-3 The Project's construction activities are required to comply with the provisions of the SCAQMD Rule 1.186 "PM10 Emissions from Paved and Unpaved Roads and Livestock Operations," which requires the use of a street sweeper certified by the SCAQMD, and the use of non-toxic chemical stabilizers for dust control.</p> <p>CRDR 5.1.3-4 Project construction activities are required to comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site.</p> <p>CRDR 5.1.3-5 The Project is required to comply with the California Green Building Standards Code (CALGreen), including all Nonresidential Mandatory Measures, including but not limited to requirements for bicycle parking, parking for clean air vehicles, charging stations, lighting, water conservation, waste reduction, and building maintenance. The provisions of CALGreen reduce energy use and fossil fuel use, which reduce air pollutant emissions.</p> <p>CRDR 5.1.3-6 Diesel-fueled vehicles at the Project site are required to comply with the California Air Resources Board (CARB) idling restriction requirements, which currently restrict vehicles from idling for more than 5 minutes. Prior to building permit final inspection, the County of Riverside shall verify that signs are posted in the Project's truck courts specifying the idling restriction requirement.</p>		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>5.1.4 Biological Resources Threshold 7.a): No conflict would occur with the SKR HCP, as the Project Applicant would be required to contribute fees pursuant to Ordinance No. 663. Prior to mitigation, the proposed Project has the potential to result in a conflict with the MSHCP due to potential impacts to the burrowing owl. Thresholds 7.b) and 7.c): Based on habitat assessments conducted on the Project site, Ecological Sciences concluded that although no native habitat types are present on the site and no listed species (currently protected by state or federal endangered species acts) are expected to occur due to absence of suitable habitat, the potential presence of BUOW is considered a significant direct and cumulatively considerable impact the species is migratory and could be present on the Project site at the time that the Project's construction activities . In addition, other migratory bird species protected by the MBTA could be impacted by the Project if active nests are present on the site at the time that nesting habitat (trees and shrubs) are removed. Mitigation is thus required. Threshold 7.d): No impacts to wildlife movement corridors or native wildlife nurseries would occur. However, the Project has the potential to impact nesting birds if vegetation is removed during the nesting season (February 1 through August 31). Threshold 7.e): The Project would not have a substantial</p>	<p>Less than Significant with Mitigation Incorporated Less than Significant with Mitigation Incorporated Less than Significant with Mitigation Incorporated No Impact</p>	<p>CRDR 5.1.3-7 The Project is required to comply with the provisions of the SCAQMD Rule 402, "Nuisance" which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public. Biological Resources MM-1: Pre-Construction Surveys for Western Burrowing Owl. Pursuant to Objectives 5, 6, and 7 of the Species Account for the Burrowing Owl in the Western Riverside County MSHCP, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding (MOU) with the County. The survey results shall be provided in writing to the Environmental Programs Department/County Biologist. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required. If it is determined that the Project site is occupied by the burrowing owl, take of "active" nests shall be avoided pursuant to the MSHCP and the MBTA. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the CDFW. If it is determined during the 30-day preconstruction survey that burrowing owls have colonized the Project site prior to initiation of construction, the Project Applicant will immediately inform the Riverside County Biologist, CDFW, and the Regional Conservation Authority (RCA), and would need to retain a biologist that holds a MOU with the County of Riverside to prepare a Burrowing Owl</p>	<p>Project Applicant, Project Biologist/ Riverside County Building & Safety Department, County Biologist, Riverside County Environmental Programs Department (EPD)</p>	<p>Prior to the issuance of grading permits</p>

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service</p> <p>Threshold 7.f): The Project would not have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.</p> <p>Threshold 7.g): The Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and no impact would occur as a result of implementation of the Project as proposed on the Project site.</p>	<p>No Impact</p> <p>No Impact</p>	<p>Protection and Relocation Plan for approval by the County of Riverside and Wildlife Agencies prior to initiating ground disturbance. The relocation plan will include the following:</p> <ul style="list-style-type: none"> • The locations of the nests and owls proposed for relocation. • The locations of the proposed relocation sites. • The numbers of adult owls and juveniles proposed for relocation. • The time of year when relocation is proposed to take place, • The name of the biologist proposed to supervise the relocation, and the details of his/her previous experience capturing, handling, and relocating borrowing owls, including the outcomes of the previous relocation efforts (survival/mortality rates and site-fidelity rates of the relocated owls), and relevant permits held. • A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site. • A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision). • Description of the monitoring methods and monitoring duration to be employed to verify survival of the relocated owls and their long-term retention on the relocation site. <p>Biological Resources MM-2: Vegetation Clearing Outside of the Migratory Nesting Bird Season Nesting Bird Season generally occurs between February 1 and August 31). As a condition of a grading permit, a migratory nesting bird survey of all trees to be removed from the site shall be conducted by a qualified biologist</p>	<p>Project Applicant, Project Biologist/ County Planning Department, County EPD</p>	<p>Within 10 days prior to initiating tree removal or vegetation within 500 feet of a</p>

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
		<p>within 10 days prior to initiating tree removal or vegetation clearing within 500 feet of a mature tree. A copy of the migratory nesting bird survey results report shall be provided to the Riverside County Environmental Programs Department (EPD). If the survey identifies the presence of active nests, then the qualified biologist shall provide the Riverside County EPD with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impacts. The size and location of all buffer zones, if required, shall be subject to review and approval by the Riverside County EPD and shall be no less than a 300-foot radius around the nest for non-raptors and a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and Riverside County EPD verify that the nests are no longer occupied and the juvenile birds can survive independently from the nests.</p> <p>CRDR 5.1.4-1 The Project Applicant shall comply with Riverside County Ordinance No. 810 (Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Fee Program Ordinance), which requires a per-acre local development impact and mitigation fee payment prior to the issuance of a building permit.</p> <p>CRDR 5.1.4-2 The Project Applicant shall comply with Riverside County Ordinance No. 663 (Stephens' Kangaroo Rat Mitigation Fee Ordinance) which requires a per-acre local development and mitigation fee payment prior to the issuance of a grading permit.</p>		mature tree
<p>5.1.5 Cultural Resources Thresholds 8.a) and 8.b): No historic artifacts or historical sites were observed during the field survey and the potential</p>	No Impact			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>for any historic deposits or sites is extremely remote. Additionally, the Project site is not identified as containing a historic resource by the Riverside County General Plan EIR, Figure 4.9.2, Historical Resources. Accordingly, the Project has no potential to impact a historical resource as defined by CEQA Guidelines Section 15064.5.</p>	<p>Less than Significant with Mitigation Incorporated</p>	<p>Cultural Resources MM-1: Cultural Sensitivity Training. Prior to the issuance of grading permits, the Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.</p>	<p>Project Applicant, Project Archaeologist, Native American Monitor/ County Archaeologist</p>	<p>Prior to initiation of construction activities</p>
<p>Thresholds 9.a) and 9.b): During BFSAs survey of the Project site, no archaeological resources or archaeological sites were identified. However, the potential exists that previously uncovered undiscovered archaeological resources or sites may exist within the APE that may be exposed during the Project's ground-disturbing construction activities. If significant resources are uncovered and are not appropriately treated, impacts would be significant.</p>	<p>Less than Significant</p>	<p>Cultural Resources MM-2: Native American Monitor. Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The</p>	<p>Project Applicant/ County Archaeologist</p>	<p>Prior to grading permit issuance</p>
<p>Threshold 9.c): There is a remote potential that human remains may be unearthed during the Project's ground-disturbing construction activities. This same potential for the discovery of human remains occurs on nearly every construction site that disturbs an undeveloped ground surface. If human remains are found on the site, the developer/permit holder or any successor in interest is required by law to comply with State Health and Safety Code Section 7050.5.</p>				

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
		<p>developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this mitigation measure.</p> <p>Cultural Resources MM-3: Project Archeologist. Prior to issuance of grading permits, the permit applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with the Project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this mitigation measure. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored, including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.</p> <p>Cultural Resources MM-4: Phase IV Cultural Monitoring Report. Prior to Grading Permit Final Inspection and upon completion of the implementation phase (clearing, grubbing, grading, trenching), a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with the Grading Permit. The report shall follow the County of Riverside Planning Department</p>	<p>Project Archaeologist/ Planning Department, County Archaeologist</p> <p>Project Archaeologist/ Planning Department</p>	<p>Prior to grading permit issuance</p> <p>Prior to Grading Permit Final Inspection</p>

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
		<p>Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the Transportation and Land Management Agency (TLMA) website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.</p> <p>Cultural Resources MM-5: Artifact Disposition. Prior to Grading Permit Final Inspection and in the event that cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources (with the exception of sacred items, burial goods, and Human Remains) and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through one of the following methods.</p> <ul style="list-style-type: none"> • 1. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe(s) or band(s). This shall include measures and provisions to protect the reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report. • 2. Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, 	<p>Project Applicant, Project Archaeologist/ County Archaeologist</p>	<p>Prior to Grading Permit Final Inspection</p>

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
		<p>and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.</p> <p>If more than one Native American Group is involved with the project and cannot come to a consensus as to the disposition of cultural resources, the landowner(s) shall then proceed with curation at the Western Science Center.</p> <p>CRDR 5.1.5-1 If human remains are found on the Project site, the developer/permit holder or any successor in interest shall comply with the following codes:</p> <ul style="list-style-type: none"> • Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime. • If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or 		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
		<p>preferences for treatment within 48 hours of being granted access to the site.</p> <ul style="list-style-type: none"> • Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following: <ul style="list-style-type: none"> ○ The nondestructive removal and analysis of human remains and items associated with Native American human remains. ○ Preservation of Native American human remains and associated items in place. ○ Relinquishment of Native American human remains and associated items to the descendants for treatment. ○ Other culturally appropriate treatment. <p>The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.</p> <p>Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do</p>		

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		<p>not by themselves constitute human remains.</p> <p>Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:</p> <ul style="list-style-type: none"> ○ Record the site with the commission or the appropriate Information Center. ○ Utilize an open space or conservation zoning designation or easement. ○ Record a document with the county in which the property is located. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. <p>Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate</p>		

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<p>5.1.6 Energy</p> <p>Threshold 10.a): Project construction and operations would not result in the inefficient, wasteful or unnecessary consumption of energy. Further, the energy demands of the Project can be accommodated within the context of available resources and energy delivery systems. The Project would therefore not cause or result in the need for additional energy producing or transmission facilities. The Project would not engage in wasteful or inefficient uses of energy and aims to achieve energy conservation goals within the State of California.</p> <p>Threshold 10.b): The Project would provide for, and promote, energy efficiencies beyond those required under other applicable federal and State of California standards and regulations, and in so doing would meet or exceed all California Building Standards Code Title 24 standards. Moreover, energy consumed by the Project's operation is calculated to be comparable to, or less than, energy consumed by other industrial uses of similar scale and intensity that are constructed and operating in California. On this basis, the Project would not result in the inefficient, wasteful, or unnecessary consumption of energy. Further, the Project would not cause or result in the need for additional energy producing facilities or energy delivery systems.</p>	<p>Less than Significant</p>	<p>treatment of multiple Native American human remains.</p> <ul style="list-style-type: none"> o Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist. <p>CRDR 5.1.6-1 The Project is required to comply with CALGreen, including all Nonresidential Mandatory Measures, including but not limited to requirements for bicycle parking, parking for clean air vehicles, charging stations, lighting, water conservation, waste reduction, and building maintenance. The provisions of CALGreen reduce energy use and fossil fuel use.</p> <p>CRDR 5.1.6-2 Diesel-fueled vehicles at the Project site are required to comply with the CARB idling restriction requirements, which currently restrict vehicles from idling for more than 5 minutes. Prior to building permit final inspection, the County of Riverside will verify that signs are posted in the Project's truck courts specifying the idling restriction requirement.</p>	<p>N/A</p>	<p>N/A</p>
<p>5.1.7 Geology/Soils</p> <p>Threshold 11.a): The Project site is not located within an Alquist-Priolo Earthquake Fault Zone or within an area of a</p>	<p>No Impact</p>	<p>CRDR 5.1.7-1 The Project is required by law to comply with the California Building Standards Code and the Riverside County</p>	<p>N/A</p>	<p>N/A</p>

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>known fault.</p> <p>Threshold 12.a): NorCal Engineering concluded that the design of the proposed construction of the Project in conformance with the latest Building Code provisions for earthquake design is expected to provide adequate attenuation of any ground-shaking hazards, including, liquefaction hazards that are typical to southern California.</p> <p>Threshold 13.a): NorCal Engineering concluded that the design of the proposed Project in conformance with the latest California Building Standards Code provisions for earthquake design is expected to provide adequate attenuation of ground-shaking hazards that are typical to southern California.</p> <p>Threshold 14.a): The Project site is not subject to on- or off-site landslides or rockfall hazards due to the relatively gentle topography in the Project area. The geotechnical evaluation prepared for the Project site also evaluated the potential for collapse and lateral spreading hazards on site, and identifies site-specific recommendations to preclude collapse or lateral spreading hazards. As a standard condition of Project approval, the Project will be required to comply with site-specific recommendations contained in a Project-specific geotechnical report included as <i>Technical Appendix E</i>, which would reduce potential impacts to less than significant.</p> <p>Threshold 15.a): The potential for subsidence to impact the site is considered low. The Project site's geotechnical report (<i>Technical Appendix E</i>) indicates that the site's settlement potential would be attenuated through the proposed removal of near surface soils down to competent materials and replacement with properly compacted fill. Through standard conditions of approval, the proposed Project would be</p>	<p>Less than Significant</p> <p>Less than Significant</p> <p>Less than Significant</p>	<p>Building Code, which addresses construction standards including those related to geologic and soil conditions.</p> <p>CRDR 5.1.7-2 As a standard condition of Project approval, the Project will be required to comply with the site-specific recommendations contained in the geotechnical investigation prepared for the Project site by NorCal Engineering and dated July 24, 2018 which is included herein as Technical Appendix E. The recommendations cover grading, soil removal, and recompaction activities; building foundation, floor slab, retaining wall, and paving design; shoring of excavations and trenches, and related topics.</p> <p>CRDR 5.1.7-3 Prior to issuance of a grading permit, the Project Applicant shall obtain coverage under a NPDES permit from the State Water Resources Control Board. Evidence that a NPDES permit has been issued shall be provided to the County of Riverside prior to issuance of a grading permit.</p> <p>CRDR 5.1.7-4 Prior to issuance of a grading permit, the Project Applicant shall prepare a SWPPP. Project contractors shall be required to ensure compliance with the SWPPP and shall permit periodic inspection of the construction site by the County of Riverside staff or its designee to confirm compliance.</p> <p>CRDR 5.1.7-5 Prior to issuance of a grading permit, the Project Applicant shall prepare and the County of Riverside shall approve a Final WQMP. The Project Applicant or its property manager shall be required to ensure compliance with the Final WQMP and shall permit periodic inspection of the Project site by County of Riverside staff or its designee to confirm compliance.</p> <p>CRDR 5.1.7-6 The Project is required to comply with the provisions of the SCAQMD Rule 403 "Fugitive Dust." Rule 403 requires implementation of best available dust control measures</p>		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>required by the County to incorporate the recommendations contained within the Project site's geotechnical report (<i>Technical Appendix E</i>) into the grading plan for the Project. As such, implementation of the Project would result in less-than-significant impacts associated with ground subsidence.</p>	<p>No Impact</p>	<p>during construction activities that generate fugitive dust, such as earth moving, grading, and construction equipment travel on unpaved roads. To comply with Rule 403, and prior to grading permit issuance, the County of Riverside shall verify that notes are specified on the Project's grading plans requiring Rule 403 compliance. Project construction contractors would be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. To comply with Rule 403:</p>		
<p>Threshold 16.a): There is no potential for the Project to be subject to hazards associated with seiches, mudflows, and/or volcanic hazards.</p>	<p>Less than Significant</p>	<ul style="list-style-type: none"> In order to limit fugitive dust emissions, all clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines. The construction contractor(s) shall ensure that all distributed unpaved roads and disturbed areas within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three (3) times a day, preferably in the mid-morning, afternoon, and after work is done for the day. The construction contractor(s) shall ensure that traffic speeds on unpaved roads and the Project site area are reduced to 15 miles per hour or less. 		
<p>Thresholds 17.a) and 17.b): The Project would not change topography or ground surface relief features. The Project would not create a substantial adverse effect associated with changes in topography nor create cut or fill slopes greater than 2:1 or higher than 10 feet. Impacts would be less than significant.</p>	<p>No Impact</p>			
<p>Threshold 17.c): The Project site does not contain any operational subsurface sewage disposal systems under existing conditions. The Project site does not serve as a leach field for any off-site properties and has no potential to affect or negate operating subsurface sewage disposal systems.</p>	<p>Less than Significant</p>	<p>CRDR 5.1.7-7 The Project's construction activities are required to comply with the provisions of the SCAQMD Rule 1.186 "PM₁₀ Emissions from Paved and Unpaved Roads and Livestock Operations," which requires the use of a street sweeper certified by the Air Quality Management District (AQMD), and the use of non-toxic chemical stabilizers for dust control.</p>		
<p>Threshold 18.a): With mandatory compliance to the requirements identified in the Project's SWPPP, as well as applicable regulatory requirements, the potential for water and/or wind erosion impacts during Project construction would be less than significant. Mandatory compliance with the Project's WQMP would ensure that the Project does not result in substantial soil erosion or the loss of topsoil under long-term operating conditions.</p>	<p>Less than Significant</p>			
<p>Threshold 18.b): Through standard conditions of approval, the proposed Project would be required by the County to incorporate the recommendations contained within the</p>	<p>Less than Significant</p>			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>Project site's geotechnical report (Technical Appendix E) into the grading plan for the Project. As such, implementation of the Project would result in less-than-significant impacts associated with expansive soils and would not create substantial risks to life or property.</p> <p>Threshold 18.c): The Project does not propose the use of septic tanks or alternative waste water disposal systems. Accordingly, no impact would occur.</p> <p>Threshold 19.a): The Project would be required to comply with SCAQMD Rule 403 that requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth-moving, grading, and construction equipment travel on unpaved roads. Following development of the Project, soils on the Project site would be covered with impervious surfaces and landscaping and no longer be as exposed to wind as it is under existing conditions; therefore, wind erosion and loss of topsoil under long-term conditions would be substantially reduced as compared to existing conditions. With mandatory compliance to Rule 403 regulatory requirements, the potential for the Project to result in an increase in wind erosion and blowsand, either on- or off-site, would be less than significant.</p>	<p>No Impact</p> <p>Less than Significant</p>			
<p>5.1.8 Greenhouse Gas Emissions Thresholds 20.a) and 20.b): Because the Project would emit 3,889.35 MTCO₂e per year, which would exceed the CAP's initial screening threshold of 3,000 MTCO₂e, the Project's level of GHG emissions represent a cumulatively-considerable impact that requires mitigation in the form of CAP compliance.</p>	<p>Less than Significant with Mitigation Incorporated</p>	<p>Greenhouse Gas Emissions MM-1: The Project shall implement Climate Action Plan Screening Table Measures providing for a minimum 100 points per the County Screening Tables. The County shall verify incorporation of the identified Screening Table Measures within the Project building plans and site designs prior to the issuance of building permit(s) and/or site plans (as applicable).</p>	<p>Project Applicant/ Building & Safety Department</p>	<p>Prior to issuance of a building permit(s) and/or site plans (s).</p>

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
<p>5.1.9 Hazards and Hazardous Materials Thresholds 21.a) and 21.b): Handling of on-site soils during Project construction would not expose people or the environment to a significant hazard, and impacts are determined to be less than significant. No historical recognized environmental conditions (HRECs), recognized environmental conditions (RECs) or controlled recognized environmental conditions (CRECs) were identified on the site by Arcadis during their Phase I ESA. With mandatory compliance with applicable hazardous materials regulations, the Project would not create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials during the construction phase, and impacts would be less than significant. With mandatory regulatory compliance, the Project's operational phase is not expected to pose a significant hazard to the public or the environment through the routine transport, use, storage, emission, or disposal of hazardous materials, nor would the Project increase the potential for accident conditions which could result in the release of hazardous</p>	<p>Less than Significant</p>	<p>Greenhouse Gas Emissions MM-2. Prior to issuance of a building permit, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating implementation of Climate Action Plan measure R2-CE1, which requires on-site renewable energy production to offset 20% of the building's energy demand.</p> <p>CRDR 5.1.8-1 The Project is required to comply with CALGreen, including all Nonresidential Mandatory Measures, including but not limited to requirements for bicycle parking, parking for clean air vehicles, charging stations, lighting, water conservation, waste reduction, and building maintenance. The provisions of CALGreen reduce energy use and fossil fuel use, which reduce greenhouse gas emissions.</p> <p>CRDR 5.1.9-1 Prior to issuance of a grading permit, the Project Applicant shall obtain coverage under a NPDES permit from the State Water Resources Control Board. Evidence that a NPDES permit has been issued shall be provided to the County of Riverside prior to issuance of a grading permit.</p> <p>CRDR 5.1.9-2 Prior to issuance of a grading permit, the Project Applicant shall prepare a SWPPP. Project contractors shall be required to ensure compliance with the SWPPP and shall permit periodic inspection of the construction site by the County of Riverside staff or its designee to confirm compliance.</p> <p>CRDR 5.1.9-3 Prior to issuance of a grading permit, the Project Applicant shall prepare and the County of Riverside shall approve a Final WQMP. The Project Applicant or its property manager shall be required to ensure compliance with the Final WQMP and shall permit periodic inspection of the Project site by County of Riverside staff or its designee to confirm compliance.</p>		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>materials into the environment.</p> <p>Threshold 21.c): The Project would not interfere with an adopted emergency response or evacuation plan.</p>	<p>No Impact</p>	<p>CRDR 5.1.9-4 Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.</p>		
<p>Threshold 21.d): There would be no potential for existing or proposed schools to be exposed to substantial safety hazards associated with the routine transport of hazardous substances or materials to and from the Project site. Further, most of the Project's traffic will use I-215, and have little or no reason to travel on local roads east of I-215 near the Val Verde High School.</p>	<p>No Impact</p>	<p>CRDR 5.1.9-5 The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan.</p> <ul style="list-style-type: none"> Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward a 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. Any use 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. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation. 		
<p>Threshold 21.e): The Project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, therefore, would not create a significant hazard to the public or the environment.</p>	<p>No Impact</p>			
<p>Thresholds 22.a), 22.b), and 22.c): The Project site is located within "Compatibility Zone C2" of the MARB Influence area. The Project was considered and conditionally approved by the Riverside County Airport Land Use Commission (ALUC) on May 9, 2019. The ALUC Staff report for the proposed Project concluded that the Project is conditionally consistent with the MARB ALUCP and the Project does not entail any uses prohibited or discouraged in Compatibility Zone C2. With compliance to the ALUC conditions of approval, the Project is consistent with the ALUCP and would not create a hazard.</p>	<p>Less than Significant</p>			
<p>Threshold 22.d): There are no private airport facilities or heliports within the vicinity of the Project site. As such, the Project would not result in a safety hazard for people residing or working in the project area associated with private airports or heliports.</p>	<p>No Impact</p>	<p>CRDR 5.1.9-6 The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor non-residential uses; and hazards to flight. Children's schools are</p>		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
		<p>discouraged.</p> <p>CRDR 5.1.9-7 The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, they would require subsequent Airport Land Use Commission review: Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.</p> <p>CRDR 5.1.9-8 The "Notice of Airport in Vicinity" included in the May 9, 2019 County of Riverside Staff Report shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.</p> <p>CRDR 5.1.9-9 The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.</p> <p>CRDR 5.1.9-10 March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.</p> <p>CRDR 5.1.9-11 Noise attenuation measures shall be incorporated into the design of the office areas of the structure,</p>		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
		<p>to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 Community Noise Equivalent Level (CNEL).</p> <p>CRDR 5.1.9-12 The proposed Project has been evaluated for 282,242 square feet of manufacturing area, 4,000 square feet of first floor office area, and 4,000 square feet of second floor mezzanine office area. Any increase in building area or change in use other than for office, manufacturing, and/or warehousing uses will require an amended review by the Airport Land Use Commission.</p> <p>CRDR 5.1.9-13 For the installation of solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.</p> <p>CRDR 5.1.9-14 The maximum height of the building, including all roof-mounted equipment, if any, shall be limited to 55 feet, and the maximum top point elevation shall not exceed 1,573 feet above mean sea level (AMSL) unless a "Determination of No Hazard to Air Navigation" letter authorizing a higher top elevation has been issued by the Federal Aviation Administration Obstruction Evaluation Service (FAA-OSE).</p> <p>CRDR 5.1.9-15 It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or within 5 days after the construction of the Project's building reaches its greatest height (7460-2, Part 2).</p> <p>CRDR 5.1.9-16 Temporary construction equipment such as cranes used during actual construction of the building shall not exceed a height of 55 feet and a maximum top point elevation of 1,573 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the</p>		

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<p>5.1.10 Hydrology/Water Quality Threshold 23.a): Mandatory compliance with the SWPPP will ensure that the Project does not violate any water quality standards or waste discharge requirements during short-term construction activities. The Project Applicant also would be required to demonstrate compliance with the NPDES program, which requires certain land uses (e.g., industrial uses) to prepare a SWPPP for operational activities and to implement a long-term water quality sampling and monitoring program, unless an exemption has been granted. Mandatory compliance with the NPDES Industrial General Permit would reduce water quality impacts during long-term operation of the Project to below significant levels.</p>	<p>Less than Significant</p>	<p>Form 7460-1 process. CRDR 5.1.10-1 Prior to issuance of a grading permit, the Project Applicant shall obtain coverage under a NPDES permit from the State Water Resources Control Board. Evidence that a NPDES permit has been issued shall be provided to the County of Riverside prior to issuance of a grading permit. CRDR 5.1.10-2 Prior to issuance of a grading permit, the Project Applicant shall prepare a SWPPP. Project contractors shall be required to ensure compliance with the SWPPP and shall permit periodic inspection of the construction site by the County of Riverside staff or its designee to confirm compliance.</p>	<p>N/A</p>	<p>N/A</p>
<p>Threshold 23.b): The Project would not install any water wells; therefore, the Project would not directly extract groundwater from the Perris North Groundwater Basin. Bioretention basins are proposed to be located in a landscaped pervious area along the site's frontage with Harvill Avenue. Offsite flows will be captured and conveyed through the Project site via a proposed storm drain. Therefore, with buildout of the Project, the local groundwater levels would not be adversely affected and impacts to groundwater supplies and recharge would be less than significant.</p>	<p>Less than Significant</p>	<p>CRDR 5.1.10-3 Prior to issuance of a grading permit, the Project Applicant shall prepare and the County of Riverside shall approve a Final WQMP. The Project Applicant or its property manager shall be required to ensure compliance with the Final WQMP and shall permit periodic inspection of the Project site by County of Riverside staff or its designee to confirm compliance.</p>		
<p>Threshold 23.c): The Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or a river or stream or through the addition of impervious surfaces.</p>	<p>Less than Significant</p>	<p>CRDR 5.1.10-4 The site is located within the bounds of the Perris Valley ADP for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP mitigation fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this Project. The drainage fee is required to be paid prior to the issuance of the grading permits</p>		
<p>Threshold 23.d): With mandatory compliance to the requirements noted in the Project's SWPPP, as well as mandatory compliance to applicable regulatory requirements</p>	<p>Less than Significant</p>			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>including but not limited to SCAQMD Rule 403, the potential for water and/or wind erosion impacts during Project construction would be less than significant. Following construction, wind and water erosion on the Project site would be minimal because the areas disturbed during construction would be landscaped or covered with impervious surfaces and drainage would be controlled through a storm drain system. With compliance of the Project-specific WQMP, implementation of the proposed Project would not result in substantial erosion or siltation on-site or off-site.</p>				
<p>Threshold 23.e): All runoff would be directed to the storm drain infrastructure and the Project would not substantially increase the amount of surface runoff in a manner which would result in flooding on-site or off-site.</p>	<p>Less than Significant</p>			
<p>Threshold 23.f): There is no potential for the Project's storm water to exceed the capacity of available infrastructure or to discharge polluted runoff. As such, the Project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.</p>	<p>Less than Significant</p>			
<p>Threshold 23.g): The Project site is located in Flood Zone X; an area of minimal flood hazard and the Project would not impede or redirect flood flows.</p>	<p>Less than Significant</p>			
<p>Threshold 23.h): The nearest large body of surface water to the Project site is the Perris Reservoir, located approximately 3.6 miles east of the Project site. According to MVAP Figure 1.1, Special Flood Hazards Areas, the Project site is not located within any dam inundation areas or special flood hazard areas. The Project site is located over 37 miles from the Pacific Ocean and is therefore not subject to a tsunami.</p>	<p>No Impact</p>			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
Threshold 23.i): The proposed Project would not conflict or obstruct implementation of a groundwater management plan or implementation of a groundwater sustainability plan	Less than Significant			
5.1.11 Land Use/Planning				
Threshold 24.a): With implementation of the mitigation measures identified for air quality, biological resources, and greenhouse gas emissions, the Project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.	Less than Significant	N/A	N/A	N/A
Threshold 24.b): Because roadways separate the Project site from any lands designated residential and the land zoned R-R is bound on the east and west by land zoned M-SC, the proposed Project would have no potential to disrupt or divide the physical arrangement of any established community.	No Impact			
5.1.12 Mineral Resources				
Threshold 25.a): Riverside County General Plan Figure OS-6 shows that the Project site and surrounding area is located within Mineral Resource Zone 3 (MRZ-3), meaning the significance of mineral deposits is undetermined and the site is not located within an area designated by the State Mining and Geology Board as being of regional or statewide significance. Because the site is not located within an area known for mineral resources that are of value to the region and the residents of the State, no impact would occur.	No Impact	No impacts to mineral resources would occur; thus, mitigation is not required.	N/A	N/A
Threshold 25.b): The Project site has a General Plan land use designation of LI and is zoned I-P and M-SC and does not have a designation or zoning for mining. As discussed above in Threshold 25a), the Project site is not located within an area designated by the State Mining and Geology Board as being of regional or statewide significance. Therefore, there is no potential for the Project to result in the loss of availability of a	No Impact			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.</p> <p>Threshold 25.c): As discussed above in Thresholds 25 (a) and (b), the site is not located in a State designated sector of valuable resources and there are no known quarries or mines in the immediate vicinity of the Project site. Therefore, no impact would occur.</p>	<p>No Impact</p>			
<p>5.1.13 Noise</p> <p>Threshold 26.a): The MARB runway is located approximately 1.6 miles (8,580 feet) northeast of the Project site. According to Riverside County ALUC, the entire Project site is located outside of the 60 A-weighted decibels (dBA) Community Noise Equivalent Level (CNEL) contour. According to the Riverside County General Plan, warehouse uses are considered “normally acceptable” at noise levels up to 75 dBA CNEL. As such, the Project would not expose people residing or working in the Project area to excessive noise levels. Impacts would be less than significant.</p>	<p>Less than Significant</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>
<p>Threshold 26.b): There are no private airfields or airstrips in the vicinity of the Project site. Therefore, the Project would not expose people to excessive noise levels associated with operations at a private airstrip. No impact would occur.</p>	<p>No Impact</p>			
<p>Threshold 27.a): As shown on Table 5-9, the unmitigated construction noise levels are expected to range from 34.8 to 73.5 dBA Leq at the nearby receiver locations which would fall well below the NIOSH 85 dBA Leq significance threshold during temporary Project construction activities. The Project would generate a daytime operational noise level increase up to 0.2 dBA Leq and a nighttime operational noise level increase up to 0.3 dBA Leq at the nearby noise receiver locations, during daytime or nighttime hours. Therefore, because the Project’s noise level increases do not result in an</p>	<p>Less than Significant</p>			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>exceedance of the noise criteria threshold, the Project would not contribute to a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project and stationary noise impacts would be less than significant. Additionally, Project-related noise levels along the roadway segments within the Project study area would increase between 0.0 and 2.8 dBA CNEL under EA conditions, and between 0.0 to 2.8 dBA CNEL under EAC conditions, both of which would be less than significant.</p> <p>Threshold 27.b): Because the Project's near-term construction--related vibration velocity levels would exceed the County of Riverside threshold of 0.01 in/sec RMS at noise-sensitive receiver location R3, which is a residential structure on Cajalco Road across the street from the Project site, near-term construction-related vibration noise levels would be significant and mitigation is required.</p>	<p>Less than Significant with Mitigation Incorporated</p>	<p>Noise MM-1: Prior to grading permit issuance, the County of Riverside shall verify that the following note, as well as a map that clearly identifies the location of noise sensitive receiver location R3, is included on the grading plan. Project contractors shall be required to ensure compliance with this note and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. The note shall also be specified in bid documents issued to prospective construction contractors.</p> <ul style="list-style-type: none"> Large loaded trucks and dozers (greater than 80,000 pounds) shall not be used during construction activities within 90 feet of occupied residential homes. Instead, small rubber-tired or alternative equipment shall be used within this area during Project construction to reduce vibration effects. <p>CRDR 5.1.13-1 All construction activities shall comply with Riverside County Ordinance No. 847. This requirement shall be noted on all grading and building plans and in bid documents issued to construction contractors.</p>	<p>Riverside County Building & Safety Department; Construction Contractor(s)</p>	<p>Prior to grading permit issuance.</p>
<p>5.1.14 Paleontological Resources Threshold 28.a): A paleontological sensitivity map generated by the Riverside County Land Information System (RCLIS) ranks the entire project area as having a High</p>	<p>Less than Significant with Mitigation</p>	<p>Paleontological Resources MM-1: Prior to the issuance of grading permits that would involve grading at depths that exceed 4.0 feet in depth and that encompass areas of exposed Quaternary older</p>	<p>Project Applicant, Project Paleontologist or</p>	<p>Prior to the issuance of grading permits</p>

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>Potential/Sensitivity (High B). Grading and excavation activities that occur deeper than 4-feet in depth in areas of the Project site that are composed of very old alluvial fan sediments ranked with a High Potential/Sensitivity (High B), have the potential to unearth paleontological resources that may exist below the ground surface. Because of the High Paleontological Sensitivity (High B) assigned to the older alluvial fan deposits across the Project site, full-time paleontological monitoring of mass grading and excavation (utility trenching, etc.) activities in areas mapped as Quaternary older alluvial fan deposits is required in order to mitigate any adverse impacts (loss or destruction) to potential nonrenewable paleontological resources (i.e., fossils).</p>	<p>Incorporated</p>	<p>alluvial fan sediments (Qvofa) on site, the Project Applicant shall retain a qualified paleontologist approved by the County to create and implement a Project-specific plan for monitoring site grading/earthmoving activities (Project paleontologist). The Project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the Project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:</p> <ol style="list-style-type: none"> 1. Description of the proposed site and planned grading operations. 2. Description of the level of monitoring required for all earth-moving activities in the Project area. 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring. 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens. 5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery. 6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays. 7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. 8. Procedures and protocol for collecting and processing of 	<p>Geologist/ County Geologist</p>	<p>that would involve grading at depths that exceed 4.0 feet within exposed Quaternary older alluvial fan sediments on site</p>

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
		<p>samples and specimens.</p> <p>9. Fossil identification and curation procedures to be employed.</p> <p>10. Identification of the permanent repository to receive any recovered fossil material. (Pursuant the County "SABER Policy," paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet.) A written agreement between the property owner/developer and the repository must be in place prior to site grading.</p> <p>11. All pertinent exhibits, maps and references.</p> <p>12. Procedures for reporting of findings.</p> <p>13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.</p> <p>All reports shall be signed by the Project paleontologist and all other professionals responsible for the report's content (e.g. Project Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the Project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the Project Applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a Project paleontologist for the in-grading implementation of the PRIMP.</p>		
5.1.15 Population and Housing	No Impact	No impacts due to population and housing would occur; thus,	N/A	N/A
Threshold 29.a): Development of the Project would not				

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>displace substantial numbers of existing housing or displace a substantial number of people, necessitating the construction of replacement housing elsewhere.</p> <p>Threshold 29.b): The anticipated jobs generated as part of the Project could be filled from the local area, as the surrounding area contains an ample supply of potential employees. Therefore, it is not anticipated that the labor demand caused by the proposed Project would result in the addition of residents within Riverside County or surrounding jurisdictions, or trigger the need for affordable housing. Therefore, the Project is not expected to be a catalyst for any population growth and no impact associated with population projections or affordable housing needs would occur.</p> <p>Threshold 29.c): The Project site would not directly generate a residential population. It is anticipated that the employment base for both the construction and operational phases of the proposed Project would come from the existing population in Riverside County. Therefore, the Project is not expected to be a catalyst for any population growth and no impact associated with population projections would occur. The on-site employment generation would not induce substantial growth in the area because it is anticipated that the Project's future employees would already be living in the Riverside County area. The Project's proposed improvements are specific to the Project and Project-related improvements would not extend beyond the Project site's frontage. Surrounding properties that would have access to or benefit from such improvements have a General Plan land use designation of L-1 and CR. The L-1 land uses are not considered to be population increasing land uses, as they would have similar characteristics to the proposed Project (the employees for such developments would most likely come from within the County for the same reasons as those discussed for this</p>	<p>Less than Significant</p> <p>Less than Significant</p>	<p>mitigation is not required.</p>		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>Project). The CR land uses are also not considered to be population increasing land uses. Project-related utility improvements would service the Project site and would not induce growth on other parcels. Accordingly, the proposed Project would have a less-than-significant impact related to directly or indirectly inducing substantial population growth in the area.</p>				
<p>5.1.16 Public Services Threshold 30.a): Although the Project's increased demand on fire services could be impactful to the RCFD's response times, the impact under CEQA is determined to be less than significant because the Project would be served from existing RCFD fire stations and would not cause the construction of a new fire station or physical alteration of an existing fire station. The Project Applicant would be required to comply with Riverside County Ordinance No. 659 (the County Development Impact Fee (DIF)), which requires a fee payment by developers for the funding of public facilities, including fire protection facilities.</p>	<p>Less than Significant</p>	<p>CRDR 5.1.16-1 Prior to building permit inspection, the Project Applicant shall comply with the County's DIF Ordinance (Riverside County Ordinance No. 659), which requires payment of a development mitigation fee to assist in providing revenue that the County can use to improve public facilities and/or equipment, to offset the incremental increase in the demand for public services.</p> <p>CRDR 5.1.16-2 Prior to building permit inspection, the Project Applicant shall comply with the provisions of California Government Code Sections 65995.5 to 65998 by payment of required school impact fees to the Val Verde Unified School District, in accordance with the District's Level 1 Fee Schedule.</p>	<p>N/A</p>	<p>N/A</p>
<p>Threshold 31.a): As discussed in Riverside County General Plan Update, Draft EIR No 521, in terms of changes to existing levels of service, localized development increases would incrementally create demand for additional law enforcement personnel and services in specific areas; however, none of the increases would trigger the need for new or improved facilities in order to meet the demand. The additional personnel (officers, supervisors, and support staff), equipment and vehicles necessary could readily be accommodated by existing facilities. In addition, the Project would comply with the existing regulatory policies and General Plan policies that would further reduce any impacts to law enforcement services associated with the Project.</p>	<p>Less than Significant</p>			
<p>Threshold 32.a): Although the Project would not directly</p>	<p>Less than</p>			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>create a demand for additional public school services, the Project Applicant would still be required to contribute fees to the Val Verde Unified School District (VVUSD) in compliance with California Senate Bill 50 (SB 50, Greene), California Government Code Sections 65995.5 to 65998, which allows school districts to collect fees from new developments to offset the costs associated with increasing school capacity needs. The payment of school mitigation impact fees authorized by SB 50 is deemed to provide "full and complete mitigation of impacts" on school facilities from the development of real property (California Government Code § 65995). Project implementation would not result in or require new or expanded public school facilities. In addition, no schools are located on the site or are planned to be located on the site, therefore, there is no potential for the Project to have a direct physical impact on school services. For these reasons, impacts to school services would be less than significant.</p>	<p>Significant</p>			
<p>Threshold 33.a): Development of the Project site with a light industrial warehouse building and associated site improvements would not directly create a demand for public library facilities and would not directly result in the need to modify existing or construct new library buildings. Demand placed on libraries is based on the generation of a resident population associated with a person's place of residence, and not typically their place of employment. As discussed above, based on the Countywide jobs and housing data presented in Appendix F-1 to Riverside County General Plan Update (GPA No. 960), the Project would not result in an increase in the County's population and would therefore not directly result in an increased demand for library facilities. Accordingly, Project-related impacts to library facilities would be less than significant. There are no other public services for which Project-related service demands would have the potential to</p>	<p>Less than Significant</p>			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>physically impact public facilities. The Project Applicant would be required to comply with the County's DIF Ordinance (Riverside County Ordinance No. 659) which requires a fee payment by developers for the funding of public facilities, including public libraries and other public facilities.</p> <p>Threshold 34.a): Based on the jobs and housing data presented in Appendix F-1 to Riverside County General Plan Update (GPA No. 960), implementation of the proposed Project is not anticipated to result in an increase in the County's population because Riverside County as a whole has an abundance of housing relative to jobs. As such, it is not anticipated that the proposed Project would result in a substantial increase in demand for public and/or private health care facilities. Moreover, the provision of private health care, which serves a majority of County residents, is largely based on economic factors and demand and is beyond the scope of analysis required for this MND. Existing public health facilities would accommodate nominal increases in demand, such as demand from the Project. Project implementation would not result in or require the physical construction, expansion, or alteration of public health facilities; therefore, impacts would be less than significant. The Project Applicant would be required to comply with the County's DIF Ordinance (Riverside County Ordinance No. 659), which requires a fee payment by developers for the funding of public facilities, including public health facilities.</p>	<p>Less than Significant</p>			
<p>5.1.17 Recreation</p> <p>Thresholds 35.a) and 35.b): The Project proposes a light industrial land use that would not directly result in an increase in the County's population. Although the jobs generated by the Project have the potential to result in some new residents within the County, it is expected that a majority of the jobs created would be filled by existing County residents. As such, the Project would not result in a</p>	<p>Less than Significant</p>	<p>Impacts to recreation would be less than significant; thus, mitigation is not required.</p>	<p>N/A</p>	<p>N/A</p>

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>substantial increase in demand for the construction or expansion of recreational facilities, and impacts would be less than significant.</p> <p>Threshold 35.c): County Service Areas (CSA) facilities operated by the County of Riverside include County-owned and maintained parks and community centers. According to Riverside County GIS, the Project site is located within Community Service Areas (CSA) #70 and #89. The Project site is not located within the boundaries of any adopted Community Parks and Recreation Plan and therefore the Project is not subject to Quimby Fees. The Project is also not located within the purview of any Community Parks and Recreation Plans. The Project does not propose to construct any recreational facilities; therefore, no impacts from proposed recreational facilities would result from the Project. Additionally, the Project proposes a light industrial land use that would not directly result in an increase in the County's population. Although the jobs generated by the Project have the potential to result in some new residents within the County, it is expected that a majority of the jobs created would be filled by existing County residents. As such, the Project would not result in a substantial increase in demand for the construction or expansion of recreational facilities, and impacts would be less than significant.</p>	<p>Less than Significant.</p>			
<p>Threshold 36.a): The Project does not involve the construction or expansion of a trail system. The closest planned bikeway is a Class II Bike Path along Cajalco Expressway located approximately 0.1-mile north of the Project site. Such trails are typically maintained and operated by local parks and recreation districts or other governmental entities empowered and funded to maintain trails. Additionally, the Project would not generate a measurable increase in the County's population as it is expected that the</p>	<p>Less than Significant</p>			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>majority of jobs generated by the Project would be filled by existing County residents. Thus, the Project would not result in the use of existing recreational trails that could have a significant environmental effect. Therefore, because the Project does not include the construction or expansion of a trail system, impacts would be less than significant.</p>				
<p>5.1-18 Transportation Threshold 37.a): Traffic generated by the Project's construction phase would not result in a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The analysis in the Project's Traffic Impact Analysis (TIA) demonstrates that the Project would not result in any impacts to study area intersections or due to the need for signalization under E+P and EAP (2021). Under EAPC (2021) conditions, the Project would result in a cumulatively-considerable impact to the intersection of Harvill Avenue & Cajalco Expressway (#5). Impacts would be reduced to less-than-significant levels with implementation of the required mitigation.</p>	<p>Less than Significant with Mitigation Incorporated</p>	<p>Transportation MM-1: Prior to issuance of a building permit, the Project Applicant shall make a fair share monetary contribution to the County of Riverside for the addition of a southbound right turn lane at the Harvill Avenue and Cajalco Expressway intersection. (The physical construction of this turn lane is assured through a condition of approval placed on the Majestic Freeway Business Center Specific Plan, located to the northwest of the said intersection.) At the time of the writing of this MND, Urban Crossroads estimates that the cost for the southbound right turn lane at the intersection of Harvill Avenue and Cajalco Expressway is estimated at \$250,000.00. The Project's fair share at this intersection is 4.801% which results in a fair share cost of \$12,003.00.</p>	<p>Project Applicant/ Riverside County Transportation Department</p>	<p>Prior to issuance of a building permit</p>
<p>Threshold 37.b): As discussed under Threshold 37.a), pursuant to the Traffic Study Guidelines, Caltrans requires analysis of freeway mainline segments when the Project contributes 50 or more peak hour trips. Based on the Project trip distributions, assessment of state facilities is not required because the Project's traffic contribution to the State facilities is fewer than 50 peak hour trips and is considered less than significant.</p>	<p>No Impact</p>	<p>Transportation MM-2: Prior to the issuance of a building permit, the Project shall comply with the TUMF program as administered by the County of Riverside, which requires the Project Applicant to pay a fee that is used to fund regional transportation improvements, including the installation of a 3rd eastbound through lane at the Harvill Avenue and Cajalco Expressway intersection.</p>	<p>Project Applicant, Construction Manager/ Building & Safety Department</p>	<p>Prior to issuance of construction activities affecting traffic flows on adjacent roadways</p>
<p>Threshold 37.c): The Project site is located in a portion of Riverside County around the I-215 corridor that is developing as an employment center, containing business park, distribution warehousing, e-commerce, and light industrial land uses, and the Project would not substantially increase</p>	<p>Less than Significant</p>	<p>Transportation MM-1: During construction activities, Project construction activities shall comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site. To</p>		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MIV) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
<p>hazards due to an incompatible use (e.g. farm equipment). All Project driveways are designed to be stop-sign controlled and sight distances at each Project driveway were reviewed by the County of Riverside at the time the improvement plans were submitted in order to ensure that sight distance meets minimum County safety standards. Driveway 1 and Driveway 2 on Cajalco Road are anticipated to accommodate the wide turning radius of the heavy trucks as currently designed. All improvements planned as part of the Project would be in conformance with applicable Riverside County roadway standards, and would not result in any hazards due to a design feature and would not result in inadequate emergency access. Therefore, impacts would be less than significant.</p>		<p>Implement this requirement, the requirement to comply with the temporary traffic control plan shall be noted on all grading and building plans and also shall be specified in bid documents issued to prospective construction contractors, including the following notes.</p> <ul style="list-style-type: none"> • Delivery trucks shall use the most direct route between the construction site and the I-215 Freeway. • Construction traffic during the AM peak hours (7:00 AM-9:00 AM) and PM peak hours (4:00 PM-6:00 PM) shall be minimized. The construction contractor shall assure that construction-related trips (passenger car and truck trips) do not exceed 68 net AM PCE peak hour trips and 68 net PM peak hour trips (inbound and outbound combined). The construction contractor shall be responsible for monitoring of inbound and outbound trips during these hours and shall be required to supply the County of Riverside with monitoring records upon request. 		
<p>Threshold 37.d): The Project would contribute traffic to off-site public roadways; however, public roads require periodic maintenance as part of their inherent operational activities, and such maintenance would not result in substantial impacts to the environment. Public roadway maintenance would be funded through the Project Proponent's payment of DIF and the Project site owner(s) future payment of property taxes. Maintenance of roads would not result in any new impacts to the environment beyond that which is already disclosed and mitigated by this MND. Therefore, the Project's potential to cause an effect upon, or a need for new or altered maintenance of roads, would be less than significant.</p>	<p>Less than Significant</p>			
<p>Threshold 37.e): As discussed under Threshold 37.a) above, circulation facilities in the Project study area would have adequate capacity to accommodate the Project's construction-related traffic while maintaining acceptable LOS. Therefore, the Project's potential to cause an effect upon circulation during the Project's construction would be less than significant. Mitigation measures are included to ensure compliance during construction activities.</p>	<p>Less than Significant with Mitigation Incorporated</p>			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>Threshold 37.f): The County evaluated the Project's design, including but not limited to, the layout of the Project's proposed logistics warehouse building, drive aisles, parking lots, and truck court, to ensure that the Project would provide adequate emergency access and access to nearby uses at Project buildout. Furthermore, the Project would provide adequate emergency access along abutting roadways during temporary construction activities within the public right-of-way. In addition, the proposed Project would be required to comply with Riverside County Ordinance Nos. 460 and 461, which regulate access road provisions. With required adherence to County requirements for emergency access, impacts would be less than significant.</p> <p>Threshold 38.a): The Project does not involve the construction or expansion of a bike system or bike lanes. According to the Riverside County General Plan, there are no planned bikeways adjacent to the Project site. The closest planned bike lane is a Class II Bike Path along Cajalco Expressway located approximately 0.1-mile north of the Project site. The County of Riverside General Plan defines Class II Bikeways as bike lanes intended for preferential use by bicycles, and are provided for within the paved areas of roadways. Such trails are typically maintained and operated by local parks and recreation districts or other governmental entities empowered and funded to maintain trails. Therefore, because the Project does not include the construction of a bike system or bike lanes, impacts would be less than significant.</p>	Less than Significant			
<p>5.1.19 Tribal Cultural Resources</p> <p>Thresholds 39.a) and 39.b): There are no known tribal cultural resources present on the Project site. However, the potential exists that tribal cultural resources may be exposed during the Project's grading activities. Therefore, the</p>	Less than Significant with Mitigation Incorporated	Cultural Resources Mitigation Measures MM-1 through MM-5 shall apply.	As specified above for Cultural Resources	As specified above for Cultural Resources Mitigation

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>potential for significant tribal cultural resources to be uncovered by the development of the proposed Project is regarded as potentially significant impact.</p>			Mitigation Measures MM-1 through MM-5.	Measures MM-1 through MM-5.
<p>5.1.20 Utilities/Service Systems Threshold 40.a): The Project's water, sewer, and storm drain lines would be connected to existing lines in Harvill Avenue and Cajalco Road. Potential impacts associated with the installation of on-site and off-site utility improvements are evaluated throughout this MND and mitigation measures are identified for construction-related effects that would reduce construction-phase impacts to the maximum feasible extent. There would be no significant impacts specifically related to the installation of water, wastewater, or storm drain infrastructure beyond the overall construction-related effects of the Project as a whole.</p>	Less than Significant			
<p>Threshold 40.b): As discussed in the 2015 EMWD Urban Water Management Plan, adequate water supplies are projected to be available to meet EMWD's estimated water demand through 2040 under normal, historic single-dry and historic multiple-dry year conditions. EMWD forecasts for projected water demand are based on the population projections of SCAG, and the Project's water demand would be identical to the projection for the site's existing land use designation. As such, EMWD would have sufficient water supplies available to serve the Project from existing entitlements/resources and no new or expanded entitlements are needed. EMWD also provided a Will Serve letter stating that EMWD is willing to provide water and sewer services to the proposed Project.</p>	Less than Significant			
<p>Thresholds 41.a) and 41.b): the Perris Valley Regional Water Reclamation Facility has sufficient capacity to treat wastewater generated by the Project in addition to existing commitments. The Project would not create the need for any</p>	Less than Significant			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>new or expanded wastewater facility (such as conveyance lines, treatment facilities, or lift stations). Because there is adequate capacity at existing treatment facilities to serve the Project's projected sewer demand, impacts would be less than significant. The Project's water, sewer, and storm drain lines would be connected to existing lines in Harvill Avenue and Cajalco Road. The installation of water, sewer, and storm drain line connections as proposed by the Project would result in physical impacts; however, these impacts are considered to be part of the Project's construction phase and are evaluated throughout this MND accordingly.</p> <p>The construction of sewer lines necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this MND. Accordingly, additional mitigation measures beyond those identified throughout this MND would not be required.</p> <p>Threshold 42.a): The El Sobrante Landfill, the Badlands Sanitary Landfill, and the Lamb Canyon Sanitary Landfill have sufficient daily capacity to accept solid waste generated by the Project's construction phase; therefore, impacts to landfill capacity associated with the Project's near-term construction activities would be less than significant. Non-recyclable solid waste generated during long-term operation of the Project would be disposed at the El Sobrante Landfill, the Badlands Sanitary Landfill, and/or the Lamb Canyon Sanitary Landfill. Because the Project would generate a relatively small amount of solid waste per day as compared to the permitted daily capacities at receiving landfills, impacts to regional landfill facilities during the Project's long-term operational activities would be less than significant.</p> <p>Threshold 42.b): In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste</p>	<p>Less than Significant</p>			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>Management Act, the Project's building tenant(s) would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Public Resources Code § 42911), the Project is required to provide adequate areas for collecting and loading recyclable materials where solid waste is collected. Additionally, in compliance with AB 341, the future occupant(s) of the proposed Project would be required to arrange for recycling services, if the occupant generates four (4) or more cubic yards of solid waste per week. The implementation of these mandatory requirements would reduce the amount of solid waste generated by the Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites.</p> <p>The Project would be required to comply with all applicable solid waste statutes and regulations; as such, impacts related to solid waste statutes and regulations would be less than significant.</p>	<p>Less than Significant</p>			
<p>Thresholds 43.a) through 43.f): The proposed Project would include connections to existing electricity, natural gas, and communications infrastructure that already exist in the area, and all such connections would be accomplished in conformance with the rules and standards enforced by the applicable service provider. Impacts associated with the construction and operation of these facilities are an inherent part of the Project's construction process and operational characteristics, and the environmental effects associated with the Project's construction phase have been evaluated throughout this MND. There are no unique conditions associated with the Project's proposed utility service connections that would result in impacts to the environment that have not already been addressed by this MND Impacts</p>				

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>would be less than significant.</p> <p>5.1.21 Wildfire</p> <p>Thresholds 44.a) through 43.e): The Project site is located adjacent to developed land uses that do not pose a high fire risk as well as being bound by the roadways of Harvill Avenue and Cajalco Road. The Project site is not located in or adjacent to a State Responsibility Area (SRA), nor is the Project site classified as a very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief (CAL FIRE, 2007) (CAL FIRE, 2012a). Because the Project site is not located in an SRA, the Project is not subject to Wildfire Thresholds 44.a) through 44.e).</p>	No Impact	No impacts due to wildfire would occur; thus, mitigation is not required.	N/A	N/A



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



02/07/20, 12:03 pm

PPT190006

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT190006. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PPT190006) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

PLOT PLAN NO. 190006 is a proposal for the construction and operation of a total of 289,556 square foot warehouse/distribution/manufacturing development on 12.96-acres gross.

A regular vehicle driveway to the Project is proposed on Harvill Avenue midway on the Project's frontage, with an emergency only gated driveway on Harvill Avenue located near the northern project boundary. A truck exit driveway is located midway along the Project's frontage on Cajalco Road and a truck entrance and regular vehicle driveway is located on Cajalco Road near the Project's western boundary.

Harvill Avenue is an existing improved road with curb and sidewalk installed and would remain as currently improved. Additional right-of-way dedication will be provided for a westerly half-width total dedication of 59 feet. Cajalco Road is currently improved, but the Project will provide additional improvements to provide for a 46 foot part-width pavement (28 feet on north/Project half and 18 feet on south half of Cajalco) with curb, gutter and sidewalks on the north/Project side of Cajalco Road.

The Project site is currently vacant with disturbed surface and is relatively flat. Grading for the site is anticipated to be balanced and would generally follow the existing topography given the site is relatively flat. Blasting is not anticipated based on the limited grading proposed. Two basins are proposed along the Project's eastern boundary with Harvill Avenue that would treat runoff from the site and outlet to existing drainage facilities underneath Harvill Avenue.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), Sheets 1-6, dated 11/14/19.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Exhibits (cont.)

- Exhibit B (Elevations), dated 11/14/19.
- Exhibit C (Floor Plans), dated 11/14/19.
- Exhibit L (Conceptual Landscaping and Irrigation Plans), dated 11/14/19.
- Exhibit P (Photometric Plan), Sheets 1-9, dated 11/14/19.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 630 (Regulating Dogs and Cats)
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan, or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Plot Plan, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 6 AND - IS-MND Mitigation Measures

Mitigation Measures from the Project Initial Study/Mitigated Negative Declaration have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the Project Initial Study/Mitigated Negative Declaration.

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Corrections" must be addressed prior to entitlement approval. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Include a comment response list addressing each correction on the comment list. Thank You.

Corrections

Allowable area:

this building doesn't appear to be qualify for unlimited area per 507.4 as the building has one side with less than 60' from property line. please verify the type of construction and the clear yard to justify the allowable area either per table 506.2 or per 507.4.

ACCESSIBLE PATH OF TRAVEL:

1- Please provide a revised site plan to indicate the required continuous accessible paved path of travel.

The accessible path of travel details shall include;

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

Notifications:

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

BS-Plan Check. 1

Gen - Custom

BUILDING & SAFETY COMMENTS FOR PPT190006

BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Corrections" must be addressed prior to entitlement approval. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Include a comment response list addressing each correction on the comment list. Thank You.

CORRECTIONS:

None

NOTIFICATIONS:

Allowable Area

Project will require certain provisions to comply with allowable area requirements of CBC Chapter 5 using just the basic allowable area permitted under CBC Table 506.2. As such, this project must meet the requirements for unlimited area under CBC Section 507. Typically, this will require a 60' yard all around

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

the building. The north side of this building does not appear to meet that requirement. See Section 507.2.1 for other options.

Accessible Parking

Where parking serves more than one accessible entrance, parking spaces complying with 11B-502 (Parking Spaces) shall be dispersed and located on the shortest accessible route to the accessible entrances.

Accessible Path of Travel

Building Permit set must indicate required continuous accessible paved path of travel. The accessible path of travel details shall include;

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

Please be aware that a site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

Code/Ordinance Requirements

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

Permitted Buildings

Where existing structures are identified on the site plan, revise site plan to include the building permit number for each applicable structure shown. You may contact the Building & Safety Records Department @ (951) 955-2017 for assistance with building permit number retrieval.

Construction Without Permit (CWP)

Where any building, structure, equipment, alteration, use, change of use, or utility has been fully or

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

Gen - Custom (cont.)

partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP).

The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s). Due to public safety concerns, time frames have been reduced to ensure that all minimum code and safety requirements per all applicable departments have been satisfied. Building plans and supporting documents and required verification documents shall be submitted to the building department with fee payment for review prior to any approval of the current planning case.

NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without permit, the applicable building/structure shall not be occupied or in use until a final approved building inspection has been received. If the non-permitted/non-approved use and/or occupancy persists without full approval from applicable county departments, the applicant/owner is doing so at their own risk.

Permit Issuance

Per section 105.1 (2013 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

Green Code Waste Reduction (Non-Residential)

Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
2. Determines if materials will be sorted on site or mixed.
3. Identifies diversion facilities where material collected will be taken.
4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

E Health

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Haz. Report (cont.)

Harvill Avenue. The project is within Community Facilities District (CFD) 88-8. This development site was previously reviewed under PAR 1522 and PAR 180045.

The site lies across a stretch of mildly flat foothills located about one mile east of the regional ridgeline. The site receives runoff from a tributary of approximately 15 acres from the adjacent parcels to the west. There are two concentration points at southwest and northwest corners of the site. These two locations may be subject to heavy runoff and erosion in severe storm events. No drainage facility or catch basin is observed on Cajalco Road other than side ditches along each side of the road. Nuisance natural local runoff are conveyed by the side ditches from the Cajalco Road cul-de-sac to two Transportation maintained catch basins located on the north and south side of Cajalco Road west of the intersection with Harvill Avenue. Project site elevation is lower than the street elevation thus the nuisance natural local runoff may traverse portions of the property. The project is considered free from ordinary storm flood hazard by FEMA per FIRM (2008) 06065C1410G. However, a storm of unusual magnitude could cause some damage.

The eastern boundary of the site is adjacent to a District maintained drainage facility, Perris Valley MDP Lateral E-8 (project #4-0-00489/drawing #4-0544). This underground facility conveys the 100-year flows from the proposed project area near the intersection of Harvill Avenue and Cajalco Road, north on Harvill then east where a box culvert discharges east of the I-215 FWY. All tributary offsite and onsite flows to the project site are tabled to Lateral E-8.

An existing Transportation owned 36-in storm drain lateral on Lateral E-8, Lateral 21 (Sht 11 of 18, dwg 4-0544), located at the northeast corner of APN 317-110-037 will be utilized as an outlet for the site. An encroachment permit may be required from Transportation for any work performed involving Transportation facilities. Please contact Transportation for further information.

To protect the site from the offsite tributary from the south of Cajalco Road and provide conveyance for nuisance natural local runoff, PP190006 is required to extend the District's existing 42-inch in Perris Valley MDP Lateral E-8 (Dwg No. 4-0544) west in Cajalco Road along the southern property. A proposed CMP riser inlet approximately 620-ft west of the intersection is the collection point of this proposed 42-in extension, and 57 cfs from the south will be collected at this inlet. The project is required to submit calculations showing this CMP riser inlet is adequate to collect the entire offsite runoff of 57cfs. Additional inlets may be needed in Cajalco Road to protect the site from the tributary flows from the south. Please note, offsite drainage improvements require the facilities to be located within dedicated drainage easements obtained from the affected property owner(s). See comments 60 & 80 - OFFSITE EASEMENT OR REDESIGN. Lateral E-8 shall conform to District design, maintenance, and operation standards. District will review the improvement plans for maintenance of this facility. See comments 60 and 80 - 6 ITEMS FOR DISTRICT OPERATION AND MAINTENANCE OF FACILITY(IES).

To protect the site from offsite tributary flows from the west of the site, the project proposes to collect the offsite flows at northwest corner of the site and convey the flows to Lateral 21 along northern and eastern property lines through a proposed 36-in storm drain. The Lateral 21 is also used as the outlet for treated onsite flow from two proposed retention basins located along eastern property line. The site is

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2 Flood INCREASED RUNOFF CRITERIA (cont.)

For the 2-year and 5-year events, the loss rate will be determined using an AMC I condition. For the 10-year event, AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour, and 6-hour events. A variable loss rate shall be used for the 24-hour event.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8 X % IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible, the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Side slopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

Preliminary sizing may be based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. Final design of the basin, including a complete hydrology study will not be required until the improvement plan stage of this development. The project may need modifications at the plan check stage in order to comply with the increased runoff criteria.

Planning

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 ALUC General Conditions (cont.)

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

8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

9. This project has been evaluated for 282,242 square feet of manufacturing area, 4,000 square feet of first floor office area, and 4,000 square feet of second floor mezzanine office area. Any increase in building area or change in use other than for office, manufacturing, and/or warehousing uses will require an amended review by the Airport Land Use Commission.

10. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

11. The maximum height of the building, including all roof-mounted equipment, if any, shall be limited to 55 feet, and the maximum top point elevation shall not exceed 1,573 feet above mean sea level unless a "Determination of No Hazard to Air Navigation" letter authorizing a higher top point elevation has been issued by the Federal Aviation Administration Obstruction Evaluation Service.

Planning. 2 Causes for Revocation

In the event the use hereby permitted under this permit,

- a) is found to be in violation of the terms and conditions of this permit,
- b) is found to have been obtained by fraud or perjured testimony, or
- c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Planning. 3 Ceased Operations

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning. 4 Construction Traffic Control

Project construction activities are required to comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site.

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ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 Landscape Requirement (cont.)

- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 9 Logistics/Warehouse – General/Operational Measures

The following measures shall be complied with generally through design/permitting of the project and through continued operation of the project.

1. On-site speed bumps shall not be allowed. Truck loading bays and drive aisles shall be designed to minimize truck noise.
2. Facility operators shall prohibit truck drivers from idling more than five (5) minutes and require operators to turn off engines when not in use, in compliance with the California Air Resources Board regulations.
3. All lighting used in conjunction with a warehouse/distribution facility operations, shall be directed down into the interior of the site and not spill over onto adjacent properties.
4. Facility operators shall maintain records of their facility owned and operated fleet equipment and ensure that all diesel-fueled Medium-Heavy Duty Trucks (“MHDT”) and Heavy-Heavy Duty (“HHD”) trucks with a gross vehicle weight rating greater than 19,500 pounds accessing the site use year CARB compliant 2010 or newer engines. The records should be maintained on-site and be made available for inspection by the County.
5. Facility operators shall train their managers and employees on efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks.
6. Facility operators shall coordinate with CARB and SCAQMD to obtain the latest information about regional air quality concentrations, health risks, and trucking regulations.
7. Facility operators shall establish specific truck routes between the facility and regular destinations, identifying the most direct routes to the nearest highway/freeway and avoid traveling near sensitive

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 ARTIFACT DISPOSITION (cont.)

to the disposition of cultural resources, the landowner(s) shall then proceed with curation at the Western Science Center.

Planning-CUL. 2 HUMAN REMAINS

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime.

If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

- The nondestructive removal and analysis of human remains and items associated with Native American human remains.
- Preservation of Native American human remains and associated items in place.
- Relinquishment of Native American human remains and associated items to the descendants for treatment.
- Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

To protect these sites, the landowner shall do one or more of the following:

- Record the site with the commission or the appropriate Information Center.
- Utilize an open-space or conservation zoning designation or easement.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 HUMAN REMAINS (cont.)

- Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.

Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

Planning-CUL. 3 UNANTICIPATED RESOURCES

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

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

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

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-GEO

Planning-GEO. 1 GEO190013 ACCEPTED

County Geologic Report GEO No. 190013, submitted for the project PPT190006, was prepared by NorCal Engineering, and is titled; "Geotechnical Engineering Investigation, Proposed Industrial Warehouse Development, Northwest Corner Harvill Avenue and Cajalco Road, Perris, County of Riverside, California," dated July 24, 2018. In addition, NorCal Engineering has submitted the following document: "Response to County Geological Report Review Sheet – Proposed Industrial Warehouse Development – Located at the Northwest Corner Harvill Avenue and Cajalco Road, Perris, County of Riverside, California,"

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO190013 ACCEPTED (cont.)

dated May 6, 2019.

GEO190013 concluded:

1. The site is not located within a State of California Earthquake Fault Zone, or a County of Riverside Fault Hazard Zone. Based on an evaluation of historic aerial photographs and published geologic maps, no indications of active faulting are present on or in the vicinity of the site. Therefore, the potential for surface fault rupture is considered low.
2. Our analysis indicates the potential for liquefaction at this site is considered to be very low due to the density of the subsurface soils and groundwater in excess of 50 feet.
3. The potential for subsidence to impact the site is considered low.
4. The upper on-site soils at the site are very low in expansion potential.
5. Computations utilizing pressure curves and the recommended allowable soil bearing capacities reveal that the foundations will experience normal (static) settlements on the order of ¼ inch and differential settlements of less than ¼ inch.

GEO190013 recommended:

1. Any vegetation and/or demolition debris shall be removed and hauled from proposed grading areas prior to the start of grading operations.
2. Any removed soils may be reutilized as compacted fill once any deleterious material or oversized materials (>8 inches) is removed.
3. The upper 1 to 2 feet of existing fill soils and any other low-density soils encountered shall be removed to competent native materials, the exposed surface scarified to a depth of 12 inches, brought to within 2% of optimum moisture and compacted to a minimum of 90% of the laboratory standard (ASTM D-1557) prior to placement of any additional compacted fill soils.
4. "Competent" native soils at bottom of excavations shall be defined as soils exhibiting a relative compaction of 85% or greater.
5. Due to the potential of differential settlement of foundations placed on compacted fill and the medium dense native materials, it is recommended that all foundations including floor slab areas be underlain by a uniform compacted fill blanket at least two feet in thickness.
6. Grading shall extend a minimum of 5 horizontal feet outside the edges of foundations or equidistant to the depth of fill placed, whichever is greater.

GEO No. 190013 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190013 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County of Riverside upon application for grading and/or building permits.

Transportation

Transportation. 1

Landscape Requirement

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 Landscape Requirement (cont.)

controller(s) as defined by County Ordinance No. 859;

- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 2 LCP Landscape Concept Plan required at project submittal

Provide a single digital file in PDF form on a non-rewritable Compact Disc (CD) media with a Landscape Concept Plan (LCP) on County standard Transportation Department Title Block plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, shading, and parking plan. Final landscape plans will be required to be submitted, reviewed, and approved prior to the issuance of building permits.

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

For basic guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859, and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required but the plan shall include an estimated annual water use calculation for irrigation on the project. Conceptual plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and ground cover to be provided within landscaped areas and in other open space areas within the project. Plants must be selected from the Riverside County California Friendly Plant List. Water efficient planting materials are encouraged. Special features, such as rockwork, fencing, water features, existing plants to remain, MSHCP regulated areas, ALUC flight areas, recreational trails, and uses shall be identified.

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties, typically show 300 feet from project boundary.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 LCP Landscape Concept Plan required at project submittal (cont.)

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

Transportation. 3 RCTD - General

1. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
2. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
3. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
4. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
5. All corner cutbacks shall be applied per Standard 805, Ordinance 461.
6. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
7. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.
8. Ramps shall be constructed/modified at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.
9. Cajalco Road is designated as an Industrial Collector Road (Standard No. 111, Ordinance 461).

If the existing right-of-way along Cajalco Road exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.
10. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

Transportation. 4 TS/CONDITIONS

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 TS/CONDITIONS (cont.)

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Driveway 1 (NS) at:
Old Cajalco Road (EW)

Driveway 2 (NS) at:
Old Cajalco Road (EW)

Harvill Avenue (NS) at:
Cajalco Expressway (EW)

Harvill Avenue (NS) at:
Driveway 3 (EW)

Harvill Avenue (NS) at:
Old Cajalco Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Waste Resources

Waste Resources. 1 Waste - General

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

Waste - General (cont.)

Department of Environmental Health, Environmental Protection and Oversight Division.

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Flood

060 - Flood. 1 6 Items to Accept Facility Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 ALUC – Detention Basins (cont.) Not Satisfied
species that would be incompatible with airport operations shall not be utilized in project landscaping.

060 - Planning. 2 Logistics/Warehouse – Grading Plan Notes Not Satisfied

Prior to grading permit issuance, the following measures shall be noted on grading plans and shall be complied with during grading operations:

1. During construction of the warehouse/distribution facility, all heavy duty haul trucks accessing the site shall have CARB-Compliant 2010 engines or newer approved CARB engine standards.
2. All diesel fueled off-road construction equipment greater than 50 horsepower, including but not limited to excavators, graders, rubber-tired dozers, and similar “off-road” construction equipment shall be equipped with CARB Tier 4 Compliant engines. If the operator lacks Tier 4 equipment, and it is not available for lease or short-term rental within 50 miles of the project site, Tier 3 or cleaner off-road construction equipment may be utilized subject to County approval.
3. The maximum daily disturbance area (actively graded area) shall not exceed 10 acres per day. Non-Grading construction activity in areas greater than 10 acres is allowed.
4. Construction contractors shall utilize construction equipment, with properly operating and maintained mufflers, consistent with manufacturers’ standards.
5. Construction contractors shall locate or park all stationary construction equipment so that the emitted noise is directed away from sensitive receptors nearest the project site, to the extent practicable.
6. The surrounding streets shall be swept on a regular basis, to remove any construction related debris and dirt.
7. Appropriate dust control measures that meet the SCAQMD standards shall be implemented for grading and construction activity.
8. Construction equipment maintenance records and data sheets, which includes equipment design specifications and equipment emission control tier classifications, as well as any other records necessary to verify compliance with the items above, shall be kept onsite and furnished to the County upon request.
9. Construction Contractors shall prohibit truck drivers from idling more than five (5) minutes and require operators to turn off engines when not in use, in compliance with the California Air Resources Board regulations.
10. During construction, the Transportation & Land Management Agency representative shall conduct an on-site inspection with a facility representative to verify compliance with these policies, and to identify other opportunities to reduce construction impacts.
11. Facility construction shall comply with the hours of operation and exterior noise decibel levels as required by Riverside County Ordinance No. 847 (“Noise Ordinance”).

060 - Planning. 3 Logistics/Warehouse – Grading Traffic Control Plan Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 Logistics/Warehouse – Grading Traffic Control Plan (cont.) Not Satisfied

Prior to grading permit issuance, a "Traffic Control Plan" shall be prepared, which details the locations of equipment staging areas, material stockpiles, proposed road closures, and hours of construction operations. This is in addition to a Traffic Impact Study as may be required for the environmental review process.

060 - Planning. 4 MM AQ 1 and 2 – Grading Plan Notes Not Satisfied

Prior to grading permit issuance, the County of Riverside shall verify that the following note is included on the grading plan. Project contractors shall be required to ensure compliance with this note and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. The note shall also be specified in bid documents issued to prospective construction contractors.

- When using construction equipment greater than 150 horsepower (>150 HP), the construction contractor(s) shall ensure that off-road diesel construction equipment complies with the EPA/CARB Tier 3 emissions standards and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturer's specifications.
- During site preparation and grading activity, all actively graded areas within the Project site shall be watered once every two hours (e.g. 4 times per day) or a movable sprinkler system shall be in place to ensure minimum soil moisture of 12% is maintained on actively graded areas. Moisture content can be verified with use of a moisture probe by the grading contractor.

060 - Planning. 5 MM Noise 1 - Grading Plan Notes Not Satisfied

Prior to grading permit issuance, the County of Riverside shall verify that the following note, as well as a map that clearly identifies the location of noise sensitive receiver location R3, is included on the grading plan. Project contractors shall be required to ensure compliance with this note and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. The note shall also be specified in bid documents issued to prospective construction contractors.

- Large loaded trucks and dozers (greater than 80,000 pounds) shall not be used during construction activities within 90 feet of occupied residential homes. Instead, small rubber-tired or alternative equipment shall be used within this area during Project construction to reduce vibration effects.

Planning-CUL

060 - Planning-CUL. 1 CULTURAL SENSITIVITY TRAINING Not Satisfied

The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 CULTURAL SENSITIVITY TRAINING (cont.) Not Satisfied

060 - Planning-CUL. 2 NATIVE AMERICAN MONITOR Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

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

060 - Planning-CUL. 3 PROJECT ARCHAEOLOGIST Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 Burrowing Owl Preconstruction Surveys - EPD Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a rough grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 Burrowing Owl Preconstruction Surveys - EPD (cont.) Not Satisfied
Poonamallee at mpoonama@rivco.org and Valentina Lopez at vslopez@rivco.org for instructions.
Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 2 MBTA Nesting Bird Surveys - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Valentia Lopez at vslopez@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. Description of the proposed site and planned grading operations.
 2. Description of the level of monitoring required for all earth-moving activities in the project area.
 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
14. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Survey

060 - Survey. 1 RCTD - Prior to Road Construction Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Survey. 2 RCTD - Vacation Not Satisfied

Cajalco Road is designated as an Industrial Collector Road (Standard No. 111, Ordinance 461).

The project proponent, by his/her design, is requesting a vacation of the existing 1 foot excess half-width dedicated rights-of-way along Cajalco Road. The project proponent shall apply under a separate application with the County Surveyor for a conditional vacation of Cajalco Road, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation

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60. Prior To Grading Permit Issuance

Survey

060 - Survey. 2 RCTD - Vacation (cont.) Not Satisfied
request, the project proponent shall re-design the project, utilizing the existing rights-of-way.

Transportation

060 - Transportation. 1 0060-Transportation-USE – FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes .): In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

060 - Transportation. 2 RCTD - File L&LMD Application Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 3 RCTD - Submit Grading Plans Not Satisfied

The project proponent shall submit two sets of grading plans (24 inches x 36 inches) to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 PHASE IV MONITORING REPORT Not Satisfied

Upon completion of the implementation phase (clearing, grubbing, grading trenching), a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT (cont.) Not Satisfied

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

Fire

080 - Fire. 1 Prior to Permit - access Not Satisfied

1. Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
2. Prior to issuance of Building Permits, an approved site plan for fire apparatus access roads and signage shall be submitted and approved by the Office of the Fire Marshal. (CFC 501.3)
3. The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4)
4. Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

080 - Fire. 2 Prior to Permit - water Not Satisfied

1. Minimum fire flow for the construction of all commercial buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the information given. Subsequent design changes may increase or decrease the required fire flow.
2. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet from a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3)
3. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1)

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 ALUC Max Height (cont.) Not Satisfied
feet, and the maximum top point elevation shall not exceed 1,573 feet above mean sea level unless a "Determination of No Hazard to Air Navigation" letter authorizing a higher top point elevation has been issued by the Federal Aviation Administration Obstruction Evaluation Service.

080 - Planning. 4 AQ Building Plan Notes Not Satisfied
The Project is required to comply with the provisions of the SCAQMD Rule 1113 "Table of Standards" pertaining to VOC emissions by using Low-Volatile Organic Compounds paints (no more than 100 gram/liter of VOC) and/or High-Pressure Low Volume (HPLV) applications. Prior to building permit final inspection, the County of Riverside shall verify a note requiring Rule 1113 compliance is specified on all building plans. Project contractors would be required to comply with the note and maintain written records of such compliance that can be inspected by the County of Riverside or its designee upon request.

080 - Planning. 5 Break Areas Not Satisfied
Prior to initial building permit the break areas shown on APPROVED EXHIBIT A shall be shown on proposed building plans and final landscape plans as applicable.
Additionally, prior to initial building permit or tenant improvement building permit (including subsequent tenant improvements), the project proponent shall consider the provision of additional outdoor break areas or patios to accommodate the number of separate tenants and number of employees anticipated in the building since the type of tenant and amount of employees may vary. These additional areas may reduce the amount of landscape areas or parking areas on the site as long as the minimum landscape and parking is provided pursuant to Ordinance No. 348.

080 - Planning. 6 Building Color Not Satisfied
Prior to initial building permit or subsequent tenant improvement building permits, the plans shall indicate what colors or additional architectural enhancements or details are provided to enhance the elevations as shown on APPROVED EXHIBIT B. The elevations as shown on APPROVED EXHIBIT B are a base elevation and are not intended to be constructed as shown. The intent is to provide additional varied colors at prominent areas of the building facing Harvill and/or at building corners, in particular those with pedestrian entrances to incorporate desired colors or enhancements that are consistent with the color desires of a particular tenant.

080 - Planning. 7 CAP Screening Table Measures Not Satisfied
Prior to building permit issuance, appropriate building construction measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables. The conceptual measures anticipated for the project are included as an appendix to the project Initial Study/Mitigated Negative Declaration. The conceptual measures may be replaced with other measures as listed in the table included with the project Initial Study/Mitigated Negative Declaration, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

080 - Planning. 8 Conform to Elevations/Floor Plans Not Satisfied
Elevations and Floor Plans of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B and the

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 8 Conform to Elevations/Floor Plans (cont.) Not Satisfied
floor plans shown on APPROVED EXHIBIT C.

080 - Planning. 9 Landscape Screening Not Satisfied

Final landscape plans shall show that the site is densely screened with landscaping along all bordering streets and adjacent sensitive receptors, with trees spaced no further apart than 25 feet on center. Fifty percent of the landscape screening shall include a minimum of 36-inch box trees. Facility operators will be responsible to establish a long-term maintenance mechanism to assure that the landscaping remains in place and functional in accordance with the approved landscaping plan. This shall apply to landscaping along Harvill Avenue and Cajalco Road for this project unless otherwise deemed acceptable by the TLMA Director.

080 - Planning. 10 Lighting Plans Not Satisfied

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 11 Logistics/Warehouse – Building Plan Design Not Satisfied

Prior to building permit issuance, the following measures shall be incorporated into the building design and appropriately noted:

1. Warehouse/distribution facilities shall install electrical panels and conduit to facilitate future electrical connections, to eliminate idling of main and auxiliary engines during the loading and unloading process. At all cold storage facilities electrical connections shall be provided to each dock.
2. All lighting used in conjunction with a warehouse/distribution facility operations, shall be directed down into the interior of the site and not spill over onto adjacent properties.
3. A minimum of 5% or as required by the Cal Green Code, whichever is greater of employee parking spaces shall be designated for electric or other alternative fueled vehicles.
4. On-site equipment, such as forklifts, shall be electric with the necessary electrical charging stations provided.

080 - Planning. 12 Logistics/Warehouse – Building Plan Notes Not Satisfied

Prior to building permit issuance, the following measures shall be noted on building plans and shall be complied with during grading operations:

1. During construction of the warehouse/distribution facility, all heavy duty haul trucks accessing the site shall have CARB-Compliant 2010 engines or newer approved CARB engine standards.
2. All diesel fueled off-road construction equipment greater than 50 horsepower, including but not limited to excavators, graders, rubber-tired dozers, and similar "off-road" construction equipment shall be equipped with CARB Tier 4 Compliant engines. If the operator lacks Tier 4 equipment, and it is not available for lease or short-term rental within 50 miles of the project site, Tier 3 or cleaner off-road construction equipment may be utilized subject to County approval.
3. The maximum daily disturbance area (actively graded area) shall not exceed 10 acres per day.

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Planning

080 - Planning. 12 Logistics/Warehouse – Building Plan Notes (cont.) Not Satisfied
Non-Grading construction activity in areas greater than 10 acres is allowed.

4. Construction contractors shall utilize construction equipment, with properly operating and maintained mufflers, consistent with manufacturers' standards.

5. Construction contractors shall locate or park all stationary construction equipment so that the emitted noise is directed away from sensitive receptors nearest the project site, to the extent practicable.

6. The surrounding streets shall be swept on a regular basis to remove any construction related debris and dirt.

7. Appropriate dust control measures that meet the SCAQMD standards shall be implemented for grading and construction activity.

8. Construction equipment maintenance records and data sheets, which includes equipment design specifications and equipment emission control tier classifications, as well as any other records necessary to verify compliance with the items above, shall be kept onsite and furnished to the County upon request.

9. During construction, the Transportation & Land Management Agency representative shall conduct an on-site inspection with a facility representative to verify compliance with these policies, and to identify other opportunities to reduce construction impacts.

10. Facility construction shall comply with the hours of operation and exterior noise decibel levels as required by Riverside County Ordinance No. 847 ("Noise Ordinance")

080 - Planning. 13 Logistics/Warehouse – Building Traffic Control Plan Not Satisfied

Prior to building permit issuance, a "Traffic Control Plan" shall be prepared, which details the locations of equipment staging areas, material stockpiles, proposed road closures, and hours of construction operations. This is in addition to a Traffic Impact Study as may be required for the environmental review process.

080 - Planning. 14 Parcel Merger Not Satisfied

Prior to the issuance of a building permit, the applicant, in accordance with Ordinance No. 460, shall obtain an approved Parcel Merger establishing the whole site as one parcel. Documentation showing the recordation of the Parcel Merger shall be submitted to the Planning Department prior to issuance of the first building permit for Plot Plan No. 190006. The proposed parcel or parcels shall comply with all applicable development standards for the parcel's zone classification as provided in Ordinance No. 348.

080 - Planning. 15 Parking Spaces Verification Not Satisfied

Prior to issuance of any tenant improvement building permit, a plan for parking and trailer stalls including striping and other measures as may be appropriate shall be provided to show that adequate standard vehicle parking will be provided onsite based on applicable parking rates.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 16 Plans Showing Bike Racks Not Satisfied

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

080 - Planning. 17 Renewable Energy Generation R2-CE1 Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 20 percent through provision of renewable energy generation. This is anticipated to be accommodated through solar panels mounted on the building rooftops.

The energy demand shall be determined at the initial building permit stage if the tenant/particular use is known at that time. If the tenant or particular use is not known at that time, this condition should be deferred to the tenant improvement building permit and to any subsequent tenant improvement permits as tenants may change.

Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation.

As it relates to the initial building permit, the roof shall be designed to accommodate rooftop mounted solar panels.

ALUC approval shall be required for rooftop mounted solar panels related glare prior to building permit issuance based on their separate conditions of approval and determination of consistency for this project.

080 - Planning. 18 Roof Equipment Shielding Not Satisfied

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

080 - Planning. 19 School Mitigation Not Satisfied

Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 20 Wall/Fencing Plan Required Not Satisfied

A wall and fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable. This plan shall be in substantial conformance with the wall/fence locations and designs shown on APPROVED EXHIBIT A and APPROVED EXHIBIT L.

080 - Planning. 21 Waste Management Clearance Not Satisfied

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the following:

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 21 Waste Management Clearance (cont.) Not Satisfied
development projects.

Survey

080 - Survey. 1 RCTD - Survey Not Satisfied

Cajalco Road is designated as an Industrial Collector Road (Standard No. 111, Ordinance 461).

The project proponent, by his/her design, is requesting a vacation of the existing 1 foot excess half-width dedicated rights-of-way along Cajalco Road. The project proponent shall apply under a separate application with the County Surveyor for a conditional vacation of Cajalco Road, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re-design the project, utilizing the existing rights-of-way.

Transportation

080 - Transportation. 1 0080-Transportation-ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 2 0080-Transportation-IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

080 - Transportation. 3 Landscape Inspection Deposit Required Not Satisfied

The developer/ permit holder shall:
Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 4 Landscape Plot Plan/Permit Required Not Satisfied

The developer/ permit holder shall:

080 - Transportation. 5 Landscape Project Specific Requirements Not Satisfied

The developer/ permit holder shall:
In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:
• Landscape screening located on the WEST side shall be designed to ensure full, opaque, coverage up to a minimum height of 10-12 feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than eighteen (18) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 Landscape Project Specific Requirements (cont.) Not Satisfied

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 589.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP sloped areas, container stock will be required on slopes.
- Project shall use 25% point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.
- The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.
- Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.

080 - Transportation. 6 RCTD - Annexation into L&LMD or Other District Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Harvill Avenue and Cajalco Road.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 RCTD - Annexation into L&LMD or Other District (cont.) Not Satisfied
(4) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) Streetlight Authorization form from SCE or other electric provider.

080 - Transportation. 7 RCTD - Landscape Design Plans Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Harvill Avenue and Cajalco Road and submitted to the Transportation Department. Plans shall be submitted on standard County format (24 inches x 36 inches). Landscaping plans shall be submitted with the street improvement plans.

080 - Transportation. 8 RCTD - Lighting Plan Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 9 RCTD - Right-of-Way Dedication Not Satisfied

Sufficient public street right-of-way along Harvill Avenue shall be conveyed for public use to provide for a 59 foot half-width right-of-way per Standard No. 93, Ordinance 461.

080 - Transportation. 10 RCTD - Utility Plan Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

080 - Transportation. 11 TS/DESIGN Not Satisfied

Traffic Signal Design:

The project proponent shall be responsible for the design of traffic signals at the intersections of:

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 11 TS/DESIGN (cont.) Not Satisfied

NONE

080 - Transportation. 12 TS/FAIRSHARE Not Satisfied

As identified in the Urban Crossroads April 8, 2019 Traffic Impact Analysis for the project, the applicant shall mitigate cumulative impacts by paying the following calculated fair share contributions for improvements not covered under TUMF or DIF funding programs. The fee to be paid shall be adjusted using the construction cost index from the most updated WRCOG TUMF Nexus Study.

- 4.801 percent toward to add a southbound right turn-lane at Harvill Avenue (NS) and Cajalco Expressway (EW).

Or as approved by the Director of Transportation.

080 - Transportation. 13 TS/GEOMETRICS Not Satisfied

The intersection of Driveway 1 (NS) at Old Cajalco Road (EW) shall be improved to provide the following geometrics:

Northbound Approach: N/A

Southbound Approach: One shared left-right turn lane, cross street stop.

Eastbound Approach: One shared left-through turn lane

Westbound Approach: One shared through-right turn lane

The intersection of Driveway 2 (NS) at Old Cajalco Road (EW) shall be improved to provide the following geometrics:

Northbound Approach: N/A

Southbound Approach: One shared left-right turn lane, cross street stop.

Eastbound Approach: One through lane

Westbound Approach: One shared through right turn-lane

The intersection of Harvill Avenue (NS) at Driveway 3 (EW) shall be improved to provide the following geometrics:

Northbound Approach: Two through lanes

Southbound Approach: One through lane and one shared through-right turn lane.

Eastbound: One right turn lane, cross street stop.

Westbound: N/A

Note: This driveway provides access to the passenger car parking area. The access will be restricted to right-in/right-out turning movements only. Appropriate channelization and signage shall be provided.

The northerly driveway is a Fire Department emergency access and shall be closed at all times.

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 13 TS/GEOMETRICS (cont.) Not Satisfied
half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

Waste Resources

080 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL (cont.) Not Satisfied

sub-grade and base of all paved areas.

3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E Health

090 - E Health. 1 Hazmat BUS Plan Not Satisfied

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

Flood

090 - Flood. 1 Facility Completion - Use Not Satisfied

The District will not release occupancy permits for any project within the map prior to the District's acceptance of the drainage system for operation and maintenance.

Planning

090 - Planning. 1 Accessible Parking Not Satisfied

A minimum of six (6) accessible parking spaces for persons with disabilities, shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility.

The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2 CAP Screening Table Measures Not Satisfied

Prior to building permit final/occupancy, appropriate pre-operation measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 2 CAP Screening Table Measures (cont.) Not Satisfied

The conceptual measures anticipated for the project are included as an appendix to the project Initial Study/Mitigated Negative Declaration. The conceptual measures may be replaced with other measures as listed in the table included with the project Initial Study/Mitigated Negative Declaration, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

090 - Planning. 3 Curbs Along Planters Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - Planning. 4 Logistics/Warehouse – Signs Not Satisfied

Prior to Final Inspection, the following measures shall be implemented:

1. Signs should be posted in the appropriate locations that trucks should not idle for more than five (5) minutes and that truck drivers should turn off their engines when not in use.
2. Signs should be posted in the appropriate locations that clearly show the designated entry and exit points for trucks and service vehicles.
3. Signs should be posted in the appropriate locations that state parking and maintenance of all trucks is to be conducted within designated areas and not within the surrounding community or on public streets.
4. Signs should be posted in the appropriate locations and/or handouts should be provided that show the locations of nearest food options, fueling, truck maintenance services, and other similar convenience services, if these services are not available onsite.
5. Each Facility shall designate a Compliance Officer responsible for implementing the measures described herein and/or in the project conditions of approval and mitigation measures. Contact information should be provided to the County and updated annually, and signs should be posted in visible locations providing the contact information for the Compliance Officer to the surrounding community. These signs shall also identify the website and contact information for the South Coast Air Quality Management District.
6. Signs shall be posted in accordance with Ordinance No. 348, which may be amended from time to time.

090 - Planning. 5 Parking Paving Material Not Satisfied

A minimum of 182 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department and pursuant to the prior condition of approval titled Parking Spaces Verification and any approved parking plan. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 6 Parking Spaces Verification Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 6 Parking Spaces Verification (cont.) Not Satisfied

Prior to occupancy of any tenant improvement building permit, verification on implementation of the plan for parking and trailer stalls shall be provided to show that adequate standard vehicle parking will be provided onsite based on applicable parking rates.

090 - Planning. 7 Renewable Energy Generation R2-E10 Installed Not Satisfied

In accordance with measure R2-E10 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 20 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-E10", prior to occupancy for any tenant improvement building permit, the renewable energy facility as approved with the prior condition shall be installed and ready for operation.

090 - Planning. 8 Roof Equipment Shielding Not Satisfied

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

Transportation

090 - Transportation. 1 0090-Transportation-WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 2 Landscape Inspection and Drought Compliance Not Satisfied

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 3 RCTD - Complete Annexation into L&LMD or Other District Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 RCTD - Complete Annexation into L&LMD or Other District (c Not Satisfied
maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive
Landscaping Guidelines & Standards, and Ordinance 859.

A Streetlight Authorization form from SCE, or other electric provider required in order to complete the
annexation process.

090 - Transportation. 4 RCTD - Existing Curb and Gutter Not Satisfied

On existing curb and gutter, new driveways, and/or drainage devices within County right-of-way,
including sewer and water laterals, on Harvill Avenue shall be constructed within the 59 foot dedicated
right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown
on existing street improvement plans and approved and permitted by the Transportation Department.

Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies
and Guidelines" available on the Internet at:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>.

If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE:

1. The driveways shall be constructed in accordance with County Standard No. 207A.
2. The northerly driveway shall be closed at all the time and serves as an emergency Fire Trucks
access only.
3. The southerly driveway shall be used for passenger cars a right in and right out access only. A 200
foot long (min.) by 12 foot wide raised curbed landscaping median shall be improved at the center to
restrict left-in/out vehicular movements.
4. Adequate sight distance shall be provided.
5. Before you prepare the street improvement plan(s), please review the Street Improvement Plan
Policies and Guidelines from the Transportation Department Web site:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>.

or as approved by the Director of Transportation.

090 - Transportation. 5 RCTD - Existing Maintained Not Satisfied

Cajalco Road along the project boundary is a paved County-maintained road designated as an
Industrial Collector road and shall be improved with 46 foot part-width AC Pavement (28 foot project
side and 18 feet, minimum, on the other side of the centerline), 6 inch concrete curb and gutter,
concrete sidewalks, and match up asphalt concrete paving; reconstruction; or resurfacing of existing
paving as determine by the Director of Transportation within the 79 feet full-width (39 feet project side
and 40 feet on the other side of the centerline) full width dedicated right of way in accordance with
County Standard No. 111, Ordinance 461.

1. A 6 foot concrete sidewalks shall be improved adjacent to the curb line within the 11 foot parkway
and join the existing sidewalk as directed by the Director of Transportation.

Plan: PPT190006

Parcel: 317110042

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 RCTD - Existing Maintained (cont.) Not Satisfied

2. A driveways shall be improved per County Standard No. 207(A), Ordinance 461.

3. The easterly driveway shall serve for Truck exit only and "NO ENTRY SIGN" shall be installed.

090 - Transportation. 6 RCTD - Landscaping Installation Completion Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping along Cajalco Road and Harvill Avenue shall be improved.

090 - Transportation. 7 RCTD - Payment of Transportation Fees Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

1. Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

090 - Transportation. 8 RCTD - Streetlight Install Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 9 RCTD - Utility Install Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 10 TS/INSTALLATION Not Satisfied

Traffic Signal Installation:

The project proponent shall be responsible for construction and installation of traffic signals at the following locations:

NONE

Plan: PPT190006

Parcel: 317110042

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 10 TS/INSTALLATION (cont.) Not Satisfied

Waste Resources

090 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area Inspection Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through an on-site inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 2 Waste - Recycling and Organics Compliance Not Satisfied

Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org.

090 - Waste Resources. 3 Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: March 26, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riverside Transit Agency

Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission
March Air Reserve Base, Attn.
Mead Valley Municipal Advisory Council (MAC)
Board of Supervisors - Supervisor: Jeffries
Planning Commissioner: Bruce Shaffer
City of Perris Sphere of Influence
Val Verde Unified School District
Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)

Southern California Gas Co.
CALTRANS District # 8
Santa Ana Reg. Water Quality Control Board
South Coast Air Quality Management District
California Department of Fish and Wildlife
United States Fish and Wildlife Service

PLOT PLAN NO. 190006 (PPT190006) – Applicant: Newcastle Partners, Inc. – Engineer/Representative: T&B Planning, Inc. – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD:LI) – Location: Westerly of Harvill Avenue, northerly of Cajalco Road, Southeasterly of Cajalco Expressway, easterly of Seaton Avenue – 12.969 Acres (Gross) – Zoning: Industrial Park (I-P), Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Plot Plan is a proposal for the construction and operation of a 286,242 square foot warehouse/distribution/manufacturing development on 12.969-acres gross. – APNs: 317-110-037, 317-110-038, 317-110-041 through 317-110-051 – Related Cases: PAR01522 – **BBID: 210-470-958**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on April 4, 2019.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Russell Brady, Project Planner at (951) 955-3025, or e-mail at rbrady@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

May 16, 2019

Mr. Russell Brady, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

CHAIR

Steve Manos
Lake Elsinore

VICE CHAIR

Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1362MA19
Related File Nos.: PPT190006 (Plot Plan)
Compatibility Zone: Zone C2
APNs: 317-110-037; 317-110-038; 317-110-041 through 317-110-051

Dear Mr. Brady:

On May 9, 2019, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. PPT190006 (Plot Plan), a proposal to construct a 290,242 square foot industrial manufacturing building with second floor mezzanine on 12.96 acres located on the northwest corner of Harvill Avenue and (Old) Cajalco Road in the unincorporated community of Mead Valley, **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight 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 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 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.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
6. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
9. This project has been evaluated for 282,242 square feet of manufacturing area, 4,000 square feet of first floor office area, and 4,000 square feet of second floor mezzanine office area. Any increase in building area or change in use other than for office, manufacturing, and/or warehousing uses will require an amended review by the Airport Land Use Commission.
10. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.
11. The maximum height of the building, including all roof-mounted equipment, if any, shall be limited to 55 feet, and the maximum top point elevation shall not exceed 1,573 feet above mean sea level unless a "Determination of No Hazard to Air Navigation" letter authorizing a higher top point elevation has been issued by the Federal Aviation Administration Obstruction Evaluation Service.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Jackson Smith, Newcastle/Val Verde LLC – Corona office (applicant)
George Atalla, T&B Planning, Inc. (representative)
Saba and Shirley Saba (property owners)
Newcastle/Val Verde LLC – San Francisco office (fee-payer)
Gary Gosliga, March Inland Port Airport Authority
Daniel “Rock” Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1362MA19\ZAP1362MA19.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

LEGEND

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B
- Zone C
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limit
- FAR Part 77 Notification Area

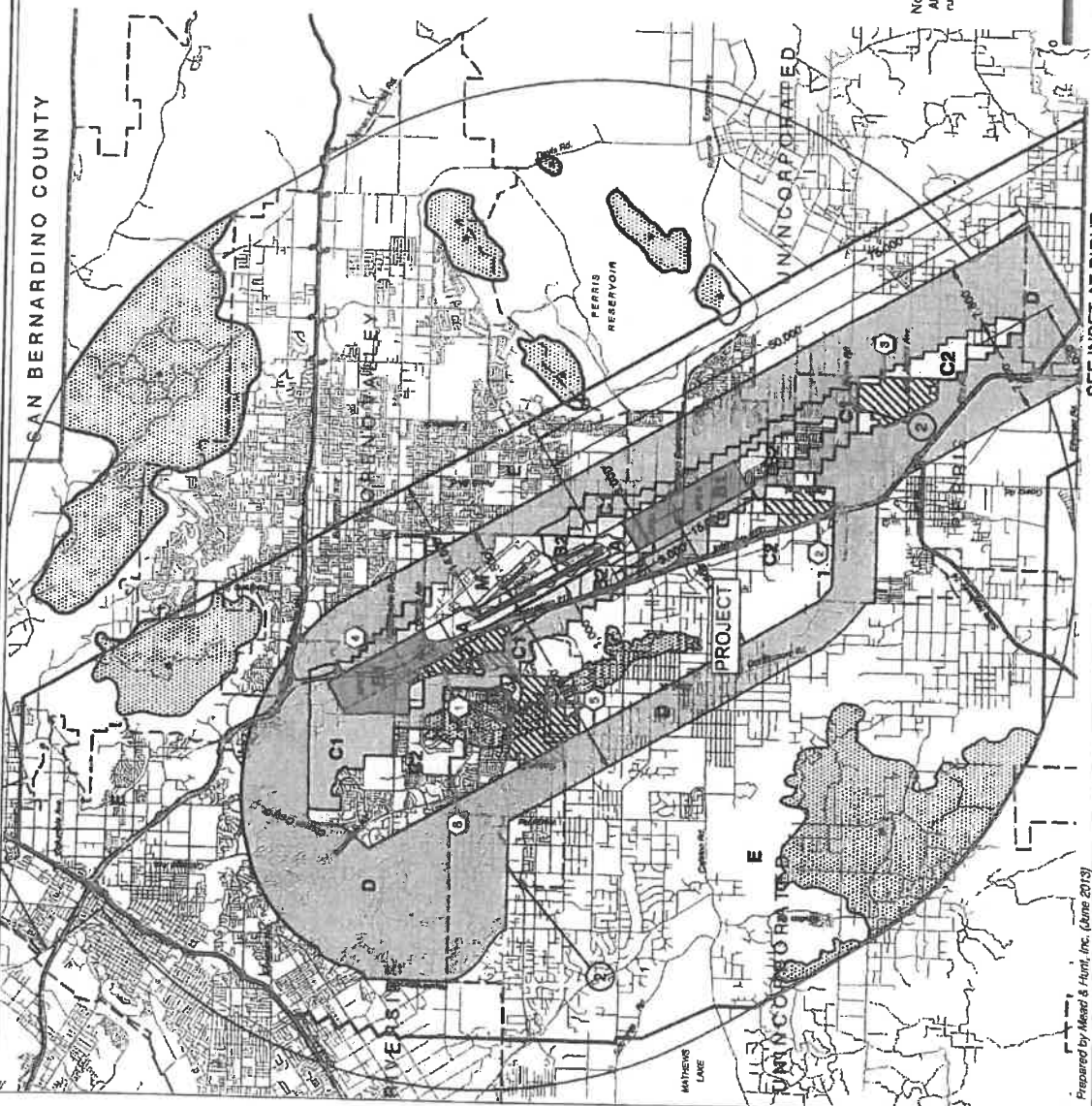
- ① Point at which aircraft on Runway 26 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,835 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

Boundary Lines

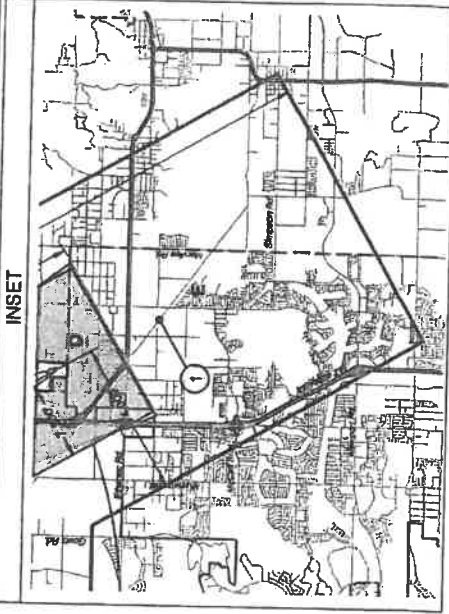
- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits

Site-Specific Exceptions (existing local agency commitments to development projects)

- ① March JPA: March Business Center/Meridian
- ② Ferris: Harvest Landing
- ③ Ferris: Park West
- ④ Moreno Valley: Affordable Housing
- ⑤ March JPA: Ben Clark Training Center
- ⑥ Riverside: Ridge Crest Subdivision



INSET



Note: All dimensions are measured from runway ends and centerlines.



Base map source: County of Riverside 2013

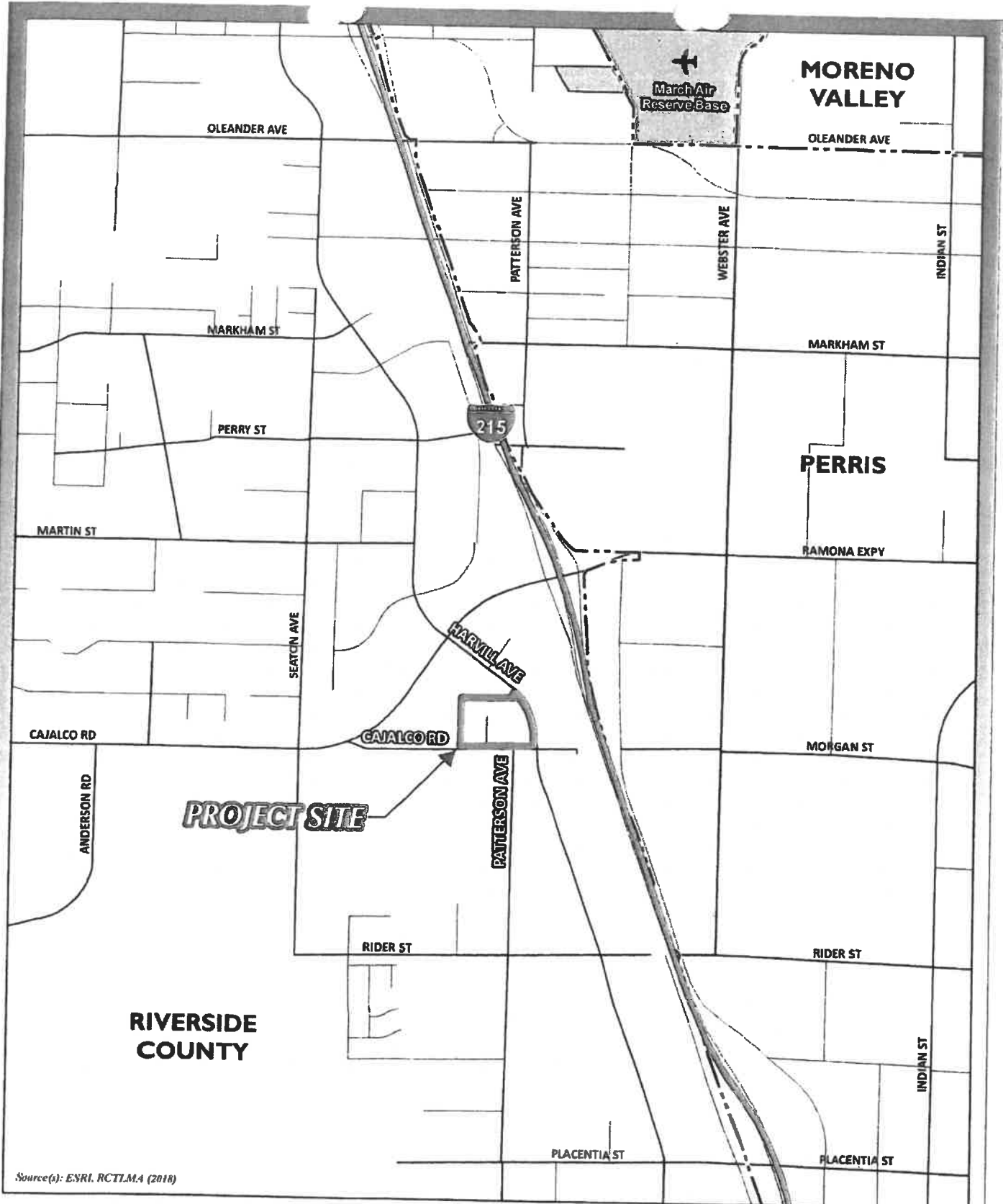
Riverside County
 Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
 Land Use Compatibility Plan
 (Adopted November 13, 2014)

Map MA-1

Compatibility Map
 March Air Reserve Base / Inland Port Airport

SEE INSET AT RIGHT

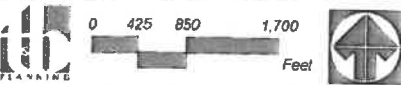
Prepared by Mead & Hunt, Inc. (June 2013)



Source(s): ENRI, RCTLMA (2018)

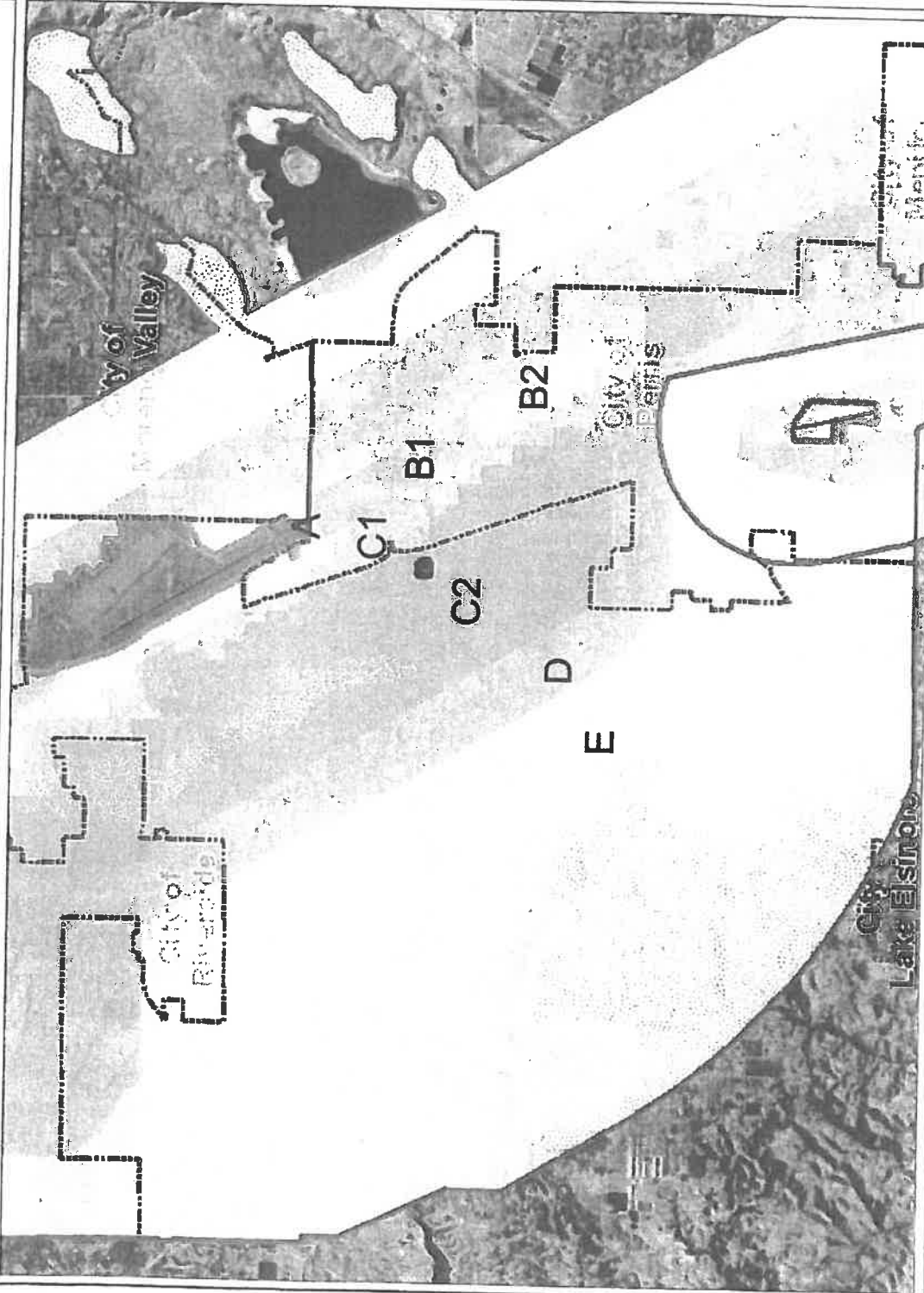
VAL VERDE LOGISTICS CENTER

Date: November 2018



VICINITY MAP

Map My County Map



Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY ZONE

- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I/EXC1
- B1-APZ II
- B1-APZ II/EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6

Notes

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Map My County Map

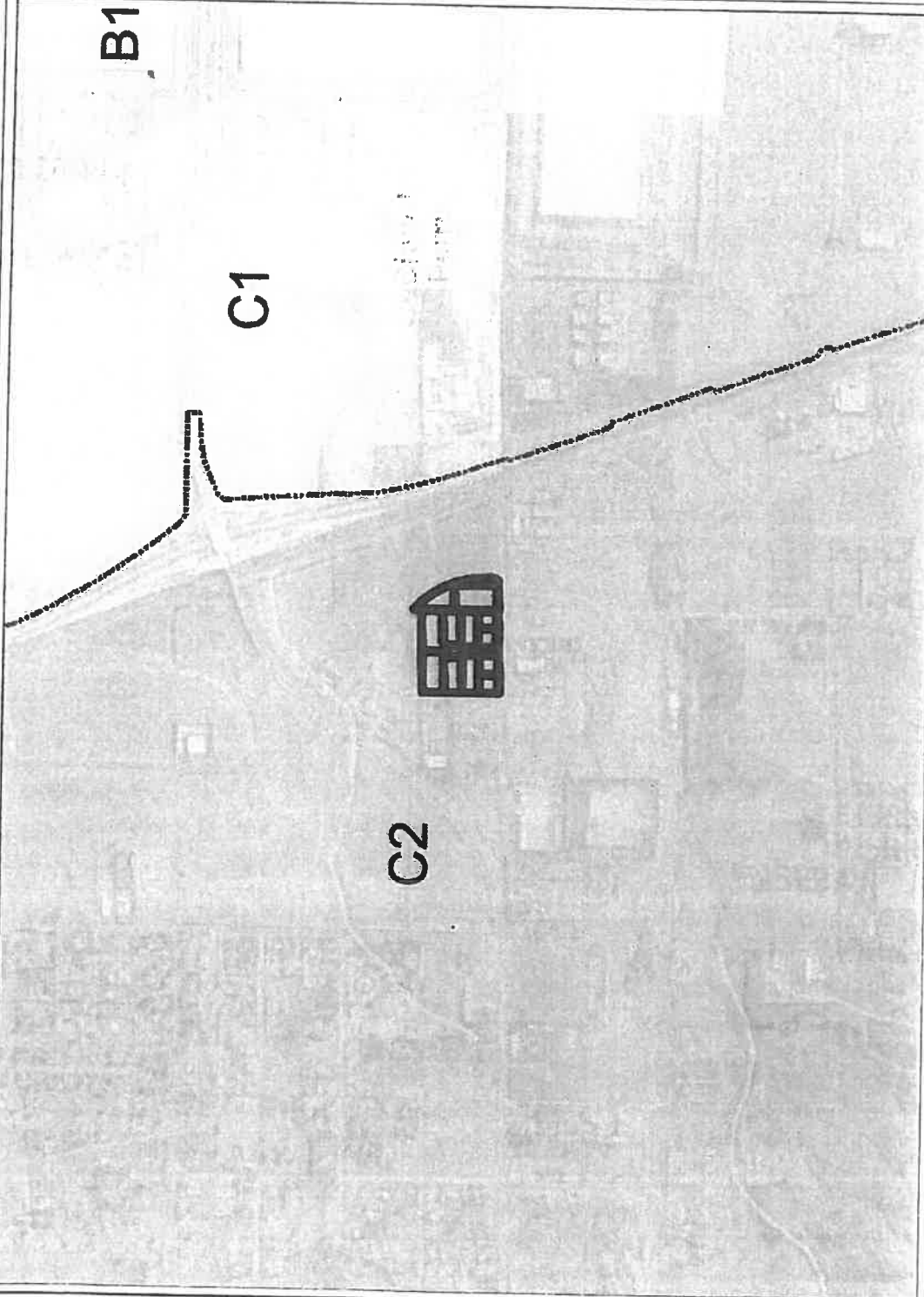


San Diego Tijuana Mexico

Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY ZONE

- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



Notes

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Map My County Map



Legend
 City Areas
 World Street Map

Notes

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Map My County Map



Legend

- Blue Line Streams
- City Areas
- World Street Map



Notes

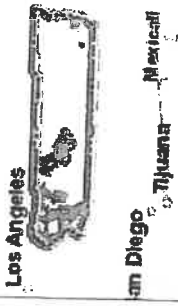
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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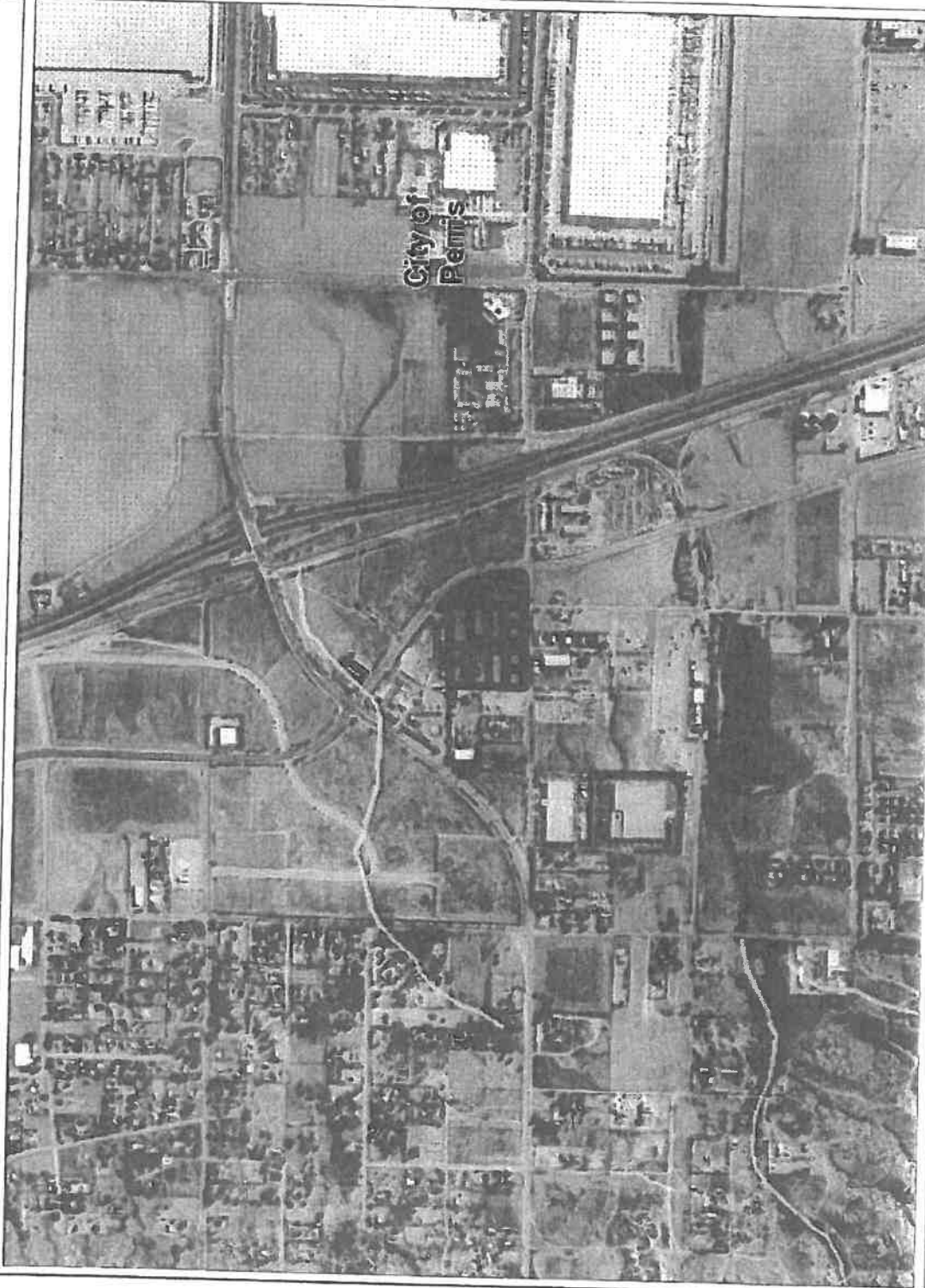
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Map My County Map





Legend

- Blue Line Streams
- City Areas
- World Street Map



Notes

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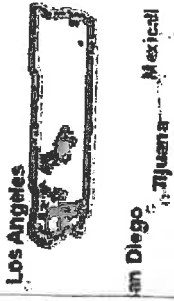


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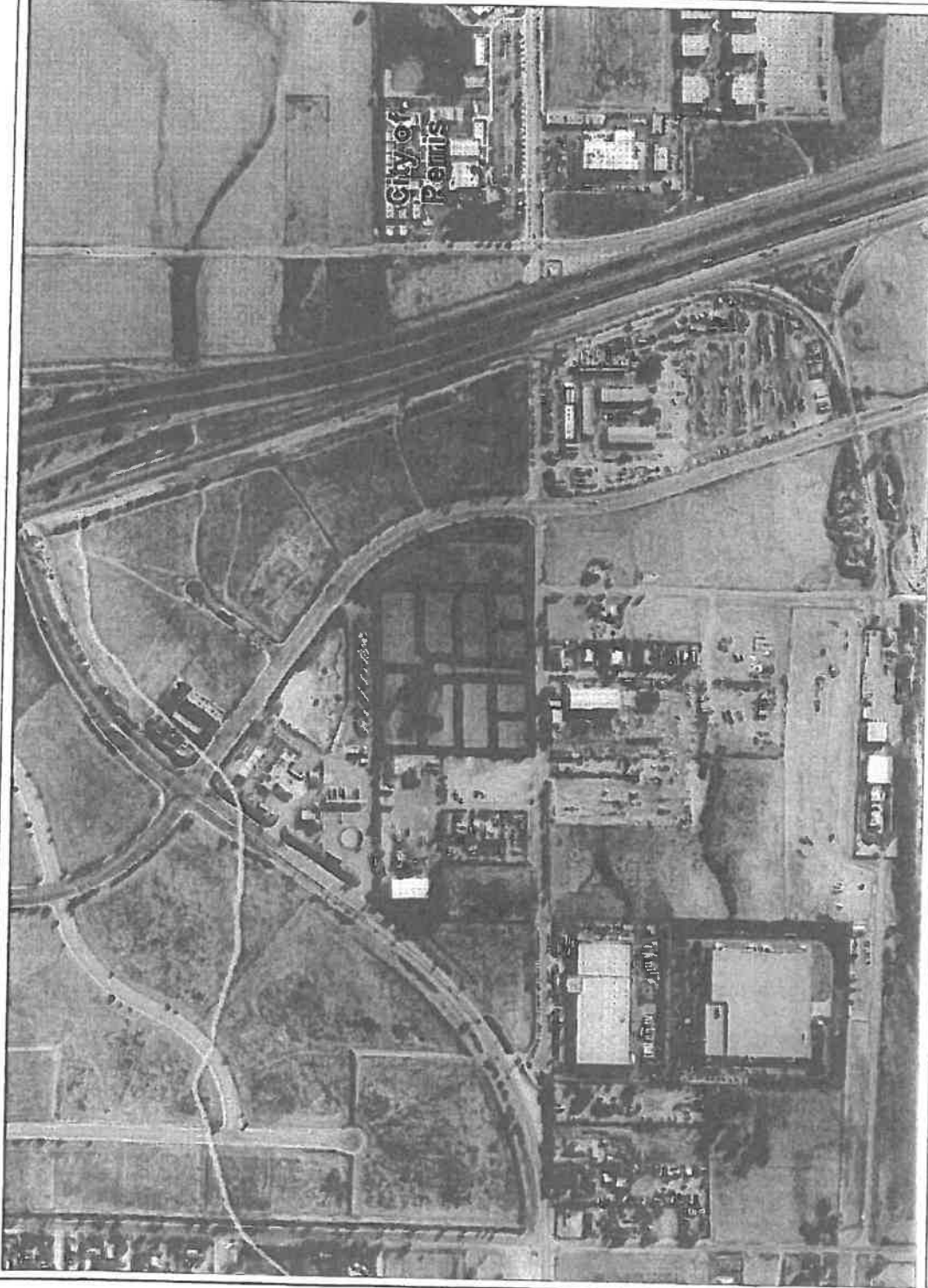
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Map My County Map



- Legend**
- Blue Line Streams
 - City Areas
 - World Street Map



0 758 1,516 Feet



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Notes

Riverside County ALUC – Major Land Use Action Review

Val Verde Logistics Center

PROJECT DESCRIPTION

This Project entails the future development of a conforming logistics center on a 12.96-acre property located east of Harvill Avenue and north of Cajalco Road, within the Mead Valley Area Plan (MVAP) of unincorporated Riverside County. The Project site encompasses the following 13 Assessor's Parcel Numbers (APNs): 317-110-037, -038, -041, -042, -043, -044, -045, -046, -047, -048, -049, -050, and -051.

Under existing conditions, the Project site is vacant, has been largely disturbed by weed abatement activities, and contains a solid block wall along its eastern border. The Project site is designated for "Light Industrial" uses by the Riverside County General Plan and is zoned for "Industrial Park (I-P)" and "Manufacturing – Service Commercial (M-SC)" uses by the County's Zoning Map. According to the Riverside County Airport Land Use Compatibility Plan, the Project site is located in "Flight Corridor Zone (C2)" for the March Air Reserve Base/Inland Port Airport.

The Project Applicant (Newcastle/Val Verde, LLC) has submitted a Plot Plan Application to the Riverside County Planning Department to develop the 12.96-acre site with one conforming logistics center. Specifically, the Project Applicant is proposing the development of one approximately 286,242 square foot (s.f.) building with 282,242 s.f. of warehouse space, 4,000 s.f. of ancillary ground floor office space, 4,000 s.f. of ancillary second floor office space, and 27 dock doors located on the south side of the proposed building. Notable Project improvements include ornamental landscaping, drive aisles, utility infrastructure, passenger vehicle parking, truck trailer parking spaces, and a water detention basin at the eastern portion of the Project site.

Due to the potential for changes to the Project's finished floor elevations and/or building heights moving forward as the result of Riverside County comments on the Project's Plot Plan application, the Project Applicant is requesting that the ALUC approve the maximum building height and maximum height above mean sea level, 5 ft higher than currently shown on the submitted plans, to allow for flexibility. The Val Verde Logistics Center is designed to be approximately 46 feet (ft) tall measured from the finished floor to the top of the highest parapet, and the Applicant is requesting ALUC approval for a maximum height of 51 ft.

The proposed building would be constructed with painted concrete tilt-up panels and low-reflective, blue-glazed glass. Articulated building elements, including parapets, wall recesses, mullions and aluminum canopies, are proposed as decorative elements. The exterior color palette for the proposed building is comprised of various neutral colors, including shades of white, gray, and blue. Proposed landscaping would be ornamental in nature and would feature drought-tolerant trees, shrubs, and groundcover. The landscape plan indicates that trees and groundcover are proposed along the site's perimeter, along the Project's frontages to public streets, at building entries, within the parking areas, and within the water drainage basin.

FINISH SCHEDULE:

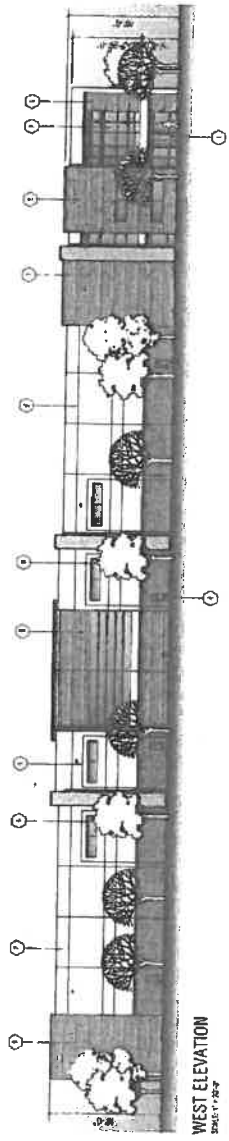
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2	FRONT - CO. 3111V - WASHI BARR
3	FRONT - CO. 3111V - WASHI BARR
4	FRONT - CO. 3111V - WASHI BARR
5	FRONT - CO. 3111V - WASHI BARR
6	FRONT - CO. 3111V - WASHI BARR
7	FRONT - CO. 3111V - WASHI BARR

NOTES:

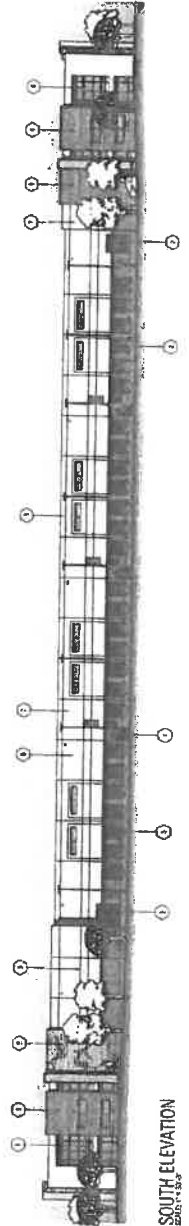
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- 2. REFER TO ARCHITECTURAL DRAWINGS FOR FINISH SCHEDULE.
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KEYNOTES

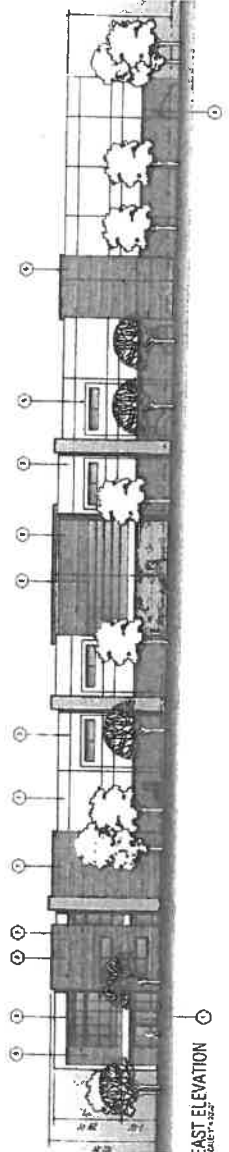
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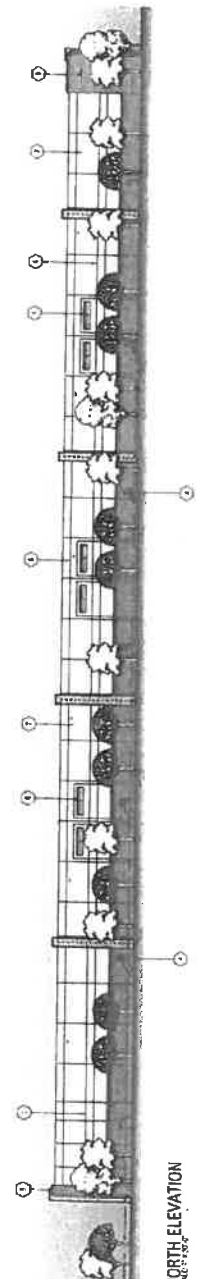
WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

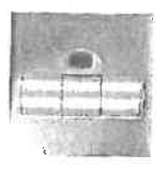


EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

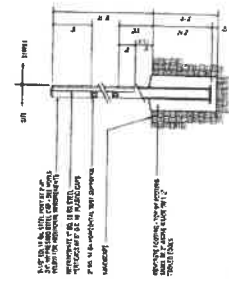
EXTERIOR ELEVATIONS



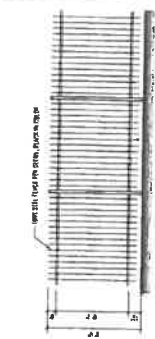
1
SIMILAR SITE LIGHTING STYLE



2
SIMILAR SITE LIGHTING STYLE



SEE ARCHITECTURAL DRAWINGS FOR FINISH SCHEDULE AND MATERIALS LIST.

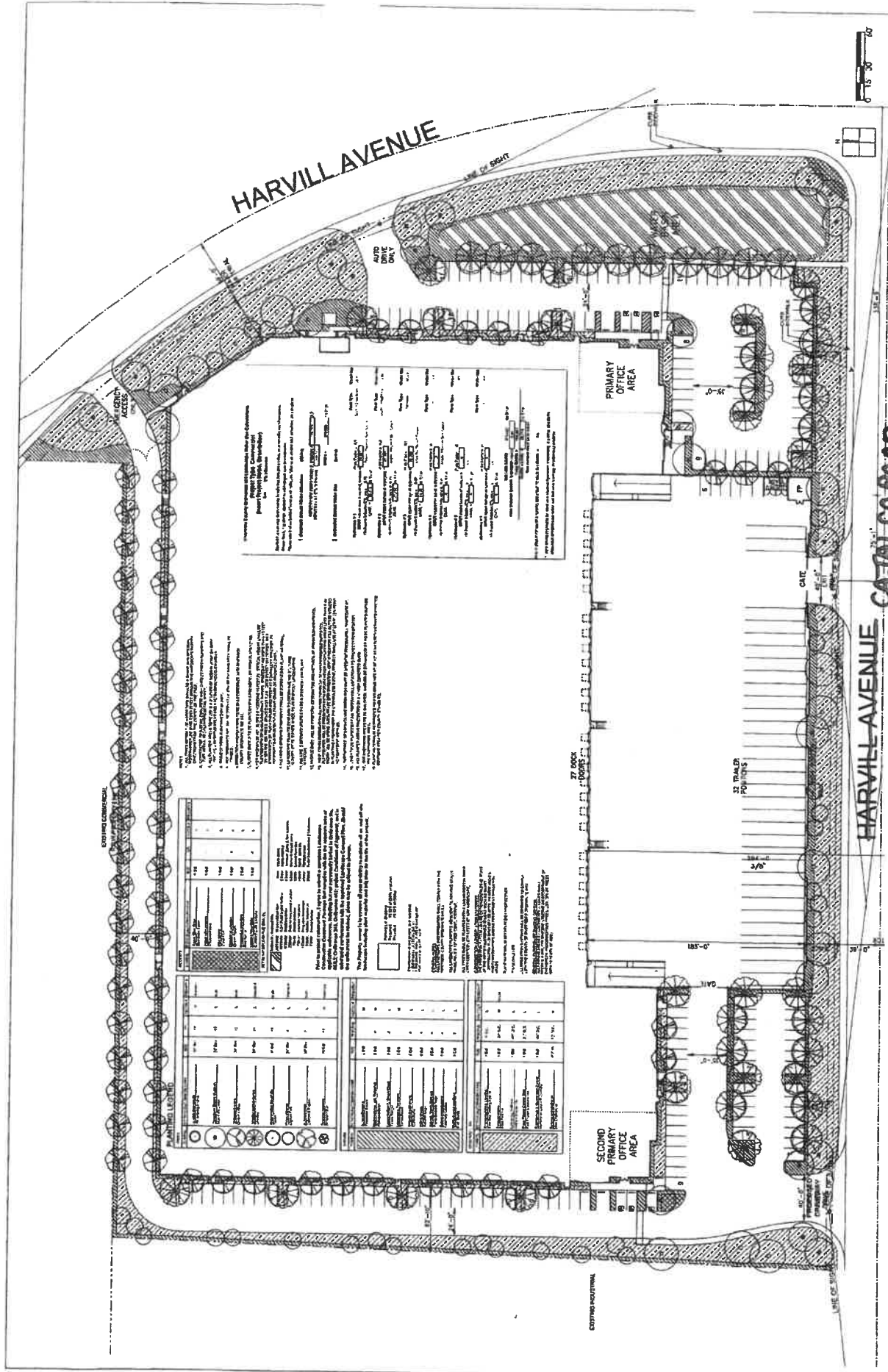


TYPICAL TUBE STEEL FENCE ELEVATION
SCALE: 1/4" = 1'-0"

VAL VERDE LOGISTICS CENTER DEVELOPMENT
6000 CALICO ROAD
COUNTY OF RIVERSIDE, CA

NEWCASTLE
4700 GARDEN AVENUE
ESCONDIDO, CA 92029
(619) 592-2800

NO.	DATE	DESCRIPTION
1	10/15/10	ISSUED FOR PERMITS
2	11/15/10	ISSUED FOR PERMITS
3	12/15/10	ISSUED FOR PERMITS
4	01/15/11	ISSUED FOR PERMITS
5	02/15/11	ISSUED FOR PERMITS
6	03/15/11	ISSUED FOR PERMITS
7	04/15/11	ISSUED FOR PERMITS
8	05/15/11	ISSUED FOR PERMITS
9	06/15/11	ISSUED FOR PERMITS
10	07/15/11	ISSUED FOR PERMITS
11	08/15/11	ISSUED FOR PERMITS
12	09/15/11	ISSUED FOR PERMITS
13	10/15/11	ISSUED FOR PERMITS
14	11/15/11	ISSUED FOR PERMITS
15	12/15/11	ISSUED FOR PERMITS
16	01/15/12	ISSUED FOR PERMITS
17	02/15/12	ISSUED FOR PERMITS
18	03/15/12	ISSUED FOR PERMITS
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96	09/15/18	ISSUED FOR PERMITS
97	10/15/18	ISSUED FOR PERMITS
98	11/15/18	ISSUED FOR PERMITS
99	12/15/18	ISSUED FOR PERMITS
100	01/15/19	ISSUED FOR PERMITS



HARVILL AVENUE

CATALCO ROAD

HARVILL AVENUE

PLANTING SCHEDULE

Planting Schedule Table with columns for Plant Name, Quantity, and Notes.

EXISTING CONSTRUCTION

Table with columns for Item, Quantity, and Notes.

PLANTING SCHEDULE

Table with columns for Plant Name, Quantity, and Notes.

PLANTING SCHEDULE

Table with columns for Plant Name, Quantity, and Notes.

Harvill Avenue Industrial

HUNTER LANDSCAPE
711 FEE AVE STREET
PLACENTIA, CA 91769
714-988-7900
FAX 714-988-2089



Newcastle Partners
100 South River
Orange, CA 92667
Judith Smith 951-508-8800

County of Riverside, California

12.03.03
1:00 PM



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA USPS AND E-MAIL:

April 4, 2019

rbrady@rivco.org

Russell Brady, Project Planner
County of Riverside, Planning Department
MAILSTOP #: 1070
P.O. Box 1409
Riverside, CA 92502-1409

Site Plan Consultation for the Plot Plan No. 190006¹

South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned project. SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the CEQA document. Please forward a copy of the CEQA document directly to SCAQMD at the address in our letterhead. **In addition, please send with the CEQA document all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files². These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, SCAQMD staff will be unable to complete a review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from SCAQMD's Subscription Services Department by calling (909) 396-3720. More guidance developed since this Handbook is also available on SCAQMD's website at: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

SCAQMD has also developed both regional and localized significance thresholds. SCAQMD staff requests that the Lead Agency quantify criteria pollutant emissions and compare the results to

¹ The Proposed Project would include construction of a 286,242-square-foot warehouse on 12.969 acres.

² In the event an EIR is prepared for the Proposed Project, pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

SCAQMD's CEQA regional pollutant emissions significance thresholds to determine air quality impacts. SCAQMD's CEQA regional pollutant emissions significance thresholds can be found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the Proposed Project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by SCAQMD staff or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis.

In the event that the Proposed Project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Guidance³ on strategies to reduce air pollution exposure near high-volume roadways can be found at: https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF.

SCAQMD Staff's Recommendation for Truck Trip Rates for High Cube Warehouse Projects

SCAQMD staff recommends the use of truck trip rates from the Institute of Transportation Engineers (ITE) for high cube warehouse projects located in SCAQMD (i.e. 1.68 average daily vehicle trips per 1,000 square feet and 0.64 average daily truck trips per 1,000 square feet). Consistent with CEQA Guidelines, the CEQA document for the Proposed Project may use a non-default trip rate if there is substantial evidence supporting another rate is more appropriate for the air quality analysis.

³ In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's *Air Quality and Land Use Handbook: A Community Health Perspective*. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

For high cube warehouse projects, SCAQMD staff has been working on a Warehouse Truck Trip Study to better quantify trip rates associated with local warehouse and distribution projects, as truck emission represent more than 90 percent of air quality impacts from these projects. Details regarding this study can be found online here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/high-cube-warehouse>.

Mitigation Measures

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize these impacts. Pursuant to CEQA Guidelines Section 15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying potential mitigation measures for the Proposed Project, including:

- Chapter 11 of SCAQMD's CEQA Air Quality Handbook
- SCAQMD's CEQA web pages available here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- SCAQMD's Mitigation Monitoring and Reporting Plan (MMRP) for the 2016 Air Quality Management Plan (2016 AQMP) available here (starting on page 86): <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf>
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

Additional mitigation measures for operational air quality impacts from mobile sources as suggestions that the Lead Agency should consider in the environmental analysis may include the following:

- Require zero-emissions or near-zero emission on-road haul trucks such as heavy-duty trucks with natural gas engines that meet the CARB's adopted optional NOx emissions standard at 0.02 grams per brake horsepower-hour (g/bhp-hr), if and when feasible. At a minimum, require that construction vendors, contractors, and/or haul truck operators commit to using 2010 model year trucks (e.g., material delivery trucks and soil import/export) that meet CARB's 2010 engine emissions standards at 0.01 g/bhp-hr of particulate matter (PM) and 0.20 g/bhp-hr of NOx emissions or newer, cleaner trucks⁴. Include environmental analyses to evaluate and identify sufficient power available for zero emission trucks and supportive infrastructures in the Energy and Utilities and Service Systems Sections in the CEQA document, where appropriate. The Lead Agency should include the requirement of zero-emission or near-zero emission heavy-duty trucks in applicable bid documents, purchase orders, and contracts. Operators shall maintain records of all trucks associated with project construction to document that each truck used meets these emission standards, and make the records available for inspection. The Lead Agency should conduct regular inspections to the maximum extent feasible to ensure compliance.
- Have truck routes clearly marked with trailblazer signs, so that trucks will not enter residential areas.

⁴ Based on a review of the California Air Resources Board's diesel truck regulations, 2010 model year diesel haul trucks should have already been available and can be obtained in a successful manner for the project construction California Air Resources Board. March 2016. Available at: <http://www.truckload.org/tca/files/ccLibraryFiles/Filename/000000003422/California-Clean-Truck-and-Trailer-Update.pdf> (See slide #23).

- Limit the daily number of trucks allowed at the Proposed Project to levels analyzed in the CEQA document. If higher daily truck volumes are anticipated to visit the site, the Lead Agency should commit to re-evaluating the Proposed Project through the CEQA process prior to allowing this land use or higher activity level.
- Provide electric vehicle (EV) Charging Stations (see the discussion below regarding EV charging stations).
- Should the Proposed Project generate significant regional emissions, the Lead Agency should require mitigation that requires accelerated phase-in for non-diesel powered trucks. For example, natural gas trucks, including Class 8 HHD trucks, are commercially available today. Natural gas trucks can provide a substantial reduction in health risks, and may be more financially feasible today due to reduced fuel costs compared to diesel. In the Final CEQA document, the Lead Agency should require a phase-in schedule for these cleaner operating trucks to reduce any significant adverse air quality impacts. SCAQMD staff is available to discuss the availability of current and upcoming truck technologies and incentive programs with the Lead Agency.
- Trucks that can operate at least partially on electricity have the ability to substantially reduce the significant NOx impacts from this project. Further, trucks that run at least partially on electricity are projected to become available during the life of the project as discussed in the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016-2040 RTP/SCS)⁵. It is important to make this electrical infrastructure available when the project is built so that it is ready when this technology becomes commercially available. The cost of installing electrical charging equipment onsite is significantly cheaper if completed when the project is built compared to retrofitting an existing building. Therefore, SCAQMD staff recommends the Lead Agency require the Proposed Project and other plan areas that allow truck parking to be constructed with the appropriate infrastructure to facilitate sufficient electric charging for trucks to plug-in. Similar to the City of Los Angeles requirements for all new projects, SCAQMD staff recommends that the Lead Agency require at least 5% of all vehicle parking spaces (including for trucks) include EV charging stations⁶. Further, electrical hookups should be provided at the onsite truck stop for truckers to plug in any onboard auxiliary equipment. At a minimum, electrical panels should be appropriately sized to allow for future expanded use. The Lead Agency should also include environmental analyses to evaluate and identify sufficient power available for zero emission trucks and supportive infrastructures (e.g., EV charging stations) in the Energy and Utilities and Service Systems Sections in the CEQA document, where appropriate.
- Design the warehouse such that entrances and exits are such that trucks are not traversing past neighbors or other sensitive receptors.
- Design the warehouse such that any check-in point for trucks is well inside the site to ensure that there are no trucks queuing outside of the facility.
- Design the warehouse to ensure that truck traffic within the site is located away from the property line(s) closest to its residential or sensitive receptor neighbors.
- Restrict overnight parking in residential areas.
- Establish overnight parking within the warehouses where trucks can rest overnight.
- Establish area(s) within the Proposed Project site for repair needs.
- Develop, adopt and enforce truck routes both in and out of city, and in and out of facilities.
- Create a buffer zone of at least 300 meters (roughly 1,000 feet), which can be office space, employee parking, greenbelt, etc. between the Proposed Project and sensitive receptors.

⁵ Southern California Association of Governments. Accessed at: <http://scaqrtpscs.net/Pages/FINAL2016RTPSCS.aspx>.

⁶ City of Los Angeles. Accessed at: http://ladbs.org/LADBSWeb/LADBS_Forms/Publications/LAGreenBuildingCodeOrdinance.pdf.

Additional mitigation measures for operational air quality impacts from other area sources as suggestions that the Lead Agency should consider in the environmental analysis may include the following:

- Maximize use of solar energy including solar panels; installing the maximum possible number of solar energy arrays on the building roofs and/or on the Proposed Project site to generate solar energy for the facility.
- Maximize the planting of trees in landscaping and parking lots.
- Use light colored paving and roofing materials (e.g., “cool” roofs and cool pavements).
- Utilize only Energy Star heating, cooling, and lighting devices, and appliances.
- Require use of electric or alternatively fueled sweepers with HEPA filters.
- Use of water-based or low VOC cleaning products.

Alternatives

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a “no project” alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the CEQA document shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Proposed Project.

Permits

In the event that implementation of the Proposed Project requires a permit from SCAQMD, SCAQMD should be identified as Responsible Agency for the Proposed Project in the CEQA document. For more information on permits, please visit SCAQMD webpage at: <http://www.aqmd.gov/home/permits>. Questions on permits can be directed to SCAQMD’s Engineering and Permitting staff at (909) 396-3385.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling SCAQMD’s Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available at SCAQMD’s webpage at: <http://www.aqmd.gov>.

SCAQMD staff is available to work with the Lead Agency to ensure that project air quality impacts are accurately evaluated and any significant impacts are mitigated where feasible. If you have any questions regarding this letter, please contact me at lsun@aqmd.gov or call me at (909) 396-3308.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS
RVC190404-13
Control Number

~~04190024~~



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
- REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Newcastle / Val Verde LLC

Contact Person: Dennis Higgs E-Mail: Jackson@newcastlepartners.com

Mailing Address: 4740 Green River Road, Suite 118

Corona CA 92880
City State ZIP

Daytime Phone No: (951) 582-9800 Fax No: () n/a

Engineer/Representative Name: T&B Planning, Inc.

Contact Person: George Atalla E-Mail: gatalla@tbplanning.com

Mailing Address: 17542 E. 17th Street, Suite 100

Tustin CA 92780
City State ZIP

Daytime Phone No: (714) 505-6360 ext. 107 Fax No: (714) 505-6361

Property Owner Name: Saba A. Saba and Shirley L. Saba

Contact Person: Saba A. Saba E-Mail: fourteengkids@aol.com

Mailing Address: 41309 Avenida Biona

Temecula CA 92591
City State ZIP

Daytime Phone No: (951) 676-1602 Fax No: () _____

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"


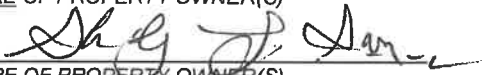
APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Saba A. Saba	
_____	_____
<i>PRINTED NAME OF PROPERTY OWNER(S)</i>	<i>SIGNATURE OF PROPERTY OWNER(S)</i>
Shirley L. Saba	
_____	_____
<i>PRINTED NAME OF PROPERTY OWNER(S)</i>	<i>SIGNATURE OF PROPERTY OWNER(S)</i>

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 317-110-037, -038, -041, -042, -043, -044, -045, -046, -047, -048, -049, -050, and -051

Approximate Gross Acreage: 12.96

General location (nearby or cross streets): North of Cajalco Road, South of _____, East of _____, West of Harvill Avenue.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.
Please see attached.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Ordinance No. 348 Section 10, Subsection 10.1.g. (I-P) and Section 11, Subsection 11.2.m (M-SC)

Number of existing lots: 13

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	n/a	n/a	n/a	Existing block wall located along the property's frontage to Harvill Avenue.	<input checked="" type="checkbox"/>	n/a
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function		
1	285,286	49'-6"	Whse-1; Office-2	Warehouse w/ Office Space		
2						
3						
4						
5						
6						
7						
8						
9						
10						

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	n/a	Water detention basin at eastern portion of the property.
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Application for Submittal of Planning Geologic Report (GEO/SSR)

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). Preliminary Application Review (PAR180045)
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) n/a EIR No. (if applicable): n/a

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): Phase I ESA & Geotech Studies

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Newcastle / Val Verde LLC

Address: 4740 Green River Road, Suite 118 Corona, CA 92880

Phone number: (951) 582-9800

Address of site (street name and number if available, and ZIP Code): n/a

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: Book 1, Page 6: 317-110-037, -038, -041, -042, -043, -044, -045, -046, -047, -048, -049, -050, and -051

Specify any list pursuant to Section 65962.5 of the Government Code: n/a

Regulatory Identification number: n/a

Date of list: n/a

Applicant: Newcastle Partners, Inc. Date 10/31/2018

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) Dennis Higgs Date 10/31/2018

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx
Created: 04/29/2015 Revised: 08/03/2018



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Saba A. Saba and Shirley L. Saba 11/14/18

Property Owner(s) Signature(s) and Date

Saba A. Saba and Shirley L. Saba, Husband and Wife as Joint Tenants

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

PLOT PLAN NO. 190006 (PPT190006) – Intent to Adopt a Mitigated Negative Declaration – CEQ1900013
– Applicant: Newcastle Partners, Inc. – Engineer/Representative: T & B Planning, Inc. – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI)
– Location: Westerly of Harvill Avenue, northerly of Cajalco Road, southeasterly of Cajalco Expressway, and easterly of Seaton Avenue – 12.96 Acres (Gross) – Zoning: Industrial Park (I-P) – Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Plot Plan is a proposal for the construction and operation of a total of 289,556 sq. ft. warehouse/distribution/manufacturing development on 12.96 gross acres.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	FEBRUARY 19, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Russell Brady at (951) 955-3025 or email at rbrady@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on January 21, 2020,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PPT190006 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

317100017
MAJESTIC FREEWAY BUSINESS CENTER
13191 CROSSROADS PKWY N
LA PUENTE CA 91746

317110004
OCTAVIO TAFOLLA
6758 HELLMAN AVE
RANCHO CUCAMONGA CA 91701

317110006
CHARLES B SIROONIAN
14150 VINE PL
CERRITOS CA 90703

317110008
WILLIAM JOHN WARNER
1573 JAMESON CT
RIVERSIDE CA 92507

317110009
PAUL N WARNER
P O BOX 1381
MORENO VALLEY CA 92556

317110028
FAYEZ SEDRAK
19248 HARVILL AVE
PERRIS CA 92570

317110029
RIVERSIDE COUNTY TRANSPORTATION
4080 LEMON ST 3RD FL
RIVERSIDE CA 92501

317110034
PINNACLE REAL ESTATE HOLDINGS
23261 CAJALCO EXPRS
PERRIS CA 92571

317110035
RIVERSIDE COUNTY TRAVEL ZONE CENTER
23261 CAJALCO EXPRS
PERRIS CA 92571

317110037
SABA FAMILY TRUST DATED 07/24/2018
41309 AVENIDA BIONA
TEMECULA CA 92591

317110051
SABA FAMILY TRUST 7/24/18
41309 AVENIDA BIONA
TEMECULA CA 92591

317110057
HHI RIVERSIDE
3800 ORANGE ST NO 250
RIVERSIDE CA 92501

317110062
MAJESTIC FREEWAY BUSINESS CENTER
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY CA 91746

317110073
FAYEZ SEDRAK
2337 NORCO DR
NORCO CA 92860

317120015
SUE SWOFFER WARD
6254 PARIMA ST
LONG BEACH CA 90803

317120016
STATE OF CALIF
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

317120020
RIVERSIDE COUNTY TRANSPORTATION
PO BOX 12008
RIVERSIDE CA 92502

317130016
GLENN L ROWLEY
11401 PETTIT
MORENO VALLEY CA 92555

317130025
WF FERON
620 ARROW HIGHWAY
LA VERNE CA 91753

317130026
I 215 AT RAMONA
2600 E SOUTHLAKE 120 371
SOUTHLAKE TX 76092

317130034
VCH NO 1
1000 PIONEER WAY
EL CAJON CA 92020

317130047
VAL VERDE UNIFIED SCHOOL DIST
975 W MORGAN ST
PERRIS CA 92571

317140009
BARBARA ANN CLOYD
23665 CAJALCO RD
PERRIS CA 92570

317140015
HELEN I TOTH
19543 PATTERSON AVE
PERRIS CA 92570

317140016
SIFETH PROP
5834 SEMINOLE WAY
FONTANA CA 92336

317140035
RODRIGO AGUILAR
23451 CAJALCO RD
PERRIS CA 92570

317140036
CHRISTOPHER J POWERS
305 N CHICAGO AVE
BOLIVAR MO 65613

317140037
DAVID M FANN
PO BOX 292728
PHELAN CA 92329

317140038
VICENTE CERVANTES
9031 OLIVE ST
BELLFLOWER CA 90706

317140042
DER BAO CHEN
23161 BOUQUET CYN
MISSION VIEJO CA 92692

317140043
ANGEL DELATORRE
5753 G SANTA ANA CY RD
ANAHEIM CA 92807

317140048
MWD
P O BOX 54153
LOS ANGELES CA 90054

317140049
VANAGAN HOLDINGS INC
7411 VANTAGE WAY
DELTA BC CANADA

317140051
PREMIER MARICOPA INV
17705 S MAIN ST
GARDENA CA 90248

317140052
SUPREME
23129 CAJALCO RD
PERRIS CA 92570

317140054
ARCHIVIO RIVERSIDE SPONSOR
6641 W BROAD ST STE 101
RICHMOND VA 23230

317160021
ROBERT V LANGE
42814 BEMAN DR
MURRIETA CA 92562

317160037
JUI LONG LEE
1026 HOOPER DR
WEST COVINA CA 91791

317160038
C E LEASING
32294 CORTE LAS CRUCES
TEMECULA CA 92592

317160041
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

317160042
JOEY M TOTH
19543 PATTERSON AVE
PERRIS CA 92570

317160044
CBC1 LP
13795 BLAISDELL PL NO 202
POWAY CA 92064

Lijin Sun, Program Supervisor
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, CA 91765

California Department of Fish and Wildlife, Inland
Deserts Region 6
Leslie McNair
3602 Inland Empire Blvd., Ste. C-220
Ontario, CA 91764

CalTrans District 8
CEQA Review
464 W. 4th St., 6th Floor
San Bernardino, CA 92401

City of Perris
101 N. D Street
Perris, CA 92570

Val Verde Unified School District
975 W. Morgan St.
Perris, CA 92571-3103

Metropolitan Water District of Southern California
Harry Bannerman
700 North Alameda Street
Los Angeles, CA 90012-2944

Riverside County Transportation Commission
Anne Mayer, Executive Director
4080 Lemon Street, 3rd Floor
Riverside, CA 92501

Riverside Transit Agency
Joe Forgiarini
1825 3rd St.
Riverside, CA 92517-1968

Southern California Edison
CEQA Review
2244 Walnut Grove Ave., Rm 312
Rosemead, CA 91770

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

U.S. Fish and Wildlife Service
Sally Brown
6010 Hidden Valley Road, Ste. 101
Carlsbad, CA 92011

Mead Valley Municipal Advisory Council
Attn: Lee Cussins, Secretary
18870 Springwood Ln.
Perris, CA. 92570

Santa Ana
Regional Water Quality Control Board #8
Michael Adackapara
3737 Main Street, Ste 500
Riverside, CA. 92501

Applicant:

Newcastle Partners, Inc.
4740 Green River Road, Suite 118
Corona, CA 92880

Representative:

EPD Solutions, Inc.
2 Park Plaza, Suite 1120
Irvine, CA 92614

Applicant:

Newcastle Partners, Inc.
4740 Green River Road, Suite 118
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Applicant:

Newcastle Partners, Inc.
4740 Green River Road, Suite 118
Corona, CA 92880

Representative:

EPD Solutions, Inc.
2 Park Plaza, Suite 1120
Irvine, CA 92614

Owner:

Saba A Saba
41309 Avenida Biona
Temecula, CA 92591

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Owner:

Saba A Saba
41309 Avenida Biona
Temecula, CA 92591

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Owner:

Saba A Saba
41309 Avenida Biona
Temecula, CA 92591



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Plot Plan No. 190006 (CEQ190013)

Project Title/Case Numbers

Russell Brady

County Contact Person

(951) 955-3025

Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Newcastle Partners, Inc.

Project Applicant

4740 Green River Road, Suite 118, Corona, CA 92880

Address

northerly of Cajalco Road, westerly of Harvill Avenue, and southerly of Cajalco Expressway

Project Location

The Plot Plan is a proposal for the construction and operation of a total of 289,556 square foot warehouse/distribution/manufacturing development on 12.96-acres gross.

Project Description

This is to advise that the Riverside County Board of Supervisors, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Initial Study and Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,406.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

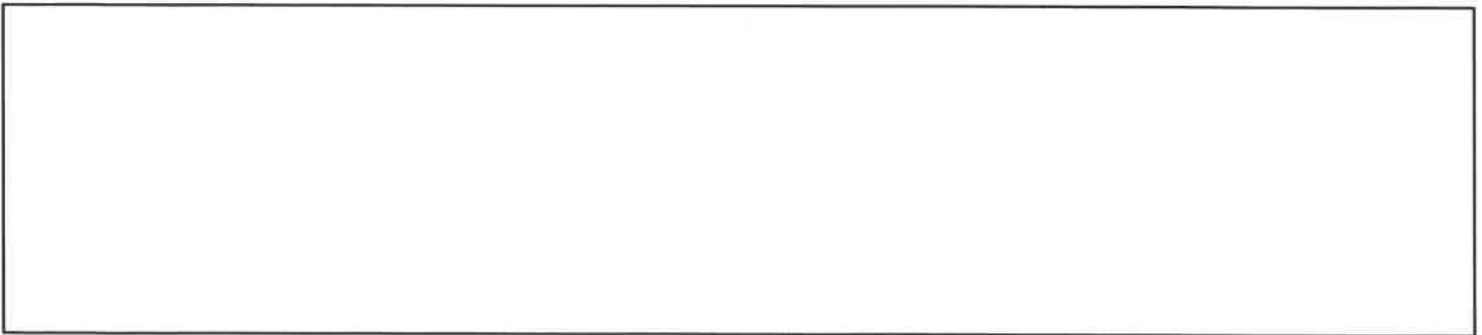
Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____






**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4 . 3

Planning Commission Hearing: February 19, 2020

PROPOSED PROJECT

Case Number(s):	CZ1900036, CUP190009, CZ1900021, DA1900005	Applicant(s): Excel Riverside, Inc.
EA No.:	CEQ190069 (Neg. Declaration)	Representative(s): Infrastructure
Area Plan:	Highgrove	Engineers c/o Charles Minyard
Zoning Area/District:	University District	
Supervisory District:	Second District	
Project Planner:	Tim Wheeler	
Project APN(s):	247-091-059 and 062	 Charissa Leach, P.E. Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Ordinance No. 348.4922 associated with Change of Zone No. 1900036 proposes to amend Ordinance No. 348 Section 19.519 A.2. for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 250 feet. This reduction to the standard minimum distance to other Cannabis Retailers may increase the number of Cannabis Retailers countywide.

Conditional Use Permit No 190009 proposes a storefront retail cannabis business and delivery service that includes two parcels with one existing 3,952 square foot commercial building of two suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 square feet and would contain the storefront retail cannabis business. The first retail suite will be used for office space and storage related to the retail cannabis business. The hours of operation for the retail cannabis business will be from Monday through Sunday 8 am to 10 pm; with no deliveries scheduled after 9pm. The retail cannabis business will have three shifts daily; open, midday, and close with 6 to 10 employees each shift and a total staff of 33 employees. The second suite, consisting of 1,846 square feet, is vacant and would not be permitted for any future commercial cannabis activities of any kind.

Change of Zone No. 1900021 proposes to change the existing zone for the project site from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S).

Development Agreement No. 1900005. The associated development agreement (DA1900005) has a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA1900005 and CUP190009, and will provide community benefits to the Highgrove Area.

The project would involve the applicant moving into a portion of an existing commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, interior alterations, paint, carpet, furnishings, and landscaping. The project site is located north of Palmer Street, south of Center Street, east of Iowa Avenue, and west of Pacific Avenue. The project address is 1270 Center Street within the Highgrove community, near the City of Riverside.

The above is hereinafter referred to as “the project or Project”.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT Ordinance No. 348.4922 associated with Change of Zone No. 1900036, based on the findings and conclusions incorporated into this staff report, in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ190069, based on the findings and conclusions incorporated into this staff report, in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 1900021, that modifies the project site zoned Commercial Office (C-O) to Scenic Highway Commercial (C-P-S), subject to adoption of the zoning ordinance by the Board of Supervisors; and

TENTATIVELY APPROVE Development Agreement No. 1900005, based upon the findings in this staff report, pending final adoption of the Development Agreement ordinance by the Board of Supervisors; and,

APPROVE Conditional Use Permit No. 1900009, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report and subject to final approval of Change of Zone No. 1900021.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Community Development (CD): Commercial Retail (CR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Community Development (CD): Commercial Retail (CR)
East:	Community Development (CD): Commercial Retail (CR)
South:	Community Development (CD): Commercial Retail (CR) and Community Development (CD): Medium Density Residential (MDR)

West:	Community Development (CD): Commercial Retail (CR)
Existing Zoning Classification:	Commercial Office (C-O)
Proposed Zoning Classification:	Scenic Highway Commercial (C-P-S)
Surrounding Zoning Classifications	
North:	Scenic Highway Commercial (C-P-S) and Commercial Office (C-O)
East:	Commercial Office (C-O)
South:	Commercial Office (C-O) and One-Family Dwellings (R-1)
West:	Scenic Highway Commercial (C-P-S)
Existing Use:	Commercial Building Retail (Vacant)
Surrounding Uses	
North:	Gas Station (currently under development)
South:	Residential Dwelling
East:	Commercial Building Office (Vacant) with Caretakers
West:	Gas Station

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	0.39 acres	N/A
Existing Building Area (SQFT):	Cannabis Retail Area (2,106 sqft.) Total Building Area (3,952 sqft.)	N/A
Building Height (FT):	16 feet in height	35 feet max.

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Retail (Cannabis)	2,106 sqft.	1 space/200 sqft. of gross floor area	11	20
Vacant Retail Suite (Adjacent)	1,846 sqft	1 space/200 sqft. of gross floor area	9	20
TOTAL:	3,952 sqft.		20	20

Located Within:

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	Yes – Highgrove #126
Special Flood Hazard Zone:	No

Agricultural Preserve:	No
Liquefaction Area:	Yes – Low potential
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP

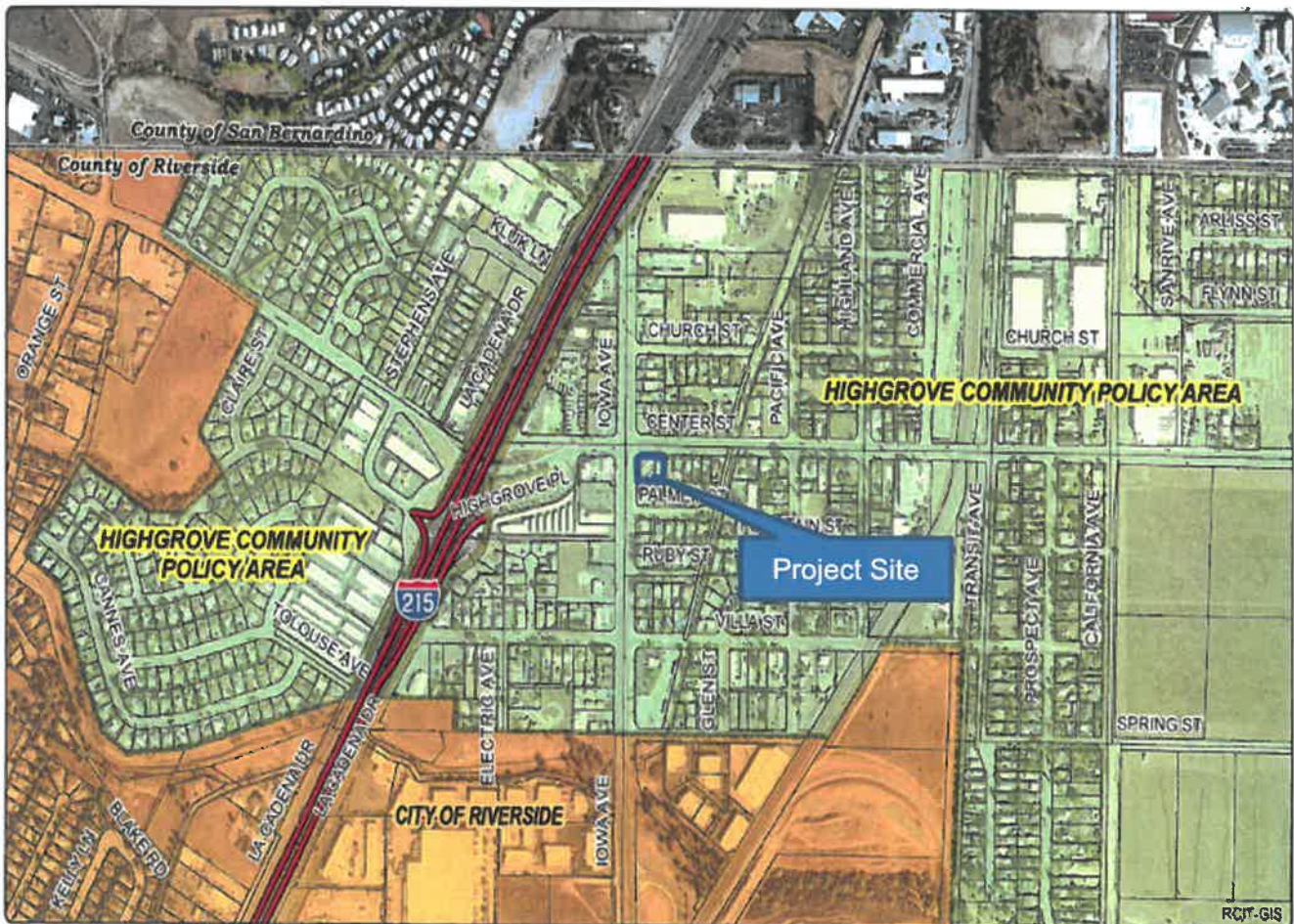


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Cannabis Background:

On October 23, 2018, the Board of Supervisors adopted Ordinance No. 348.4898 that established the permitting process and regulations for commercial cannabis activities.

Applicants requesting to establish commercial cannabis retail, microbusiness, and/or cultivation uses were required to submit a request for proposal "RFP" cannabis package. Applicants who ranked highest were allowed to proceed forward with the Conditional Use Permit process. On July 2, 2019, the Board of Supervisors accepted the Cannabis RFP response package rankings list, which allowed the highest ranking applicants to begin the land use review process for their proposed project. In the first year of implementation, 50 cannabis cultivation applications and 19 cannabis retail applications began the land use review process.

The project was assigned a RFP Cannabis File No. CAN190080 and subsequently ranked Number Two out of the Nineteen (19) applicants to be recommended to proceed forward with the conditional use permit application process for a cannabis retail store.

Project Details:

The project will occupy approximately 2,106 square feet of an existing commercial retail building (total existing retail building square-footage is 3,952 sqft.). The commercial building was originally built and had repairs completed, due to fire damage, in the late 1960s (BZ147702). An entitlement for commercial uses, an auto repair and coin-operated carwash, was approved in the spring of 1981 by Plot Plan No. 5976. A series of various other minor plot plans (i.e. PP17464) and building permits (i.e. BTI040212) have been approved or permitted on the project site over the past 40 years. Expansions related to the commercial buildings, commercial uses, and façade improvement and signage related to the Economic Development Agency "EDA" projects in the area, have been approved within the last 20 years. The property was purchased by the applicant in March 2019 (Grant Deed DOC# 2019-0099473).

The project will operate between the hours of 8am to 10pm daily in accordance with the County of Riverside Ordinance No. 348 Section 19.505 (I). In addition, the project will employ a total of 33 employees across three shifts with ten (10) employees on site including security personnel daily. The parking ratio of: 1 space/200 square feet results in requiring 11 parking spaces would be required for the project. The existing commercial facility provides 20 parking spaces, meeting the requirement for off-street vehicle parking pursuant to Ordinance No. 348 Section 18.12 (A) (2). Electrical vehicle (EV) parking is not needed for this project because EV parking is required for development projects involving at least 25 parking spaces and this project is only required to provide 11. The project applicant anticipates to serve 30 customers/day during initial operations and 50 customers/day by the end of the first year.

This project is currently impacted by other Commercial Cannabis Retailers within less than 1000 feet from the project site (one to the north and one to the south). The only path forward to for this project would be to apply for an Ordinance Amendment to amend Ordinance No. 348, Section 19.519 for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 250

feet. Ordinance No. 348.4922, amending Ordinance No. 348 Section 19.519, was applied for on October 17, 2019.

General Plan Consistency

The project site has a General Plan Foundation Component and Land Use Designation of Community Development: Commercial Retail (CD: CR). The Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The Commercial Retail land use designation provides for the emphasis on general uses such as grocery stores, drug stores, and other retail outlets. The project is consistent with the Community Development General Plan Foundation Component and Commercial Retail Land Use Designation as it would provide community services and job opportunities within the surrounding community.

Zoning Consistency

The project site is currently zoned Commercial Office (C-O). Pursuant to Ordinance No. 348, Section 19.518, Cannabis Retailers are not allowed in the C-O zone. The applicants for this project submitted concurrently a Change of Zone (CZ1900021) to change the existing zone for the project site from C-O to Scenic Highway Commercial (C-P-S). Cannabis Retailers are allowed in the C-P-S zone, with an approved conditional use permit. The applicant has submitted this CUP application to ensure compliance with all applicable development standards and regulations. As further described in the findings section, the project meets all the applicable development standards for the C-P-S Zone and those set forth in Section 19.519 of Ordinance No. 348, including design, height, security, setbacks, and parking requirements.

The project site includes a proposed landscape plan in accordance with the County of Riverside Ordinance No. 348 and Ordinance No. 859.

The project site is not located within the Airport Influence Area (AIA) boundary and therefore is not subject to the Airport Land Use Commission (ALUC) review; however Ordinance No. 348.4922 is a countywide change and requires approval by ALUC. At the February 13, 2020 ALUC meeting the project was delegated to the authority of the Director of the Airport Land Use Commission to make a determination. The ALUC Director determined that the ordinance amendment to reduce the minimum distance standard to other Cannabis Retailers from 1,000 feet to 250 feet is consistent with their airport plans.

Change of Zone No. 1900021, DA No. 1900005, and CUP No. 190009 were submitted to the County of Riverside on July 2, 2019. The submittal to adopt an Ordinance Amendment (CZ1900036) was submitted to the County of Riverside on October 17, 2019.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and ND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

As of the writing of this staff report, no comment letters in response to the circulated IS and ND have been received, and no revisions to the Project have been made. As demonstrated in the IS and ND, the proposed Project will not result in any significant impacts to the environment.

FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Commercial Retail (CR). The Commercial Retail land use designation provides for the emphasis on general uses such as grocery stores, drug stores, and other retail outlets. The proposed project is consistent with this land use designation because the project will provide local and regional retail and services. Additionally, the Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The project is consistent with the Community Development General Plan Foundation Component and Commercial Retail Land Use Designation as the project (which includes both the cannabis retail operation and Ordinance No. 348.4922), would provide community services and job opportunities within the surrounding community. Moreover, the overall project would provide greater opportunity for local and regional retail cannabis services and allow such facilities to locate in areas better suited for such establishments without the excessive 1,000 foot radius from other retail facilities, fostering greater variety and choice in the marketplace. This helps fulfill the goals of the Vision Statement of the General Plan, particularly by helping expand emerging markets and associated employment, which includes the cannabis industry. This economic diversity also helps the County reach its stated economic development principles as discussed in the General Plan, by furthering local job opportunities; providing a unique mix of uses and a continued and expanded market for retail products; and stimulating growth of small businesses.

2. The site has a current Zoning Classification of Commercial Office (C-O). An application for a Change of Zone has been applied for to change the zone from C-O to Scenic Highway Commercial (C-P-S). The C-P-S zone is consistent with the Riverside County General Plan because the C-P-S Zone conditionally allows specified retail uses which implements the CD: CR General Plan Land Use Designation that encourages local and regional retail and services.
3. The proposed use, a Cannabis Retail Store, is allowed in the C-P-S Zoning Classification with an approved Conditional Use Permit. The Change of Zone No. 190021 has been applied for to change the zone from C-O to C-P-S; that allows for cannabis retail.
4. The uses surrounding the property in question are predominately retail businesses such as a commercial office building to the east, a vacant commercial lot (under development) to the north, and a gas station with convenience store to the west. To the south is a residential dwelling. The Cannabis

Retailer is setback from the residentially zoned lot line 40 feet, as required per Ordinance No. 348, Section 19.519.B1. The project's proposed use is compatible with the surrounding uses because the cannabis retail store is consistent with the commercial activity of the surrounding businesses and meeting the required lot line setback from a residentially zoned property.

Conditional Use Permit Findings:

1. The proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as the project site is surrounded by properties which are designated CD: CR which encourages suburban development and land uses that foster variety, choice and accommodate a balance of jobs, housing, and services within communities. The proposed use, a cannabis retail store front, would provide community services and job opportunities within the surrounding community. Additionally, the project complies with the development standards of the C-P-S Zone. Therefore, the proposed project conforms to the logical development of the land and will be compatible with the present and future logical development of the surrounding property.
2. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project has been conditioned to get approval of a parcel merger (90-Planning-USE Certificate of Parcel Merger) prior to final inspection or occupancy of the tenant improvement for the existing building.
3. Based on the findings included in this staff report, advisory notification document and conditions of approval, the proposed project will not be detrimental to the health, safety or general welfare of the community.

Permit Requirements for All Commercial Cannabis Activities:

1. Section 19.505 of Ordinance No. 348 sets forth requirements that all Commercial Cannabis Activities, including commercial cannabis retailers, must comply with, including, among others, submitting an appropriate application, obtaining and maintaining a state license, being sited and operated in such a way that controls odors, being limited in hours of operation, and implementing sufficient security measures. All of these requirements have either already been met or are required in the attached project's Conditions of Approval (COA) or Advisory Notification Document (AND) which are incorporated herein by this reference. Specifically, Planning. 1 through 10 and 14 through 18 of the Advisory Notification Document address odor, hours of operation and security.
2. While security has been raised as a concern relating to cannabis-related activities, a standard condition of approval or requirement of the Advisory Notification Document (Planning. 14 and 15) requires sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent theft of Cannabis or Cannabis Produces, and to ensure emergency access in accordance with applicable Fire Code standards. These requirements include the following:
 - a) A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.

- b) 24 hour emergency contact information for the owner or an on-site employee which shall be provided to the County.
- c) A professionally installed, maintained, and monitored alarm system.
- d) Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.
- e) 24 hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days, and shall be made available to the County upon request.

With implementation of these required measures, security concerns relating to the Commercial Cannabis Activity have been fully addressed.

Cannabis Retailer Minimum Standards:

1. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site.
2. The project is located within 1,000 feet of another Cannabis Retailer. Recently a Cannabis Retailer, which is within 300 feet from the project site, was approved at the Board of Supervisors meeting on December 10, 2019. In anticipation of this action by a neighboring Cannabis Retailer, the project applicant submitted Ordinance No. 348.4922, to amend Ordinance No. 348, Section 19.519 for a Cannabis Retailer; requesting to reduce the minimum distance standard from other Cannabis Retailers from 1,000 feet to 250 feet. The minimum distance of 1,000 feet was originally thought of as reasonable for Commercial Cannabis Retailers. Upon further evaluation, from the project applicant, a Cannabis Retailer selling their goods, product, or services is similar to a liquor store selling alcohol to its customers or a bank providing services to its customers. A distance shouldn't restrict comparable retail competition of similar goods or services, but allow the 'business market' within an area to determine the outcome and growth within the cannabis retail industry.
3. The project is not located within 500 feet of a smoke shop or similar facility because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any smoke shop or similar facility within 1,000 feet of the site.
4. The project is not located on a lot containing a residential dwelling unit because a property characteristic report as prepared by the Planning Department has not identified any residential dwelling units located at the subject site.

5. The development standards of the proposed C-P-S Zoning Classification are as follows:
 - A. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
 - B. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The project does not propose construction nor does the existing structure (16 feet high) exceed 35 feet in height. Therefore, the project meets this standard.
 - C. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Ordinance No. 348 Section 18.34. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Ordinance No. 348 Section 18.27. The project does not propose any construction nor does any of the existing building or structure (16 feet high) exceed 50 feet in height. Therefore, the project meets this standard.
 - D. Automobile storage space shall be provided as required by Ordinance No. 348 Section 18.12. The project meets these requirements because the project requires 20 parking spaces and has proposed 20 parking spaces.
6. The project complies with the operational requirements set forth in Ordinance No. 348 Section 19.519.C. because of the following:
 - A. Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location. As provided by the floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (AND Planning-All No. 1 - Cannabis Retail Operations – 1)
 - B. Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard. (AND Planning-All No. 2 - Cannabis Retail Operations – 2)

- C. Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are at least 21 years of age. The project has been conditioned to meet this standard. (AND Planning-All No. 3 - Cannabis Retail Operations – 3)
- D. A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician’s Recommendation or are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to very consumers are of appropriate age. The project has been conditioned to meet this standard and will have retail sales of both Medical and Adult customers and must always have current A and M Licenses for their retail sales. (AND Planning-All No. 4 - Cannabis Retail Operations – 4)
- E. Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours. The project has been conditioned to meet this standard. (AND Planning-All No. 5 - Cannabis Retail Operations – 5)
- F. Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area. As provided by the project floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (AND Planning-All No. 6 - Cannabis Retail Operations – 6)
- G. Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project meets this standard because the provide floor plan, Exhibit C shows the sales area to only contain cannabis products (Flower Display). It has been conditioned that not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project has been conditioned to meet this standard. (AND Planning-All No. 7 - Cannabis Retail Operations – 7)
- H. Restroom facilities shall be locked and under the control of the Cannabis Retailer. As provided by the floor plan of the project, Exhibit C, the restroom facilities have a locking door to the designated room. The project has been conditioned to meet this standard. (AND Planning-All No. 8 - Cannabis Retail Operations – 8)
- I. Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations. The project has been conditioned to meet this standard. (AND Planning-All No. 9 - Cannabis Retail Operations – 9)
- J. Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority. The project has

been conditioned to meet this standard. (AND Planning-All No. 10 - Cannabis Retail Operations – 10)

- K. Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. It has been conditioned the Cannabis Retailer shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. The project has been conditioned to meet this standard. (AND Planning-All No. 11 - Cannabis Retail Operations – 11)
- L. Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products. The project has been conditioned to meet this standard. (AND Planning-All No. 12 - Cannabis Retail Operations – 12)
- M. Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle. The project has been conditioned to meet this standard. (AND Planning-All No. 13 - Cannabis Retail Operations – 13)
- N. Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle. The project has been conditioned to meet this standard. (AND Planning-All No. 14 - Cannabis Retail Operations – 14)

Cannabis Retail Findings:

1. The project complies with all the requirements of the State and County for the selling of Cannabis. This is met because the project has been conditioned to meet these requirements.
2. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site. Therefore, the project meets this standard.
3. The project includes adequate measures that address enforcement priorities for Commercial Cannabis Activities including restricting access to minors, and ensuring that Cannabis and Cannabis Products are obtained from and supplied only to other permitted licensed sources within the State and not distributed out of State. These are met through imposed conditions (Advisory Notification Document) on the project to be met (see AND Planning No. 1 thru 25, Generals A thru X).
4. For Cannabis Retailer lots with verified cannabis-related violations within the last 12 months prior to the adoption date of Ordinance No. 348.4898, the use will not contribute to repeat violation on the lot and all applicable fees have been paid. This is met because no record of any cannabis-related violations within the last 12 months exist at the project site.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the **City of Riverside** Sphere of Influence. This project was provided to **City of Riverside** for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is not located within the Airport Influence Area (AIA) boundary and therefore is not subject to the Airport Land Use Commission (ALUC) review; however Ordinance No. 348.4922 is a countywide change and requires approval by ALUC. At the February 13, 2020 ALUC meeting the project was delegated to the authority of the Director of the Airport Land Use Commission to make a determination. The ALUC Director determined that the ordinance amendment to reduce the minimum distance standard to other Cannabis Retailers from 1,000 feet to 250 feet is consistent with their airport plans.
4. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

The project site is not located within a Cal Fire State Responsibility Area (SRA). Conditions of approval were placed on CUP190009 requiring compliance with Ordinance No. 787.

Development Agreement:

The applicant has proposed entering into the attached draft development agreement (DA) with the County for the Project. The DA is consistent with the General Plan and Board Policy B-9. Additionally, the advisory notification document, conditions of approval, and entitlement approvals are incorporated in the exhibits of the DA and will ensure that the project is developed in a way that would not conflict with the public's health, safety or general welfare. The DA has a term of 10 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the DA. In exchange, the DA provides certain public benefits that go beyond the basic requirements of the County including annual public benefit payments, which will be used for additional public safety services, infrastructure improvements or community enhancement programs.

Approval Requirements and Conclusion:

Based on the findings provided in this staff report and conditions of approval, the project is consistent with the General Plan and any applicable specific plan, complies with the proposed development standards of

the C-P-S zoning classification, complies with the permit requirements for all Commercial Cannabis Activities, complies with the minimum standard requirements and will not be detrimental to the public health, safety, or general welfare. Additionally, the project complies with all applicable requirements of State law and ordinances of Riverside County.

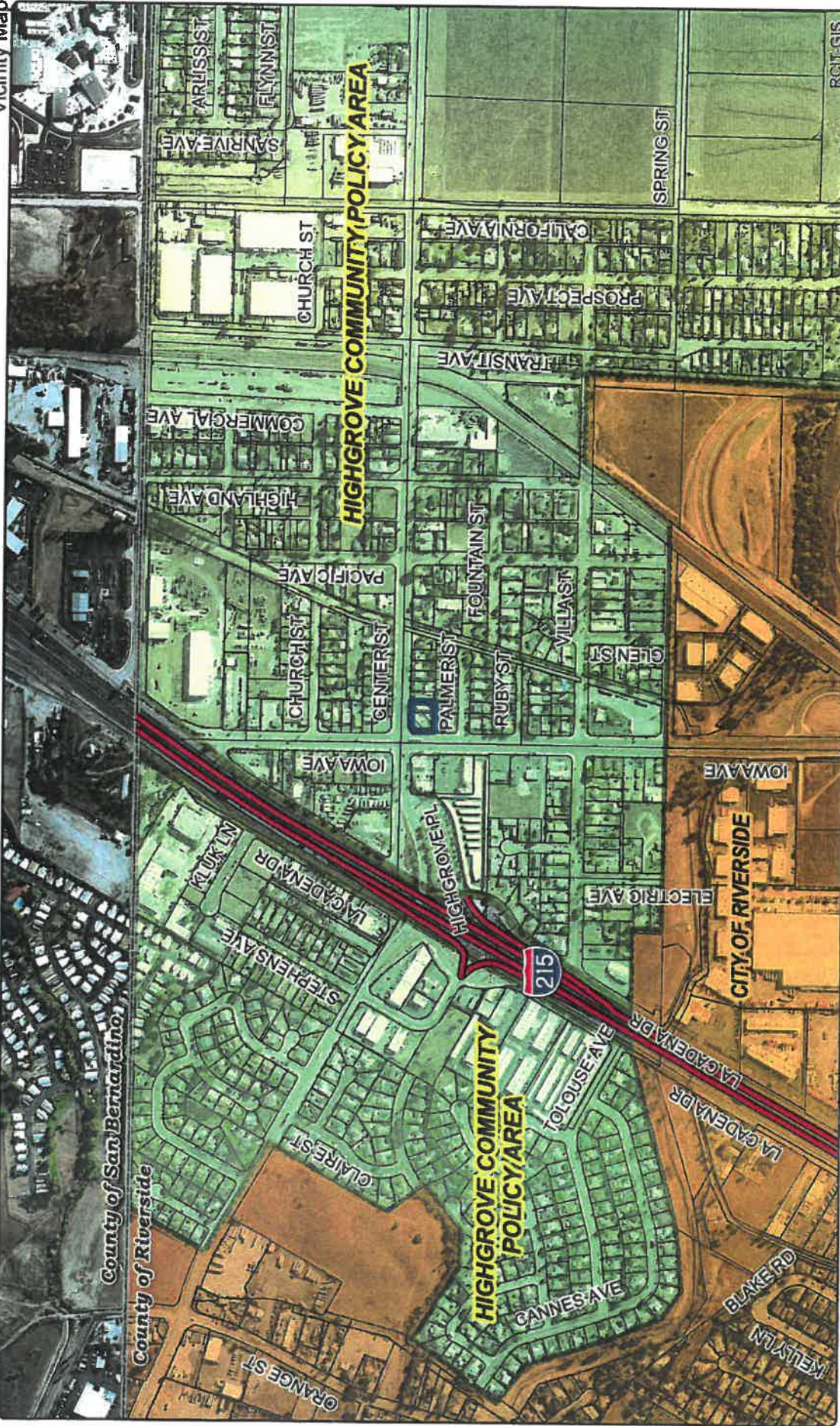
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or phone calls indicating support or opposition to the proposed project.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1900021 CUP190009 DA1900005
VICINITY/POLICY AREAS

Supervisor: Spiegel
 District 2

Date Drawn: 09/04/2019
 Vicinity Map



Zoning Dist: University

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. This map is for informational purposes only and does not constitute an official map of the County. It is not intended to be used for any legal or financial purposes. For further information, please contact the Riverside County Planning Department at (951) 955-3200 (Riverside County) or by email at (951) 955-3277 (Riverside County) or website www.riverside.ca.gov

RIVERSIDE COUNTY PLANNING DEPARTMENT

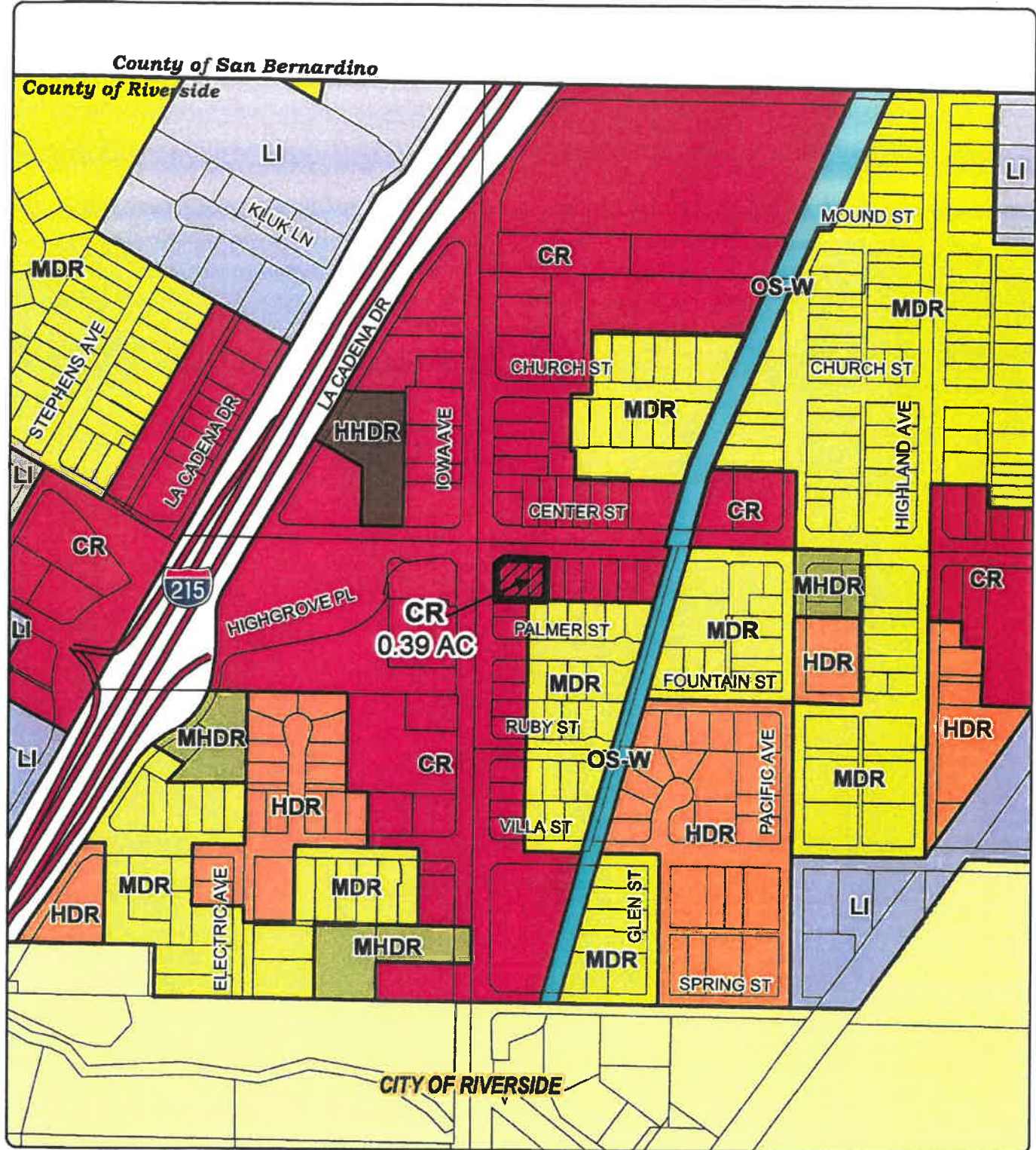
CZ1900021 CUP190009 DA1900005

Supervisor: Spiegel
District 2

Date Drawn: 09/04/2019

Exhibit 5

EXISTING GENERAL PLAN



Zoning Dist: University

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplpa.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

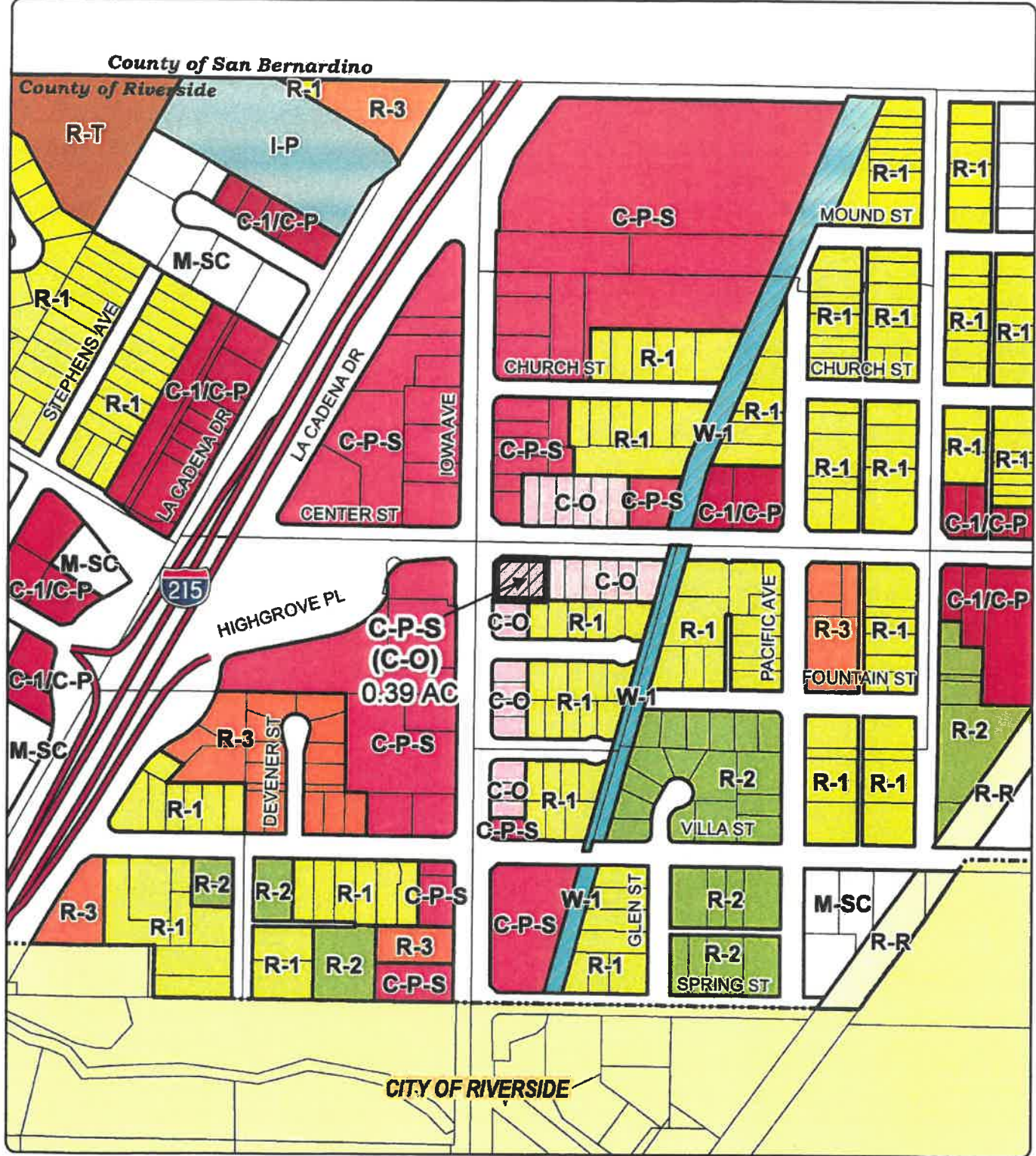
CZ1900021 CUP190009 DA1900005

Date Drawn: 09/04/2019

Supervisor: Spiegel
District 2

PROPOSED ZONING

Exhibit 3



Zoning Dist: University

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.letma.org>

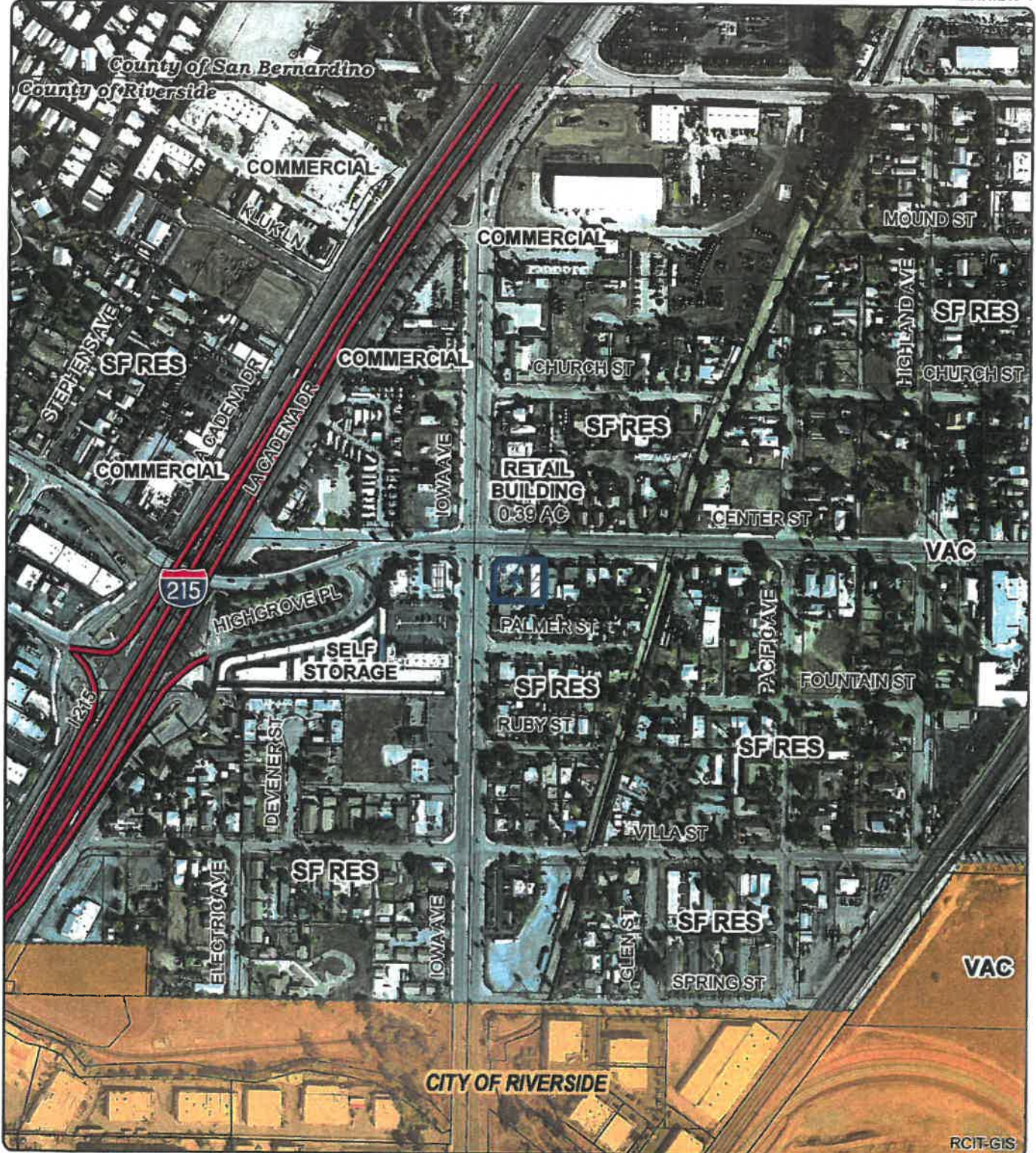
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1900021 CUP190009 DA1900005

Supervisor: Spiegel
 District 2

Date Drawn: 09/04/2019

LAND USE

Exhibit 1



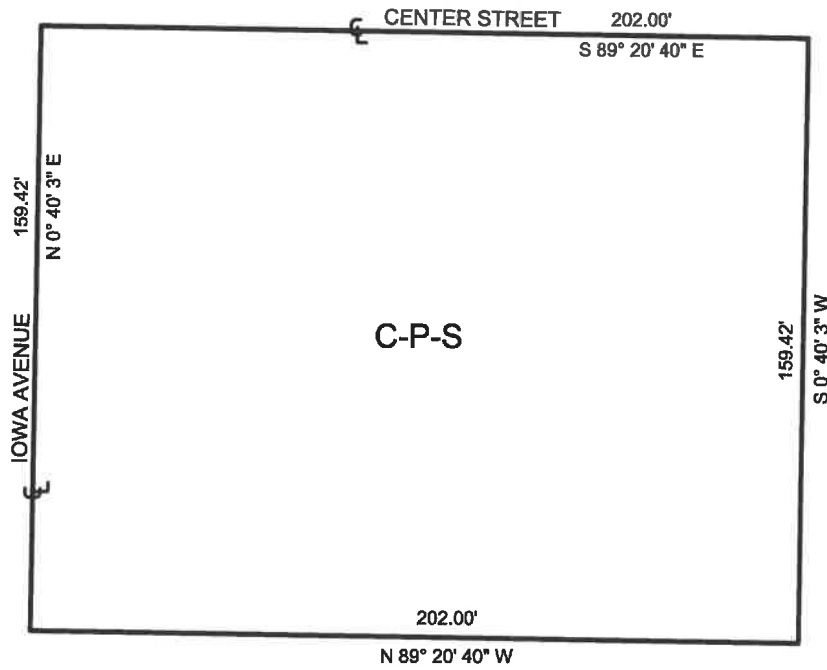
Zoning Dist: University

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SECTION 7, T. 25, S., R. 4 W., S.B.M



C-P-S SCENIC HIGHWAY COMMERCIAL

MAP NO. 5.027

CHANGE OF OFFICIAL ZONING PLAN
UNIVERSITY DISTRICT

CHANGE OF ZONE CASE NO. CZ1900021
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348,4921
(DATE) _____

APN'S: 242-091-059
247-091-062

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE: 1:40



SHEET INDEX

SHEET ISSUED OR DATE RECORDED, WITH ADDITIONS OR DELETIONS

NO.	DATE	DESCRIPTION
1	01/02/16	10
2	01/02/16	11
3	01/02/16	12
4	01/02/16	13
5	01/02/16	14
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86	01/02/16	95
87	01/02/16	96
88	01/02/16	97
89	01/02/16	98
90	01/02/16	99
91	01/02/16	100

EXCEL RIVERSIDE INC
APPLICATION # CUP190009
1270 CENTER ST,
RIVERSIDE, CA 92507

GENERAL PROJECT DATA

BUILDING DEPARTMENT: COUNTY OF RIVERSIDE
 ZONING: CAS
 LAND USE DESCRIPTION: COMMERCIAL RETAIL
 ASSESSOR'S PARCEL NO.: 207001001270000000
 OCCUPANCY CLASSIFICATION: PER CHAPTER 13, IN PARCEL 1
 OCCUPANCY SEPARATION: PER SEC 196, NO SEPARATION REQUIRED
 TYPE OF CONSTRUCTION: PER CHAPTER 8, SECTION 802, RE-EXISTING
 SEPARATED: NO
 NUMBER OF STORIES: 1 STORY
 PROJECT SCOPE: REPAIR AND IMPROVEMENT OF EXISTING BUILDING
 APPLICANT: EXCEL RIVERSIDE INC
 ARCHITECT: INFRASTRUCTURE ENGINEERS

CHARLES MINYARD
 P (951) 727-8777
 C (951) 744-0700

CHARLES MINYARD
 P (951) 727-8777
 C (951) 744-0700

CHARLES MINYARD
 P (951) 727-8777
 C (951) 744-0700



PROJECT NUMBER: 874502
 DATE: 08/2016-PROGRESS SET
 SHEET: A0.1



NOTES:

1. PRIOR TO PROJECT CONSTRUCTION, APPLICANT SHALL SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION PLAN TO THE COUNTY ENGINEER FOR REVIEW AND APPROVAL. THE LANDSCAPE CONSTRUCTION PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPE CONSTRUCTION PLAN ORDINANCE (SAS, ORDINANCE 81), AND SHALL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER. THE LANDSCAPE CONSTRUCTION PLAN SHALL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER. THE LANDSCAPE CONSTRUCTION PLAN SHALL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER.
2. "NO LOITERING" SIGNS TO BE INSTALLED BY SHERIFF DEPARTMENT
3. THIS FACILITY WILL CARRY AN ADULT AND MEDICAL LICENSE
4. THIS FACILITY WILL NOT HAVE SECURITY BARS

BUSINESS OPERATION:

- A. NUMBER OF EMPLOYEES: 25 EMPLOYEES
- B. NUMBER OF EMPLOYEES: 25 EMPLOYEES
- C. NUMBER OF EMPLOYEES: 25 EMPLOYEES

PRODUCT DELIVERY TO DISPENSARY:

ALL DELIVERIES TO THE DISPENSARY SHALL BE MADE BY THE DISPENSARY'S OWN DELIVERY VEHICLE. THE DELIVERY VEHICLE SHALL BE OPERATED BY A LICENSED DRIVER. THE DELIVERY VEHICLE SHALL BE OPERATED BY A LICENSED DRIVER. THE DELIVERY VEHICLE SHALL BE OPERATED BY A LICENSED DRIVER.

SCHOOL DISTRICT: RIVERSIDE UNIFIED SCHOOL DISTRICT
 PH: (951) 784-7125

UTILITY PURVEYORS:
 INTERNET / PHONE / CABLE PROVIDERS: SPECTRUM
 PH: (800) 243-8902

WATER PROVIDER: RIVERSIDE PUBLIC UTILITIES
 PH: (951) 824-5285

SEWER / TRASH: WATER MANAGEMENT
 PH: (907) 421-8888

GAS PROVIDER: SOCAL GAS
 PH: (800) 427-2000

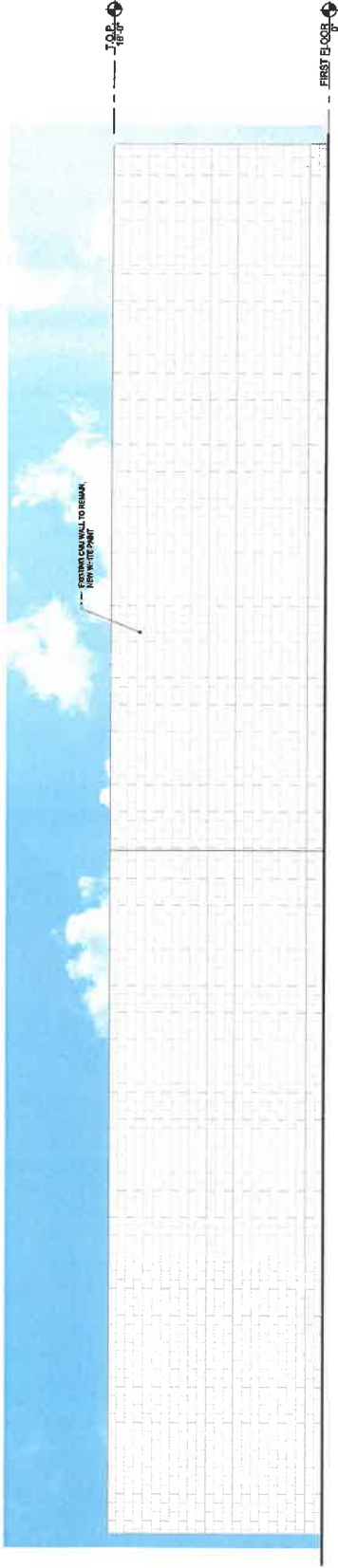
ELECTRICITY PROVIDER: SOUTHERN CALIFORNIA Edison
 PH: (951) 307-0771

CONDITIONAL USE PERMIT

NO LOITERING SIGNS TO BE INSTALLED BY SHERIFF DEPARTMENT
 THIS FACILITY WILL CARRY AN ADULT AND MEDICAL LICENSE
 THIS FACILITY WILL NOT HAVE SECURITY BARS

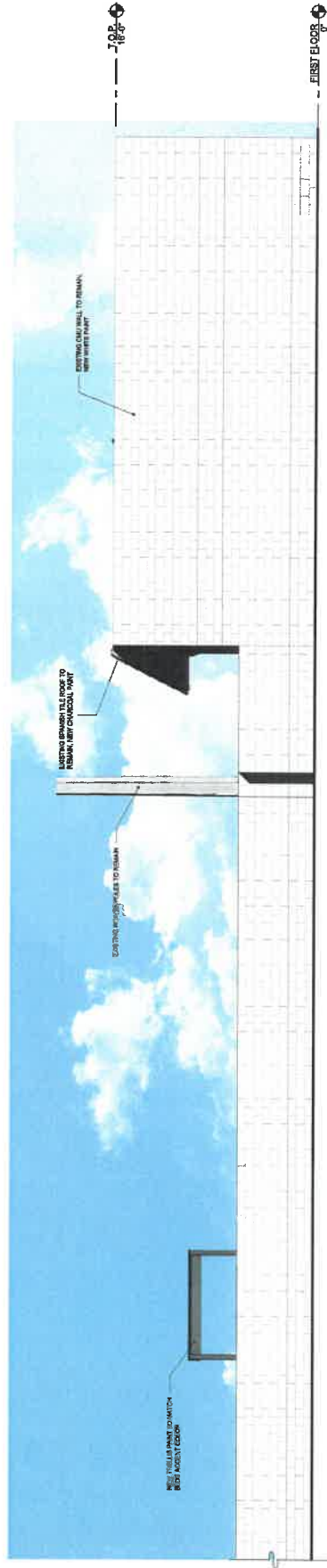
EXCEL RIVERSIDE INC
 1270 CENTER ST
 RIVERSIDE, CA 92507

CASE: CUP190009
EXHIBIT : Title Sheet
PLANNER: T. Wheeler
DATE: February 19, 2020



EAST ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

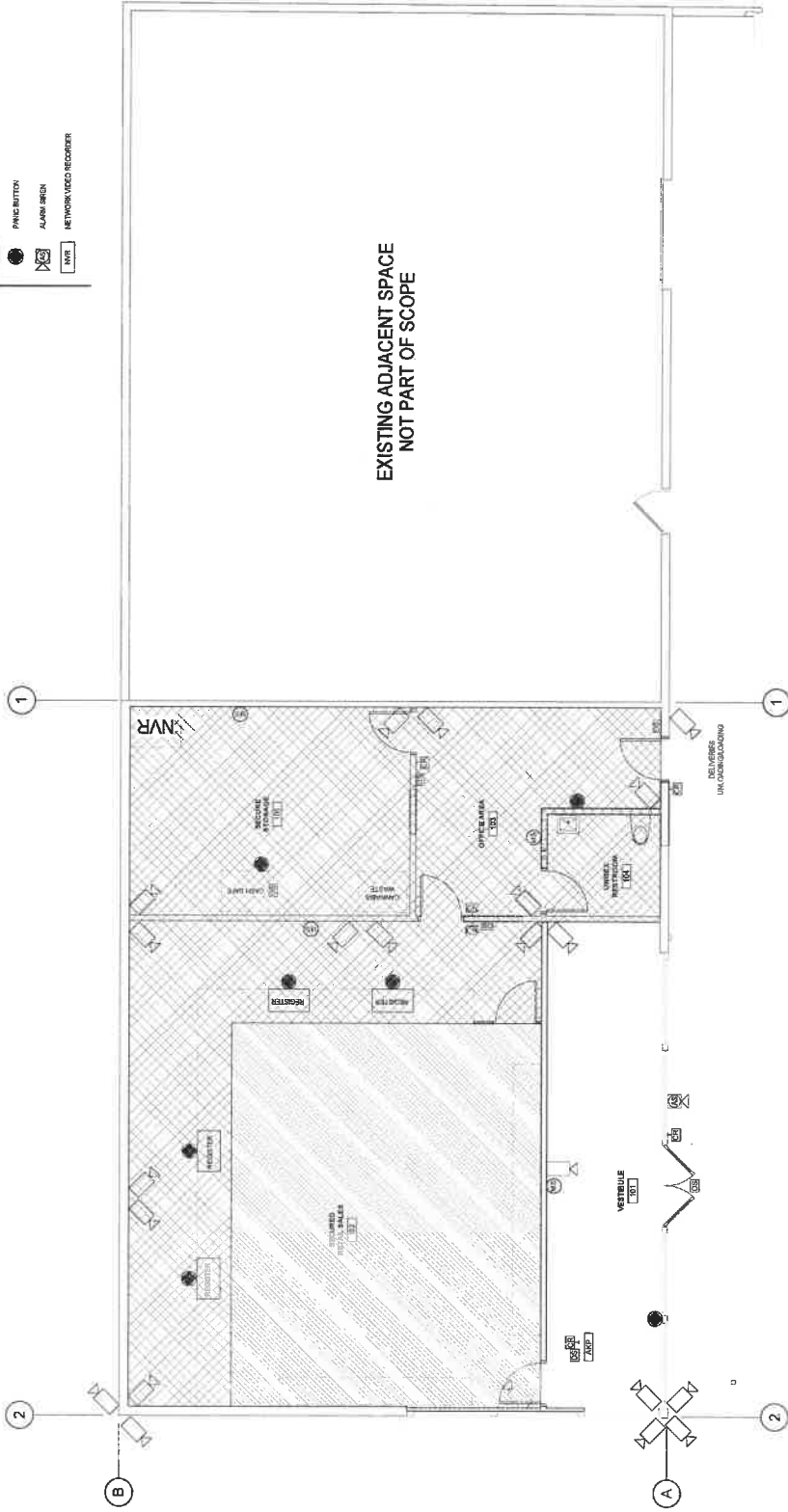
EXISTING ELEVATIONS
 EXCEL RIVERSIDE INC
 1000 WEST 10TH STREET
 RIVERSIDE, CA 92507

CONDITIONAL USE PERMIT

EXCEL RIVERSIDE INC
 CIVIL ENGINEERS
 1000 WEST 10TH STREET
 RIVERSIDE, CA 92507
 PROJECT NUMBER: 17-012
 DATE: 08/20/17 - PROGRESS SET
 SHEET A4.1

LEGEND

- CAMERA
- MOTION SENSOR
- DOOR SENSOR
- ALARM KEYPAD
- CARD READER
- LIMITED ACCESS
- RESTRICTED ACCESS
- PING BUTTON
- ALARM SIREN
- NVR
- NETWORK VIDEO RECORDER



EXISTING ADJACENT SPACE
NOT PART OF SCOPE



1/4" = 1'-0"
0 2 4 8 16'

CONDITIONAL USE PERMIT

SECURITY PLAN
EXCEL RIVERSIDE INC
1000 W. RIVERSIDE BLVD.
RIVERSIDE, CA 92507



SHEET
A3.0



ADJACENT COMMERCIAL PROPERTY

ADJACENT RESIDENTIAL PROPERTIES

STREET TREES (INCONSISTENT)

ADJACENT GAS STATION



EXISTING TREE TO BE REMOVED

EXISTING PALM TREE TO BE REMOVED

PROJECT LOCATION AT CORNER OF CENTER & IOWA



PALM TREES ALONG STREET EDGES

ADJACENT GAS STATION

LOW MAINTENANCE SHRUBS



SCALE: 1" = 40'-0"



Colleen M. Nelin
 Landscape Architect AASCP
 7 Ridge Center, Merced, CA 95368
 TEL: 209.793.8741
 colleen@ccn.net

EXISTING CONDITIONS & ADJACENT SITES

EXCEL RIVERSIDE INC
 1270 CENTER ST.
 RIVERSIDE, CA 92507



PROJECT NUMBER: 2716022
 DATE: 07/19/2018 - CUP SET
 SHEET L1.3



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach,
Assistant TLMA Director*

NEGATIVE DECLARATION

Project/Case Number: CZ1900036 / CUP190009 / CZ1900021 / DA1900005 / CEQ190069

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: January 21, 2020

Applicant/Project Sponsor: Excel Riverside Date Submitted: July 2, 2019

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Tim Wheeler Date: _____

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZCEQ190069

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: CEQ190069
Project Case Type (s) and Number(s): CZ1900036, CUP190009, CZ1900021, DA1900005
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Tim Wheeler, Urban Regional Planner
Telephone Number: 951-955-6060
Applicant's Name: County of Riverside
Applicant's Address: 4080 Lemon Street - 12th Floor, Riverside, CA 92501

I. PROJECT INFORMATION

Background:

Riverside County Board of Supervisors took action in October 2018 to adopt a regulatory framework to allow cannabis businesses the right to proceed through the entitlement process pursuant to the process described in Ordinance No. 348 (Land Use and Zoning) and Request For Proposal (RFP) criteria. The County of Riverside received 119 RFP response packages. For the first year, the Riverside County Board of Supervisors is allowing 19 retailers and 50 cultivators to apply to operate throughout the County.

The County received 71 RFP response packages for retail cannabis businesses, which exceeded the 19 retail businesses the Board of Supervisors approved. All retail response packages that were submitted and deemed to be complete were ranked by County staff based upon the criteria specified within RFP package. The top 19 highest ranked retail response packages were allowed to proceed to submit an application package.

Receiving a top ranking to apply for a County of Riverside Conditional Use Permit does not constitute an entitlement of approval. All cannabis activities must apply for and receive a Conditional Use Permit, comply with the California Environmental Quality Act, be consistent with the County's General Plan, enter into a Development Agreement with the County, obtain a State license as a retailer and satisfy all other regulatory requirements prior to commencing operation.

The Ordinance Amendment would allow retail facilities to operate in closer proximity than what the Ordinance currently allows. This would have County wide effects as the Amendment would allow the potential for more retail cannabis businesses in the Commercial/Industrial/Manufacturing zones approved within the RFP process currently and those in future RFP processes to follow.

Ordinance Amendment – Change of Zone No. 1900036 applies only to Ordinance No. 348.4896, Section 19.519, Cannabis Retailer Minimum Standards. The proposed amendment is for cannabis Retailer use only, which is an allowed use requiring an approved conditional use permit in accordance with Section 18.28 of Ordinance 348.4896. Cannabis Retailers are allowed to operate within the following zones: C-1/C-P General Commercial, C-P-S Scenic Highway Commercial, I-P Industrial Park, M-SC Manufacturing-Service Commercial, M-M Manufacturing-Medium and M-H Manufacturing-Heavy.

Project Description:

The proposed Project would include the following:

Ordinance No. 348.4922 associated with Change of Zone No. 1900036 proposes to amend Ordinance No. 348 Section 19.519 A.2. for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 250 feet. This reduction to the standard minimum distance to other Cannabis Retailers may increase the number of Cannabis Retailers countywide.

Conditional Use Permit No 190009 proposes a storefront retail cannabis business and delivery service that includes two parcels with one existing 3,952 square foot commercial building of two suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 square feet and would contain the storefront retail cannabis business. The first retail suite will be used for office space and storage related to the retail cannabis business. The hours of operation for the retail cannabis business will be from Monday through Sunday 8 am to 10 pm; with no deliveries scheduled after 9pm. The retail cannabis business will have three shifts daily; open, midday, and close with 6 to 10 employees each shift and a total staff of 33 employees. The second suite, consisting of 1,846 square feet, is vacant and would not be permitted for any future commercial cannabis activities of any kind.

Change of Zone No. 1900021 proposes to change the existing zone for the project site from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S).

Development Agreement No. 1900005. The associated development agreement (DA1900005) has a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA1900005 and CUP190009, and will provide community benefits to the Highgrove Area.

The project would involve the applicant moving into a portion of an existing commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, interior alterations, paint, carpet, furnishings, and landscaping. The project site is located north of Palmer Street, south of Center Street, east of Iowa Avenue, and west of Pacific Avenue. The project address is 1270 Center Street within the Highgrove community, near the City of Riverside.

The above is hereinafter referred to as "the project or Project".

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

B. Total Project Area: N/A

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

C. Assessor's Parcel No(s): 247-091-059 and 247-091-062

Street References: The project site is located north of Palmer Street, south of Center Street, east of Iowa Avenue, and west of Pacific Avenue. The project address is 1270 Center Street

D. Section, Township & Range Description or reference/attach a Legal Description:
Township 2 South, Range 4 West, Section 7 NE

Brief description of the existing environmental setting of the project site and its surroundings:

According to the County of Riverside's Draft General Plan Environmental Impact Report No. 521 (March 2014), Riverside County encompasses 7,295 square miles that stretch across 200 miles of California, from the eastern edge of the Los Angeles metropolitan basin to the Colorado River. Bounded by Orange

County on the west, San Bernardino County to the north, the State of Arizona to the east and San Diego and Imperial Counties to the south, Riverside County is the fourth largest county in California. Riverside is one of the most diverse counties in California. It includes well-established urban, suburban and rural communities. It has an extensive array of agricultural lands, lands devoted to mineral extraction and recreational areas. There are rugged mountains, flat valley areas, open desert and expansive natural open spaces. The western portion of the county contains most of the county's non-desert areas, as well as most of its urbanized areas. To the east is the urbanizing hub of the Coachella Valley. Beyond Coachella is the northern half of the massive Salton Sea. Eastern Riverside County, which lies east of the crest of the San Jacinto Mountains, contains almost all the county's desert regions. Elevations in eastern Riverside County range from about 230 feet below mean sea level at the Salton Sea to 10,800 feet at the peak of Mount San Jacinto. Of the roughly 4.6 million acres within Riverside County, approximately 10% falls within the 26 incorporated cities of the county. The remaining portions include unincorporated county lands, as well as lands outside Riverside County's jurisdiction, such as military bases, National Forests, state lands and Indian Reservations. The western third of Riverside County is the most heavily populated region and contains roughly 85% of Riverside County's total population. The eastern two-thirds of the county contain the remaining 15%, with most of the population concentrated in the Coachella Valley region.

Highgrove borders on two other area plans: the Jurupa Area Plan to the west and the Reche Canyon/Badlands Area Plan to the east. The City of Riverside is to the south and cities of Colton and Grand Terrace (in San Bernardino County) to the north. The Highgrove area stretches south along the western side of the Box Springs Mountains almost to the confluence of Interstate 215 and State Route 60. To the west, the Highgrove Area Plan includes an unincorporated enclave along North Main Street.

The project site for the retail facility is surrounded by existing urban development. There is existing roadway right-of-way, commercial and residential uses to the north, existing roadway right-of-way and commercial uses to the west, commercial and residential uses to the east, and commercial and residential uses to the south. The project applicant anticipates to serve 30 customers/day during initial operations and 50 customers/day by the end of the first year.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the Community Development (CD): Commercial Retail (CR) land use designation and other applicable land use policies within the General Plan.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project is within the Western Riverside's Multi-Species Habitat Conservation Plan. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project meets with all other applicable Safety element policies.

5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan, noise ordinance, or per the land use ordinance as it pertains to Cannabis Retailers. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for a commercial retail (Cannabis Retail) facility and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control air quality by any tenant improvement activities and operational activities for a Cannabis Retailer facility. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** There are no impacts or adverse effects to healthy communities as a direct result of this project at this time.

B. General Plan Area Plan(s): Countywide and Highgrove Area Plan

C. Foundation Component(s): Community Development (CD)

D. Land Use Designation(s): Community Development: Commercial Retail (CD: CR)

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

F. Policy Area(s), if any: Countywide and Highgrove Community Policy Area

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Countywide and Highgrove Area Plan

2. **Foundation Component(s):** The Foundation Components to the north, east, west, and south are all Community Development (CD).

3. **Land Use Designation(s):** The Land Use Designations to the north, east, and west are Community Development: Commercial Retail (CD: CR); to the south is Community Development: Commercial Retail (CD: CR) and Community Development: Medium Density Residential (CD: MDR).

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

5. **Policy Area(s), if any:** Countywide and Highgrove Community Policy Area

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Commercial Office (C-O)

J. Proposed Zoning, if any: Scenic Highway Commercial (C-P-S)

K. Adjacent and Surrounding Zoning: The Surrounding Zoning to the project site is to the north and west Scenic Highway Commercial (C-P-S); to east is Commercial Office (C-O); and to the south is Commercial Office (C-O) and One-Family Dwellings (R-1).

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

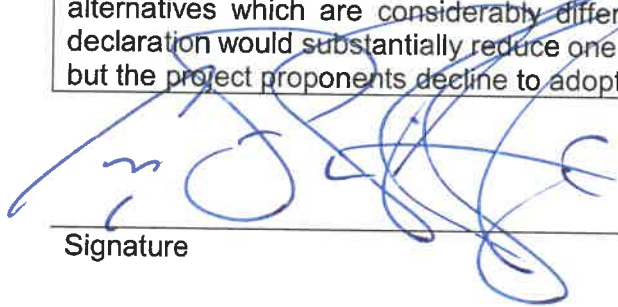
On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input checked="" type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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



Signature

January 21, 2020

Date

Tim Wheeler,
Urban Regional Planner

Printed Name

For: Charissa Leach, P.E.
Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source(s): Riverside County General Plan Figure C-8, "Scenic Highways."

Findings of Fact:

a-c) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project includes an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County and compliance with CEQA. The proposed ordinance amendment would not cause a direct physical change in the environment in regard to scenic resources. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones (setbacks, height limitations, views, etc.). Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing scenic quality. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not have a substantial effect upon scenic resources. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to scenic resources. The existing commercial building is located in a developed urbanized area and would be required to comply with applicable zoning and other regulations governing scenic quality. Project implementation would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct any prominent scenic vista or view open to the public because no development is proposed. Project implementation would not result in the creation of an aesthetically offensive site open to public view because project plans would be reviewed and approved by the County. Thus, the proposed project would not have a substantial effect upon scenic resources. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment in regard to lighting issues that would potentially interfere with the nighttime use of Mt. Palomar Observatory. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones (lighting regulations, etc.). Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations, including compliance with Ordinance No. 655 that regulates light pollution. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not have a substantial effect upon the nighttime use of the Mt. Palomar Observatory. Impacts would be considered less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades.. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to the Palomar Observatory nighttime use because the project site is located approximately 53 miles north of the Observatory and out of Ordinance No. 655 jurisdiction. The existing commercial building is located in a developed urbanized area and would be required to comply with applicable zoning and other regulations governing light

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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pollution or light trespass that would spill over onto an adjacent property. Thus, the proposed project would not interfere with the Palomar Observatory nighttime use. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Ord. No. 955 and 655.

Findings of Fact:

a-b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment in regard to creating substantial light, glare or unacceptable light levels. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones (lighting regulations, etc.). Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing lighting issues. This would include compliance with Riverside County Ordinance No. 915. Ordinance No. 915 requires that all outdoor luminaries shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Outdoor luminaries shall not blink, flash or rotate. Adherence to Ordinance No. 955 and Ordinance No. 655 (where it would apply) along with design review and approvals by the County would ensure that certain levels of light, light trespass, and associated glare would not jeopardize the health, safety, general welfare, or degrade the quality of life of the existing land uses adjacent to future retail development or within the surrounding community. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Thus, the proposed ordinance amendment would not cause other lighting issues. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to light pollution. The project would be required to comply with Riverside County Ordinance No. 915. Ordinance No. 915 requires that all outdoor luminaries shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Outdoor luminaries shall not blink, flash or rotate. Adherence to Ordinance No. 955 along with design review and approvals by the County would ensure that certain levels of light, light trespass, and associated glare would not jeopardize the health, safety, general welfare, or degrade the quality of life of the existing land uses adjacent to the project site or within the surrounding community. The existing commercial building is located in a developed urbanized area and would be required to comply with applicable zoning and other regulations governing light pollution or light trespass that would spill over onto an adjacent property. Thus, the proposed project would not cause other lighting issues. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-2, "Agricultural Resources."

Findings of Fact:

a-d) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would convert farmland to non-agricultural use, nor impair properties zoned for agricultural uses. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones (agricultural regulations, etc.). Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing agricultural land use issues. This would include compliance with Riverside County Ordinance No. 625, Right to Farm. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not involve changes in the existing environment that would result in conversion of farmland to non-agricultural uses. Thus, the proposed ordinance amendment would not convert farmland, nor impair agricultural zoned properties. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. No agricultural use exists on the current project site and retail use is proposed. The existing commercial building is located in a developed urbanized area and no agricultural uses are within

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the vicinity of the project site. The proposed project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not involve changes in the existing environment that would result in conversion of Farmland to non-agricultural uses. Thus, the proposed project would not convert farmland, nor impair agricultural zoned properties. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-c) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would convert forest land to non-forest use, nor impair properties zoned for timberland production. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones) and would be subject to the development regulations stated in the zoning ordinance governing those zones (forest resources, etc.). Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing forest and timberland issues. This would

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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include compliance with Public Resources Code section 12220(g)), Public Resources Code section 4526, or Govt. Code section 51104(g)) that relate to forestland, native trees and timberland. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not convert forest or timberland, nor impair timberland zoned properties. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. No forest or timberland uses exists on the current project site and retail use is proposed. The existing commercial building is located in a developed urbanized area and no forest or timberland are within the vicinity of the project site. The proposed project would not involve changes in the existing environment that would result in conversion of forest or timberland to non-forest/timberland uses. Thus, the proposed project would not convert forest/timberland, nor impair such zoned properties. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not conflict with or obstruct implementation of an applicable air quality plan, 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. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones (air quality, emissions, odors, etc.). Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing air quality issues. This would include compliance/consistency with the Riverside County Climate Action Plan and the South Coast Air Quality Management District air quality emissions regulations. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Further, as these uses are only allowed in the Commercial/Manufacturing/Industrial zones, and as the retail sale of cannabis does not create any particular air quality impacts beyond a typical retail establishment of the same or similar size, it's unlikely that the project would have significant regional air quality impacts. Thus, the proposed ordinance amendment would not conflict with an air quality management plan or generate new sources of air emissions. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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change in the environment in regard to air quality or emissions. The existing commercial building is located in a developed urbanized area and would be required to comply with applicable air emissions regulation pursuant to the Riverside County Climate Action Plan and the South Coast Air Quality Management District's air emissions regulations. Project implementation would not substantially contribute to increased air pollutant emissions because no major construction is proposed and the site will continue to operate as it does under current baseline conditions – as a retail commercial business. Project implementation would not result in a substantial increase in vehicle emissions because the project is a relatively small business and would have periodic vehicular traffic for retail uses. Thus, the proposed project would not have a substantial effect upon air quality emissions or compliance with air quality regulations. Impacts would be considered less than significant.

Findings of Fact:

c-d) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not expose people to substantial pollutant concentrations, or result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones (air quality, emissions, odors, etc.). Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing air quality issues. This would include compliance/consistency with the Riverside County Climate Action Plan and the South Coast Air Quality Management District air quality emissions regulations. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. It is anticipated that the majority of any future retail cannabis businesses would not likely contribute significant regional or localized air quality impacts. Thus, the proposed ordinance amendment would not expose people to substantial pollutant concentrations, or result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to air quality or emissions. No smoking would be allowed on the premises. Periodic vehicles would access the retail facility for a short duration. Potential sensitive receptors that are located within a radius mile of the project site include, but may not be limited to, the following:

- Pico Park, 21950 Pico St. Grand Terrace, CA 992313. Approximately 0.9 mile northeast of the project site.
- Reid Park-Ruth H Lewis Center, 701 Orange St. Riverside, CA 92501. Approximately 0.7 mile southwest of the project site.
- AB Brown Sports Complex, 3700 Placentia Ln. Riverside, CA 92501. Approximately 0.9 mile west of the project site.
- Grand Terrace High School, 2180 Main St. Grand Terrace, CA 92313. Approximately 0.6 mile northeast of the project site.
- Highgrove Elementary School, 690 Center St. Riverside, CA 92507. Approximately 0.8 mile southeast of the project site.
- Immanuel Baptist Church, 45 Michigan Ave. Riverside, CA 92507. Approximately 0.9 mile east of the project site.
- Iglesia De Cristo Miel Riverside Church, 115 W Cadena Dr. Riverside, CA 92501. Approximately 0.3 mile northwest of the project site.

The closest sensitive receptor to the site is Iglesia De Cristo Miel Riverside Church. Because the project would be providing minor tenant improvements (paint, carpet, furnishings, landscaping), the distance of 0.3 mile (1,584 feet) from the project site is considered a distance that would dissipate any minor pollutants caused from the improvements that could potentially reach the church to an amount that would be considered negligible or even non-existent. Implementation of the proposed project would not expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations, nor would it result in other emissions, such as odors that would adversely affect a substantial number of people. Further, the existing commercial building is located in a developed urbanized area and would be required to comply with applicable air emissions regulation pursuant to the Riverside County Climate Action Plan and the South Coast Air Quality Management District's air emissions regulations. Therefore, project implementation would not substantially contribute to increased air pollutant emissions or emit odors that would adversely affect a substantial number of people.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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because no development is proposed and no smoking would be allowed during the operational phase of the project. Thus, the proposed project would not have a substantial effect upon air quality. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:				
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): GIS database, WRCMSHCP

Findings of Fact:

a) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones (MSHCP consistency, biological resources regulations, regulatory compliance, etc.). Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing biological or agency regulatory permitting issues. This would include compliance/consistency with the MSHCP and other wildlife agency requirements. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts are considered less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project may provide minor tenant improvements to the existing commercial building and project site, such as paint, carpet, furnishings and minimal landscaping, where possible, in compliance with existing regulations that would govern such improvements. These improvements would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to biological resources. The project site consist of existing commercial structures and paved surface area for parking. There are minimal opportunities for landscape enhancements as the site is primarily covered with paved surfaces. The surrounding area is also fully developed with adjacent improved asphalt roadways with concrete medians, concrete sidewalks, street signals, power poles and lines, storm drain facilities, underground utilities, as well as existing commercial and residential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development throughout the project vicinity. Project implementation would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan because no physical development would occur and no habitat exists on site that would support wildlife that would be protected by conservation plans. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b-d) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not modify any habitat and would not cause a substantial adverse effect on any endangered, or threatened species. The ordinance amendment would not 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 because no physical development would occur processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing biological or regulatory permitting issues. Depending on the location of a subsequent retail development project, future retail development would be required to comply with the following:

- MSHCP Consistency
- Regional Conservation Agency (RCA) Review/Process
- Habitat Evaluation and Acquisition Strategy (HANS) Review/Process
- US Fish and Wildlife Service Regulatory Permitting Requirements
- California Department of Fish and Wildlife Regulatory Permitting Requirements
- Regional Water Quality Control Board Regulatory Permitting Requirements
- Payment of Development Impact Fees, for example, but not limited to, Ordinance 663
- Migratory Bird Treaty Act

This is a brief listing of potential biological requirements that a future retail development project may be required to comply with. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Because of mandatory compliance with biological regulations, the ordinance amendment would not 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. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to biological resources. The project site consist of existing commercial structures and paved surface area for parking. There are minimal opportunities for landscape enhancements as the site is primarily covered with paved surfaces. The surrounding area is also fully developed with adjacent improved asphalt roadways with concrete medians, concrete sidewalks, street signals, power poles and lines, storm drain facilities, underground utilities, as well as existing commercial and residential development throughout the project vicinity. Because the project site if completely developed and void of any habitat that would support wildlife or biological resources, project implementation would not 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 because no physical development would occur. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

e-f) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not cause a substantial adverse effect, either directly or through habitat modifications that would impact riparian habitat or protected wetlands. No direct wetland removal, filling, or hydrological interruption would occur because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing biological or agency regulatory permitting issues. This would include compliance/consistency with the MSHCP and other wildlife agency requirements. Thus, the proposed ordinance amendment would not cause a substantial adverse effect, either directly or through habitat modifications that would impact riparian habitat or protected wetlands. No direct wetland removal, filling, or hydrological interruption would occur because no physical development would occur and impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. Minimal tenant improvements may occur, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the anticipated small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to biological resources. Project implementation would not cause a substantial adverse effect, either directly or through habitat modifications that would impact riparian habitat or protected wetlands. No direct wetland removal, filling, or hydrological interruption would occur because no physical development would occur. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

g) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing tree preservation. This would include compliance/consistency with the County of Riverside Ordinance No. 599, which regulates the removal of trees and the Riverside County Oak Tree Management Guidelines. Thus, the proposed ordinance amendment would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because no physical development would occur and impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. Minimal tenant improvements may occur, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the anticipated small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to biological resources. Utilizing Google Earth to review existing trees on site, there was no indication that there are any oak trees, native trees, trees of historic or cultural significance, or mature trees existing on-site. Should trees indicated above be determined to exist on site, the proposed project would be subject to the Riverside County Oak Tree Management Guidelines and County of Riverside Ordinance No. 599 (if applicable). Thus, project implementation would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because no physical development would occur and no vegetation is proposed to be removed. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Project Application Materials, Office of Historic Preservation website

Findings of Fact:

a-b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not alter or destroy a historic site, nor cause a substantial adverse change in the significance of a historical resource cultural or historic resources because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing cultural or historic resources. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not alter or destroy a historic site, nor cause a substantial adverse change in the significance of a historical resource cultural or historic resources because no physical development would occur and impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. Minimal tenant improvements may occur, which would not be anticipated to result in any physical

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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environmental impacts pursuant to CEQA given the anticipated small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to cultural or historic resources. Map My County indicated that the existing structure on the site was built in 1982. The structure is not on the California Register of Historical Resources. Thus, the proposed project would not alter or destroy a historic site, nor cause a substantial adverse change in the significance of a historical resource cultural or historic resources because no physical development would occur and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Project Application Materials

Findings of Fact:

a-b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not alter or destroy an archaeological site, nor cause a substantial adverse change in the significance of an archaeological resource because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing cultural or archaeological resources. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not alter or destroy an archaeological site, nor cause a substantial adverse change in the significance of an archaeological resource because no physical development would occur and impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. Minimal tenant improvements may occur, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the anticipated small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to archaeological resources. Thus, the proposed project would not alter or destroy an archaeological site, nor cause a substantial adverse change in the significance of an archaeological resource because no physical development would occur and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

c) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not disturb any human remains, including those interred outside of formal cemeteries because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations involving the discovery of human remains. More specifically, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not disturb any human remains because no physical development would occur. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. Minimal tenant improvements may occur, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the anticipated small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to the potential discovery of human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. Thus, the proposed project is not anticipated to disturb any human remains because no physical development would occur. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:

10. Energy Impacts

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

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

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

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

a-b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not result in potentially significant environmental impacts due to wasteful, inefficient or unnecessary consumption of energy resources because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing energy consumption or energy wastefulness. Also, any subsequent proposed retail project would be required to comply with the latest EPA and CARB engine emissions standards, as well as compliance with Title 24 energy efficiency standards. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not have a substantial effect upon energy resources. Impacts would be considered less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Further, the project would be required to comply with the latest EPA and CARB engine emissions standards, as well as compliance with Title 24 and CALGreen energy efficiency standards. Operational energy consumption would represent a very small increase in electricity consumption over the current countywide usage. The Project would adhere to all federal, State, and local requirements for energy efficiency. Additionally, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project would not result in a substantial increase in demand for energy supplies or transmission service, resulting in the need for new or expanded sources of energy supply or new or expanded energy delivery systems or infrastructure. The Project would not result in the inefficient, wasteful, or unnecessary consumption of energy. As such, a less than significant impact would occur in this regard.

GEOLOGY AND SOILS Would the project directly or indirectly:

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

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

Source(s): Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database, Highgrove Area Plan Figure 10, “Highgrove Area Plan Seismic Hazards.”

Findings of Fact:

a) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not be subject to rupture due to seismic/earthquake events because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing seismic or faulting issues. Also, any subsequent proposed retail project would be required to comply with the latest California Building Code (2019 CBC) regulating development. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not have a substantial effect upon potential rupture due to seismic/earthquake events. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Further, the project would be required to comply with the latest California Building Code standards. No active faults are known to exist within the project area. The site is not located within an Alquist-Priolo Earthquake Fault Zone. The Highgrove area is traversed by one fault zone located in the southern portion of the planning area approximately 4 miles south of the site. Thus, the proposed project would not have a substantial effect upon potential rupture due to seismic/earthquake events. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction," GIS database, Highgrove Area Plan Figure 10, "Highgrove Area Plan Seismic Hazards."

Findings of Fact:

a) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not be subject to liquefaction due to seismic/earthquake events because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing seismic or faulting issues. Also, any subsequent proposed retail project would be required to comply with the latest

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California Building Code (2019 CBC) regulating development. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not have a substantial effect upon potential liquefaction due to seismic/earthquake events. Impacts would be considered less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Further, the project would be required to comply with the latest California Building Code standards. No active faults are known to exist within the project area. The project area is designated by Highgrove Area Plan Figure 10, Seismic Hazards Map, to have a low potential for liquefaction susceptibility. Thus, the proposed project would have a low potential to be subject to seismic-related ground failure, such as liquefaction. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source(s): Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk); Highgrove Area Plan.

Findings of Fact:

a) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not be subject to strong seismic ground shaking because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing seismic or faulting issues. Also, any subsequent proposed retail project would be required to comply with the latest California Building Code (2019 CBC) regulating development. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not be subject to strong seismic ground shaking. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Further, the project would be required to comply with the latest California Building Code standards. No active faults are known to exist within the project area. The site is not located within an Alquist-Priolo Earthquake Fault Zone. The Highgrove area is traversed by one fault zone located in the southern portion of the planning area approximately 4 miles south of the site. Thus, the proposed project would not be subject to strong seismic ground shaking due to seismic/earthquake events. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Landslide Risk

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” County GIS

Findings of Fact:

a) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not be subject to landslide risk because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing landslide issues. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not be subject to landside risks including, but not limited to, on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S); a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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change in the environment. Further, depending on the tenant improvements to the existing building, the project would be required to comply with the latest California Building Code standards and provisions for existing building improvements, which would address structural stability, fire safety, electrical wiring, plumbing, etc. The project would be required to obtain a permit for improvements and go through an inspection process verifying they are in compliance prior to issuance of an occupancy permit. The project site is within a flat developed urban area. The project site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. Thus, the proposed project would not be subject to landslide risks. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Source(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” County GIS.

Findings of Fact:

a) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not be subject to ground subsidence because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing landslide issues. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not be subject to ground subsidence. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Further, the project would be required to comply with the latest California Building Code standards. The project site is within a flat developed urban area. The project site is located in an area that is susceptible for ground subsidence, but the project would be located within an existing development that has been previously approved for development and would have addressed ground subsidence issues prior to development. Thus, the proposed project would not be subject to ground subsidence. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Source(s): Project Application Materials, Google Earth, County GIS

Findings of Fact:

a) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not be subject to other geologic hazards such as seiche, mudflow or volcanic hazard because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing geologic hazards issues. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not be subject to other geologic issues. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. A seiche would not have the potential to occur because the project site is not located near a large body of water that could provide impacts to the project from a seiche. Impacts from mudflows would be considered remote because the project site is not located in an area where mudflows would occur. No volcanos exist near the project area. As such, the project site is not located in an area that is subject to other geologic issues such as seiche, mudflow or volcanic hazard. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not cause a direct physical change in the existing topography or ground surface, or the creation of cut and fill slopes because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing grading and engineering design requirements. Any grading plans would be required to be designed by a licensed engineer, adhere to specific code regulations and approved by the County. Additionally, the County would require soils reports for grading permit issuance and approval. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not be subject to potential impacts related to grading and engineering issues. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. The project site located on flat lands within a developed urbanized area. Any future improvements construction would be required to comply with the latest California Building Code standards. However, no physical construction activities are proposed as part of project approval, and thus, the project would not cause a direct physical change in the environment with regard to grading. The proposed ordinance amendment would not change the existing topography or ground surface relief features or create cut or fill slopes greater than 2:1 or higher than 10 feet. Impacts would be less than significant.

Findings of Fact:

c) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not cause a direct physical change from grading that would affect or negate any subsurface sewage disposal systems because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing grading and engineering design requirements. Any grading plans would be required to be designed by a licensed engineer, adhere to specific code regulations and approved by the County. Additionally, the County would require soils reports for grading permit issuance and approval. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not be subject to potential impacts that may result from grading that affects or negates subsurface sewage disposal systems. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, paint, carpet, furnishings, signage and landscaping, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Any future improvements construction would be required to comply with the latest California Building Code standards. However, no physical construction or grading activities are proposed as part of project approval, and thus, the project would not cause a direct physical change in the environment with regard to grading that may affect or negate any subsurface sewage disposal systems. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection.

Findings of Fact:

a) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not be subject to substantial soil erosion or the loss of topsoil because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing soil erosion or loss of topsoil. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in substantial soil erosion or the loss of topsoil. Impacts would be considered less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Further, the project would be required to comply with the latest California Building Code standards. The project site is within a flat developed urban area and the proposed use would occur within an existing development that has been previously approved. As no ground disturbance or grading is proposed, the project would not result impacts relative to substantial soil erosion or the loss of topsoil. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not be subject to the effects of expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), that would create substantial direct or indirect risks to life or property because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), that may have the potential to create substantial direct or indirect risks to life or property issues. Any future grading plans would be required to be designed by a licensed engineer, adhere to specific code regulations, and approved by the County. Additionally, the County would require soils reports for grading permit issuance and approval. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not be subject to the potential effects of expansive soils. Impacts would be considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project site is within a flat developed urban area and would be located within an existing development that has been previously approved. No ground disturbance, excavation, or grading activities are proposed that would require evaluation of the potential impacts resulting from the presence of expansive soils prior to project implementation. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Thus, the proposed project would not be subject to the effects of expansive soils. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

c) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not cause a direct physical change and would not be subject to the effects of soils being incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater because no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing grading and engineering design requirements with regard for accommodating alternative means of wastewater disposal if connection to a public system is infeasible. Any engineering utility improvement plans would be required to be designed by a licensed engineer, adhere to specific code regulations, and be approved by the County. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not be subject to potential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts that may result from on-site soils being incapable of adequately supporting use of septic tanks or alternative waste water disposal systems. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, paint, carpet, furnishings, signage and landscaping, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. Any future improvements construction would be required to comply with the latest California Building Code standards. However, no physical construction or grading activities are proposed as part of the project approval. Further, the proposed use would be accommodated within an existing building in an urbanized setting already served by connection to a public utility system for the disposal and treatment of wastewater; the use of alternative wastewater disposal systems would not be required. Therefore, the project would not result in impacts from on-site soils being incapable of adequately supporting use of septic tanks or alternative waste water disposal systems. Impacts in this regard would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. **Wind Erosion and Blowsand from project either on or off site.**
- e) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source(s): Riverside County General Plan Figure S-8 “Wind Erosion Susceptibility Map,” Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not result in ground disturbance or grading that may result in exposure to or cause an increase in wind erosion and blowsand, either on- or off-site because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with State and County of Riverside policies and regulations governing measures to control or reduce the potential for blowsand. Future development would also be required to comply with standard engineering practices for erosion control and all grading operations, land clearing, loading, stockpiling, landscaping, vehicular track-out and haul routes would be required to comply with SCAQMD Rule 403, Fugitive Dust Emissions. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in exposure to or cause an increase in wind erosion and blowsand, either on- or off-site because no physical development would occur. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may provide minor tenant improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment that would cause blowsand effects. Additionally, according Riverside County General Plan Figure S-8, Wind Erosion Susceptibility Map, the project site has a high wind erodibility rating. However, no grading or other ground disturbance is proposed that would result in the potential to temporarily increase or exacerbate the potential for blowsand effects. Although the proposed project would have the potential to be impacted by blowsand effects (as under existing conditions), the project would not result in an increase in wind erosion and blowsand, either on- or off-site, because no physical development would occur. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

a) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing greenhouse gas emissions. This would include compliance/consistency with the Riverside County Climate Action Plan. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to greenhouse gas emissions

The project would not conflict with a plan, policy or regulation adopted for the purpose of reducing greenhouse gases. Due to the nature of the proposed project, GHG emissions generated would not exceed the County's 3,000 MT of CO₂e per year screening threshold. Consequently, implementation of the proposed project would not hinder the ability of the State to achieve SB 32 goals of achieving a reduction of 40% below the 1990 levels of GHG emissions by 2030. The project would not conflict with the requirements of SB 32. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

1. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Riverside Department of Waste Resources Countywide Integrated Waste Management Plan. County of Riverside Emergency Management Department. Riverside County General Plan. California Department of Toxic Substance Control.

Findings of Fact:

a-b) Less Than Significant Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or 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, because no physical development or operational activities would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing any proposed transport, use, or disposal of hazardous materials or potential upset or accident conditions involving the release of hazardous materials into the environment. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or 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. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment. The project would not involve construction activities (i.e., use of diesel fuel for construction equipment, disposal of hazardous materials, etc.) that may have the potential create a significant hazard to the public or the environment or require routine transport,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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use, or disposal of hazardous materials. The use of any related hazardous materials in renovations would not involve quantities or potential spills that would present substantial danger to the public. Furthermore, the State has deemed cannabis waste – provided it has not been combined with any toxic or hazardous material – to be organic waste that can be disposed of and hauled just like any organic waste products. It is not deemed to be hazardous waste. Standard practices would be implemented such that any materials released are appropriately contained and remediated as required by local, State, and federal law. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

c) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan because no physical development or operational activities with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with State and County of Riverside policies and regulations governing emergency access and evacuation. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan because no physical development or operational activities would occur with its adoption. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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building. No physical construction activities are proposed as part of the project approval. The project site is located in an urbanized area and is currently accessed from Center Avenue. No new driveways or roadway improvements are proposed as existing access is adequate to serve the site and the proposed use. The transport of limited building materials (paint, carpet, furnishings, signage and/or landscaping materials) for minor improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not result in local roadway closures or congestion that may affect circulation of emergency vehicles or evacuations using local roadways.

Additionally, the County of Riverside maintains an emergency operations center that is staffed by the County of Riverside Emergency Management Department. The Emergency Operations Centers are maintained in a constant state of readiness to activate quickly once the need arises to share information, coordinate resources, and create situational awareness among response agencies and local jurisdictions. Due to the nature of the proposed project, it is not anticipated that the project would impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

d) Less Than Significant Impact

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not result in hazardous emissions or require the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the potential emission of hazardous emissions or handing of hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in the potential emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school because no physical development would occur. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. Existing retail commercial uses are present in the surrounding area. No physical construction activities or development are proposed as part of the project approval. The nearest schools to the project site are Highgrove Elementary School located at 690 Center Street approximately 0.77 mile to the east and Grand Terrace High School located at 21810 Main Street, approximately 0.6 mile to the northeast. The project would allow for a new retail cannabis use in the neighborhood; however, due to the nature of the use and distance to surrounding schools, the project would not result in the potential emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

e) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not affect lands 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 create a significant hazard to the public or the environment because no physical development would occur. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing the documented presence of hazardous materials on or near site and required preventative measures or remediation required as a result. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not affect lands which are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment, nor cause a direct physical change in the environment in regard to known hazardous materials sites.

The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. A search on the EnviroStor search engine on the California Department of Toxic Substance Control's website (accessed on January 20, 2020) revealed that no hazardous materials issue records were found on the project site. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project result in a safety hazard for people residing or working in the project area?

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

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database, Google Earth.

Findings of Fact:

a) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not result in inconsistency with an airport master plan because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones relative to airport operations. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations or agency regulatory permitting issues pertaining to airport hazards. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in inconsistency with an airport master plan because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is not located within the boundaries of an airport master plan. The nearest public use airport is the Flabob Airport located approximately 4.5 miles to the southwest. No physical construction activities are proposed as part of project approval. The project is essentially a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment that would have the potential to interfere with existing airport operations. Due to the nature of the proposed project, an inconsistency with an airport master plan would not occur with project implementation. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not require review by the Airport Land Use Commission because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones (as stated in the Project Description) and would be subject to the development regulations stated in the zoning ordinance governing those zones relative to airport operations. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations or agency regulatory permitting issues pertaining to airport hazards. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not require review by the Airport Land Use Commission because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is essentially a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment that would have the potential to interfere with existing airport operations.

As noted in Response 22a), the project site is not located within an Airport Master Plan. Due to the nature of the proposed project, the project would not require review by the Airport Land Use Commission because no physical development would result. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

c) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not result in a safety hazard for people residing or working in the project area because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones would be subject to the development regulations stated in the zoning ordinance governing those zones relative to airport operations. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations or agency regulatory permitting issues pertaining to airport hazards. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in a safety hazard for people residing or working in the project area because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building.

As stated, the project site is not located within the boundaries of an airport master plan, nor is the project site located within 2 miles of a public airport; refer to Figure S-20, Airport Locations, of the County General Plan. No physical construction activities are proposed as part of project approval. The project may provide minor tenant improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment that would have the potential to interfere with existing airport operations. Due to the nature of the proposed project, the project would not result in a safety hazard for people residing or working in the project area. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

d) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not result in a safety hazard for people residing or working in the project area because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones relative to airport operations. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations or agency regulatory permitting issues pertaining

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to airport hazards. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in a safety hazard for people residing or working in the project area because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project may provide minor tenant improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment that would have the potential to interfere with existing airport operations.

Per Figure S-20, Airport Locations, of the County General Plan, the project site is not located within the vicinity of a private airstrip or heliport. Due to the nature of the project, the project would not result in a safety hazard for people residing or working in the project area. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:

3. Water Quality Impacts

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database. Rancho California Water District Regional Integrated Resources Plan, October 2005.

Findings of Fact:

a) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would lead to violation of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones for potential effects on drainage and stormwater quality. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations, including with the provisions of the National Pollution Discharge Elimination System (NPDES) General Permit, and to implement best management practices to reduce potential effects on stormwater quality, as applicable. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The ordinance amendment would not involve changes in the existing environment that would violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval, and therefore, no ground disturbance or grading that may have the potential to affect existing on-site drainage or stormwater runoff conditions would occur. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to drainage or water quality. Surface water flows generated from storms or irrigation on the project site currently drain to an existing storm drain facility located on the eastern side of Iowa Avenue adjacent to the project site. The project would already be connected to existing water and sewer facilities located in the adjacent roadway right-of-ways, and no waste discharge that could degrade ground water quality would occur with project implementation. The existing commercial building is located in a developed urbanized area and would be required to comply with applicable zoning and other regulations governing surface and groundwater quality. Because not development is proposed and existing storm drain, water and waste water facilities exist to serve the project site, the project would not involve changes in the existing environment that would violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would substantially decrease groundwater supplies or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones for potential effects on groundwater supplies. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to groundwater use and recharge requirements. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The ordinance amendment would not involve changes in the existing environment that would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval, and therefore, no ground disturbance or grading that may have the potential to affect groundwater supplies or recharge. Minor tenant improvements may be provided by the applicant, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to groundwater availability. The project would receive potable water from Rancho California Water District. RCWD would provide an agreement to serve the project site. RCWD's current water supplies come from groundwater, imported Metropolitan Water District and recycled water. Due to the relatively limited nature of the proposed retail use, it is not anticipated that the project would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

c-e) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would substantially alter existing drainage patterns of a site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces; result in substantial erosion or siltation on-site or off-site; or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site of a subject property. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations governing those zones for potential effects on drainage and drainage design requirements. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to engineering design and drainage requirements, as applicable, to ensure that adverse effects pertaining to drainage, erosion or siltation, or changes in stormwater runoff do not occur. All future discretionary projects would be subject to conformance with the County's engineering design requirement for drainage and stormwater quality, as appropriate. In addition, the utilization of best management practices and compliance with relevant regulating agencies would further reduce potential effects of erosion and siltation resulting from any ground disturbing activities. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not cause a direct physical change in the environment that would substantially alter existing drainage patterns of a site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces; result in substantial erosion or siltation on-site or off-site; or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site of a subject property. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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building. The project site is generally flat and the majority is paved to support surface parking. No physical construction activities are proposed as part of the project approval, and therefore, no ground disturbance, grading, or change in impervious surfaces that may have the potential to affect existing on-site drainage patterns, runoff, or related effects would occur; no drainage courses or streams are located on the site. The project may provide minor tenant improvements in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to the alteration of existing drainage patterns. Surface water flows generated from storms or irrigation on the project site currently drain to an existing storm drain facility located on the eastern side of Iowa Avenue adjacent to the project site. The project would already be connected to existing water and sewer facilities located in the adjacent roadway right-of-ways, and no waste discharge that could degrade ground water quality would occur with project implementation.

Therefore, it is not anticipated that the project would cause a direct physical change in the environment that would substantially alter existing drainage patterns of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces; result in substantial erosion or siltation on-site or off-site; or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

f) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones for potential effects on drainage and stormwater. Any subsequent cannabis retail businesses would be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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located only in Commercial/Industrial/Manufacturing zones (as stated in the Project Description) and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to engineering drainage design requirements, as applicable, to ensure that adverse effects pertaining to changes in stormwater runoff or quality do not occur and that stormwater runoff can be adequately accommodated via the County's stormwater infrastructure systems. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not cause a direct physical change in the environment that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. The project site is generally flat and the majority is paved to support surface parking. No physical construction activities are proposed as part of the project approval, and therefore, no ground disturbance, grading, or change in impervious surfaces that may have the potential to affect existing on-site drainage patterns or stormwater runoff or would occur. Minor tenant improvements may enhance the existing commercial building in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to the alteration of existing drainage patterns or changes in stormwater runoff or quality.

Therefore, it is not anticipated that the project would cause a direct physical change in the environment that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

g) Less Than Significant Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would impede or redirect flood flows. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones for potential effects relative to drainage design and flooding. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones (as stated in the Project Description) and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to engineering drainage design requirements, as applicable, to ensure that adverse effects pertaining to flooding do not occur. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not cause a direct physical change in the environment that would impede or redirect flood flows. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

Refer to Responses c-e), above. The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. The project site is generally flat and the majority is paved to support surface parking. No physical construction activities are proposed as part of the project approval that would cause a change in on-site or off-site drainage patterns or contribute to an increased potential for the risk of flooding. Minor tenant improvements may enhance the existing commercial building in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to the potential for flooding to occur.

As stated in Response f), the project site is not identified as being in an area prone to flooding. The Riverside County General Plan Safety Element Figure S-9, Special Flood Hazard Areas,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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does not show the project site to be within or near a flood hazard area. Therefore, it is not anticipated that the project would cause a direct physical change in the environment that would impede or redirect flood flows. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

h) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would cause the risk of release of pollutants due to inundation where properties are located in a flood hazard, tsunami, or seiche zone. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones for potential effects on flooding and release of pollutants due to hazardous conditions (i.e., location within a flood hazard, tsunami, or seiche zones. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones (as stated in the Project Description) and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to flooding, as applicable, and to ensure that adverse effects such as the release of pollutants due to inundation does not occur. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not cause a direct physical change in the environment that would cause the risk of release of pollutants due to inundation where properties are located in a flood hazard, tsunami, or seiche zone. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. Minor tenant improvements may enhance the existing commercial building in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to increasing the risk for flooding or inundation to occur.

As stated in Response f), the project site is not identified as being in an area prone to flooding. The Riverside County General Plan Safety Element Figure S-9, *Special Flood Hazard Areas*, does not show the project site to be within or near a flood hazard area, nor is it located within a dam inundation zone (Figure S-10, Dam Failure Inundation Zones, of the County General Plan Safety Element). Additionally, the project site is located approximately 42 miles from the Pacific Ocean and is not susceptible to the risk of tsunami. Further, no large bodies of water are located in the vicinity of the site, and therefore, the risk of inundation from seiche is considered to be low.

Therefore, it is not anticipated that the project would cause a direct physical change in the environment that would risk the release of pollutants due to project inundation in a flood hazard, tsunami, or seiche zone. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

i) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not result in a direct physical change in the environment that would cause a conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones for potential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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effects on stormwater quality or groundwater management. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to stormwater quality (i.e., conformance with mandatory requirements of the NPDES General Permit, approval of a Water Quality Management Plan, etc.), as applicable, to ensure that adverse effects do not occur. Potential effects on groundwater may also be evaluated, as appropriate, depending on the nature and location of the proposed retail use. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not result in a direct physical change in the environment that would cause a conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

Refer to Response b), above, pertaining to groundwater. The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval.

As stated in Responses a), b), and f), above pertaining to stormwater quality and groundwater. Minor tenant improvements may enhance the existing commercial building in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with the potential to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Best management practices would be implemented, as appropriate, to ensure continued stormwater quality. Due to the relatively limited nature of the proposed retail use, it is not anticipated that the project would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project would impede sustainable groundwater management of the basin.

Therefore, it is not anticipated that the project would result in a direct physical change in the environment that would cause a conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
4. Land Use				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The only change to the ordinance amendment is the distance requirement for retail cannabis facilities. Retail cannabis facilities located anywhere within the County will continue to be required to comply with all general requirements/conditions indicated in Ordinance No. 348.4896 pursuant to the Sections pertaining to Retail Cannabis facilities, including, but not limited to, operational standards, security, parking, inspections, licensing, fees, etc. The proposed ordinance amendment would not cause a direct physical change in the environment that would cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with applicable State and County of Riverside policies and regulations governing land use, including those aimed at reducing a potentially significant environmental effect. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, as no physical development would occur with the proposed ordinance amendment, a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect would not occur. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to land use. The existing commercial building is located in a developed urbanized area and would be required to comply with applicable zoning and land use regulations.

The change in zone to C-P-S is considered to be consistent with similarly zoned properties in the immediate area and would therefore not represent a conflict. Although the project would change the existing zoning of the site, none of the requested discretionary approvals would result in a conflict with any land use plan, policy, or regulation of a relevant regulating agency that would have project jurisdiction for the purpose of avoiding or mitigation an environmental effect. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community) as no physical development would result. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with State and County of Riverside policies and regulations. However, to conduct environmental analysis on the unspecified number of potential future

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community) as no physical development would result. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The existing commercial building is located in a developed urbanized area. As stated, the applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to land use. The project would be consistent with other retail land uses in the area. The project does not propose any direct physical development (i.e., bridges, utility easements, roadway right-of-way, or drainage channels) that would have the potential to disrupt or divide the existing community. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:

25. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan EIR Figure 4.14.1, "Mineral Resource Zones."

Findings of Fact:

a-b) Less Than Significant Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor 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, as no physical development would result. A less than significant impact would occur.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing mining and mineral resources.

However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor 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, as no physical development would result. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. According to the Riverside County General Plan EIR, Figure 4.14.1, Mineral Resource Zones, the project site appears to fall within the classification of Mineral Resource Zone 3 (MRZ-3). MRZ-3 is a zone where resources are likely to exist, but the significance of mineral resource deposits remains undetermined. No mining facilities are located within the vicinity of the project site, and the site is located within a developed, urbanized area of the County. As the project would involve a new retail use occupying an existing structure onsite (i.e., previously developed site), the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor 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. Impacts would be less than significant.

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

Monitoring: No monitoring is required.

Findings of Fact:

c) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would 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. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing mineral quarries or mines. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in the potential exposure of people or property to hazards from proposed, existing, or abandoned quarries or mines as no physical development would occur. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

Refer to Response 25a-b) above. The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The existing commercial building is located in a developed urbanized area and no mines or abandoned quarries or mines are located onsite or in the vicinity. No mining operations occur within the vicinity of the project site. Implementation of the project would therefore not have the potential to expose people or property to hazards from proposed, existing,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or abandoned quarries or mines, as no physical development would result. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise

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

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

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," Riverside County General Plan EIR Figure 4.15.10, "Flabob Airport - Existing Noise Contours," County of Riverside Airport Facilities Map

Findings of Fact:

a) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would result in the exposure of people residing or working within the boundaries of an airport land use plan or within 2 miles of a public airport to excessive noise levels because no physical development would result with processing the ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones relative to airport operations and related noise levels. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations or agency regulatory permitting issues pertaining to airport operations and potential resulting noise levels. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in the exposure of people residing or working within the boundaries of an airport land use plan or within 2 miles of a public airport to excessive noise levels because no physical development would result. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building.

As stated, the project site is not located within the boundaries of an airport master plan, nor is the project site located within 2 miles of a public airport; refer to Figure S-20, Airport Locations, of the County General Plan, and Figure 4.15.10, Flabob Airport - Existing Noise Contours, of the County General Plan EIR. No physical construction activities are proposed as part of project approval. The applicant may enhance the existing commercial building with minor tenant improvements in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment that would have the potential to interfere with existing airport operations. Due to the nature and location of the proposed project, the project would not result in the exposure of people residing or working within the boundaries of an airport land use plan or within 2 miles of a public airport to excessive noise levels. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not result in exposure of people residing or working in the project area to excessive noise levels from private airstrip operations because no physical development would result with processing the ordinance amendment. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones relative to airport operations and potential resulting noise effects. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations or agency regulatory permitting issues pertaining to airport hazards. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in exposure of people residing or working in the project area to excessive noise levels because no physical development would result. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment that would have the potential to interfere with existing airport operations.

According to Figure S-20, Airport Locations, of the County General Plan Safety Element, the project site is not located within the vicinity of a private airstrip or heliport. Due to the nature and location of the proposed project, the project would not expose people residing or working in the project area to excessive noise levels from private airport operations. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
general plan, noise ordinance, or applicable standards of other agencies?				
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”), Project Application Materials. Federal Transit Administration, Transit Noise and Vibration Impact Assessment Guidelines (September 2018).

Findings of Fact:

a) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones pertaining to noise. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing construction and operational noise levels. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in the generation of a substantial temporary or permanent increase in ambient noise levels in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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applicant may provide minor tenant improvements such as paint, carpet, furnishings, etc. in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a substantial physical change in the environment. Therefore, no significant construction noise would be generated. Moving of the proposed cannabis use into an existing commercial building and conducting business operations would not cause a significant direct physical change in the environment in regard to noise. Further, the project site is located in a developed, urbanized area and similar commercial retail uses are present. The minor number of vehicles utilizing the site would not substantially increase the existing ambient noise levels in the area. And noise in the parking lot from the retail users would effectively be the same or similar to existing baseline conditions. All project operations would be required to comply with Riverside County construction operational hours and regulations. Therefore, project implementation would not result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies because no physical development would occur. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause the generation of excessive ground-borne vibration or ground-borne noise levels because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing construction and operational ground-borne vibrations or noise levels. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in generation of excessive ground-borne vibration or ground-borne noise levels. Impacts are considered less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may provide minor tenant improvements in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to ground-borne noise levels. Project implementation would not result in the generation of excessive ground-borne vibration or ground-borne noise levels because no physical development would occur. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

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

Source(s): Riverside County General Plan Figure OS-8, "Paleontological Sensitivity."

a) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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governing cultural or historic resources. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. The applicant may enhance the existing commercial building with minor tenant improvements in compliance with existing regulations that would govern such improvements, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to paleontological resources. The project site supports the existing structures and is generally flat and the parking area is covered with a paving material composed of asphalt and/or concrete; no unique geological features are present onsite.

Pursuant to the Riverside County General Plan Multipurpose Open Space Element, Figure OS-8, Paleontological Sensitivity, and the Riverside County Parcel Report for the project site (Assessor Parcel Numbers 247-091-059 and 247-091-062), the potential for paleontological resources to occur on-site is high. No unique geologic features occur on-site and the property is generally flat and covered with a paving surface. The project does not require any ground disturbance or physical construction activities that would have the potential to encounter or cause disturbance of known or unknown paleontological resources. Therefore, the proposed project would not directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature because no physical development would occur. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

29. Housing

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not cause a direct physical change in the environment through the displacement of substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere because no physical development would occur with the processing of the ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Therefore, future development proposed would be evaluated for any effects on existing housing, if present on a subject site. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere because no physical development would result. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009:

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The applicant may enhance the existing commercial building with minor tenant improvements (paint, carpet, furnishings, etc.) in compliance with existing regulations that would govern such improvements, which would not be anticipated to result any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The Project is effectively a retail business that is moving into an existing commercial building and conducting

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to population and housing. The project site does not support any housing that would be displaced with project implementation. Therefore, the project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not cause a direct physical change in the environment or create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income because no physical development would occur with the processing of the ordinance amendment that would generate new area population. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail project would be separately examined in accordance with CEQA. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income, because no physical development would result that would generate new area population. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building, which would operate under similar preexisting conditions that would not cause a direct physical change in the environment, nor would it create a demand for additional housing. No physical construction activities are proposed as part of the project approval. Operation of the proposed retail use would require a limited number of employees and would not generate a substantial increase in area population. Therefore, the project would not create a demand for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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additional housing, particularly housing affordable to households earning 80% or less of the County's median income. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

c) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not cause a direct physical change in the environment with regard to substantial unplanned population growth in the area, either directly or indirectly, as no physical development would occur with the processing of an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with State and County of Riverside policies and regulations governing land use and zoning issues which may influence resulting population growth. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not involve changes in the existing environment indirectly inducing substantial unplanned population growth. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval, and the proposed cannabis use would not result in the construction of new housing that would have the potential to generate new population in the area. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would not have the potential to induce substantial unplanned population growth in an area, either directly or indirectly. With County discretionary approval, the project would be consistent with Riverside County General Plan land use and zoning. The construction of new homes or businesses is not proposed, nor is the extension of roads or other infrastructure proposed or required to provide access or to enable operation of the proposed cannabis retail store. Thus, the project would not induce substantial unplanned population growth in the area, either directly or indirectly. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment with regard to adverse physical impacts associated with the provision of or need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for fire service. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not result in substantial adverse physical impacts associated with the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire service. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The existing commercial building is located in a developed urbanized area currently served by the Riverside County Fire Department. The nearest fire station is Riverside County Fire Station No. 19 located at 469 Center Street, approximately 1 mile to the east. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not involve changes in the existing environment that would result in substantial new demand for fire service or personnel, due to the limited number of employees and the proposed land use type (retail cannabis store) and would therefore not alter acceptable service ratios or response times. Additionally, the Riverside County Fire Department would review the project application and determine appropriate conditions of approval that may be required (if any) for project implementation. The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan, Riverside Sheriff website:
<http://www.riversidesheriff.org/departement/>

Findings of Fact:

Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment with regard to adverse physical impacts associated with the provision of or need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for sheriff services. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for sheriff services. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The existing commercial building is located in a developed urbanized area currently served by the Riverside County Sheriff Department. The nearest sheriff's station is Riverside County Sheriff Station located at 4095 Lemon Street, approximately 3.4 miles to the southwest. The Riverside County Sheriff's Department has a staff of over 3,600 and provides various services including, but not limited to, first responders, police services, search and rescue, emergency response jail systems, as well as other services to the project area. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not involve changes in the existing environment or generate new population that would result in substantial new demand for law enforcement service or personnel, due to the limited number of employees and the proposed land use type (retail cannabis store), and would therefore not alter acceptable service ratios or response times. The project would be subject to a Development Agreement that would include, but not be limited to, provisions that would have the retailer post no loitering signs and no smoking on premises. Additionally, the Riverside County Sheriff's Department will have the opportunity to review the project application and determine appropriate conditions of approval that may be required (if any) for project implementation. Therefore, a less than significant impact to sheriff services would occur with project implementation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): School District correspondence, GIS database

Findings of Fact:

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

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment with regard to adverse physical impacts associated with the provision of or need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for schools. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for schools. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The existing commercial building is located in a developed urbanized area currently served by area schools. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not involve changes in the existing environment or generate new population that would result in substantial new demand for school facilities or personnel, due to the limited number of employees and the proposed land use type (retail cannabis store), and would therefore not create a significant need for school facilities. Therefore, a less than significant impact to school services would occur with project implementation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment with regard to adverse physical impacts associated with the provision of or need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for libraries. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for libraries. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The existing commercial building is located in a developed urbanized area currently served by area libraries. The proposed project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not involve changes in the existing environment or generate new population that would result in substantial new demand for library facilities or personnel, due to the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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limited number of employees and the proposed land use type (retail cannabis store), and would therefore not alter acceptable service ratios. Impacts to library services would be mitigated through income generated through property tax payments and various development impact fees. Therefore, a less than significant impact to library services would occur with project implementation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

Source(s): Riverside County General Plan

Findings of Fact:

Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment with regard to adverse physical impacts associated with the provision of or need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives for health services. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to recreational parks provisions. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for health services. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The existing commercial building is located in a developed urbanized area currently served by several hospitals. The proposed project would effectively be a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not involve changes in the existing environment or generate new population that would result in substantial demand for medical facilities or personnel, due to the limited number of employees and the proposed land use type (retail cannabis store), and would therefore is not anticipated to impact health care services; Therefore, a less than significant impact to health services would occur with project implementation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a-b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not require the inclusion of recreational facilities or the construction or expansion of recreational facilities which might have an adverse physical effect on the environment, or increase use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail use project would be separately examined in accordance with CEQA, as well as be required to comply with relevant federal, State and County of Riverside policies and regulations governing recreational uses. This would include compliance with Riverside County Ordinance No. 460 with regards to the payment of park fees. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not involve the construction or expansion of recreational facilities or demand or use of such recreational facilities that would result in substantial physical deterioration of the facility. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The existing commercial building is located in a developed urbanized area. Several parks are located in the vicinity including Highgrove Community Park and Veterans Freedom Park. The proposed project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not involve changes in the existing environment or generate new population that would result in substantial demand for new recreational parks or personnel, due to the limited number of employees and the proposed land use type (retail cannabis store), and would therefore not impact park or recreational facilities. Therefore, a less than significant impact to parks and recreation facilities would occur with project implementation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

c) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment may affect lands located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees);

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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however, the ordinance amendment itself would not result in a direct physical change in the environment relative to such conditions. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing CSAs or lands within a Community Parks and Recreation Plan. This would include compliance/consistency with County of Riverside Ordinance No. 460 with regards to payment of park fees, as applicable. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not cause an impact relative to lands located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not involve environmental impacts to parks or recreation facilities. The project site is not located within a recreation and park district. The project is within CSA 126, Highgrove Area and 152. The project would be required to pay special taxes for CSA services. Payment of taxes for CSA services would reduce impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails

a. Include the construction or expansion of a trail system?

Source(s): Riverside County General Plan, Figure C-7, "Trails and Bikeway System." Highgrove Area Plan, Figure 7, "Trails and Bikeway System."

Findings of Fact:

a) **No Impact**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not include the construction or expansion of a trail system because no physical development would occur with the processing an ordinance amendment. No impact would occur.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies or requirements pertaining to the construction of new trails or improvement of existing trails as part of the County's planned trail system. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not include the construction or expansion of a trail system because no physical development would result. No impact would occur.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to recreational trails.

According to the Riverside County General Plan Circulation Element Figure C-7, Riverside County Trails and Bikeway System, a regional trail (urban/suburban) is located within the vicinity of the project site. Figure 7, Trails and Bikeway System, of the Highgrove Area Plan identifies a regional trail (urban/suburban) running east-west along Center Street within the project vicinity. However, as the project would not result in physical development, the project does not propose the construction of trails of any kind, nor is the project required to construct or expand any of the existing trail systems within the project vicinity. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION Would the project:				
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Project Application Materials

Findings of Fact:

a-b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail use would require discretionary approval from the County. The proposed ordinance amendment would not conflict with a program, plan, ordinance, or policy addressing the circulation system, nor conflict with an applicable congestion management program, because no physical construction would occur with processing of the ordinance. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies or requirements with regard to whether conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, or whether conflict with an applicable congestion management program would occur. However, to conduct environmental

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not conflict with a program, plan, ordinance, or policy addressing the circulation system, nor conflict with an applicable congestion management program, as no physical construction would result. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to changes in the existing local circulation system. Although operation of the proposed cannabis use would add a limited amount of new vehicle trips to the local circulation system and may slightly increase demand on local alternative means of transportation, such effects are anticipated to be limited due to the nature of the use. The project would not contribute a sufficient number of vehicle trips to require a traffic impact analysis pursuant to County of Riverside implementing guidelines. Therefore, the project is not anticipated to result in conflict with a program, plan, ordinance, or policy addressing the circulation system, nor conflict with an applicable congestion management program. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

c-d) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail use would require discretionary approval from the County. The proposed ordinance amendment would not substantially increase circulation hazards due to a geometric design feature or incompatible use, or cause an effect upon, or a need for new or altered maintenance of roads, because no physical construction would occur with processing of the ordinance. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with State and County of Riverside roadway and access engineering design and maintenance requirements. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not substantially increase hazards due to a geometric design feature or incompatible use, or cause an effect upon, or a need for new or altered maintenance of roads, as no physical construction would occur. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities or roadway/access improvements are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment in regard to changes in the existing local circulation system that would result in hazardous conditions.

Additionally, the project area currently supports a number of commercial retail land uses similar to that which is proposed. The project would allow for operation of the proposed retail cannabis use which would not require any improvements to the existing roadway system for access or to accommodate project traffic, nor require a change in the maintenance of local roadways. Therefore, the project is not expected to substantially increase hazards due to a geometric design feature or incompatible use, or cause an effect upon, or a need for new or altered maintenance of roads, because no physical development is proposed and the project would be consistent with the General Plan land use designation. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

e) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail use would require discretionary approval

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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from the County. The proposed ordinance amendment would not cause an effect upon circulation during construction, because no physical construction would occur with processing of the ordinance. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside circulation requirements to ensure that adequate access and public safety are maintained during construction activities. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not cause an effect upon circulation during construction, as no physical construction would occur. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities or roadway/access improvements are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change. However, minor improvements (paint, carpet, furnishings, etc.) may be undertaken, which would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements/upgrades. The project would allow for operation of the proposed retail cannabis use which would not require any improvements to the existing roadway system for access or to accommodate project traffic. Therefore, the project is not expected to cause an effect upon circulation during the project's construction because no physical development is proposed. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

f) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail use would require discretionary approval from the County. The proposed ordinance amendment would not result in inadequate emergency access or access to nearby uses because no physical construction would occur with processing of the ordinance. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside circulation requirements to ensure that adequate emergency access and public safety are maintained during any construction activities. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not result in inadequate emergency access or access to nearby uses, as no physical construction would occur. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities or roadway/access improvements are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change. The project would allow for operation of the proposed retail cannabis use which would not require any improvements to the existing roadway system for emergency access or to accommodate project traffic. Therefore, the project is not expected to result in inadequate emergency access or access to nearby uses because no physical development is proposed. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

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

Source(s): Riverside County General Plan, Figure C-7, "Trails and Bikeway System." Highgrove Area Plan, Figure 7, "Trails and Bikeway System."

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

a) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not result in the construction or expansion of a bike system or bike lanes because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with State and County of Riverside policies and regulations governing the construction or improvement of any regional or local bike lanes. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not include the construction or expansion of a bike system or bike lanes because no physical development would occur. Impacts in this regard would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building.

According to the Riverside County General Plan Circulation Element Figure C-7, Riverside County Trails and Bikeway System, a regional trail (urban/suburban) is located within the vicinity of the project site. Figure 7, Trails and Bikeway System, of the Highgrove Area Plan identifies a regional trail (urban/suburban) running east-west along Center Street within the project vicinity. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not require the construction or expansion of a bike system or bike lanes. However, as the project would not result in physical development, the project does not propose the construction of trails of any kind, nor is the project required to construct or expand any of the existing trail systems within the project vicinity. Impacts would be less than significant.

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

Monitoring: No monitoring is required.

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

39. Tribal Cultural Resources

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

b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Source(s): County Archaeologist, AB 52 Tribal Consultation

Findings of Fact:

a-b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not adversely affect a listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined significant pursuant to criteria per subdivision (c) of Public Resources Code Section 5024.1 because no physical development would occur with the processing of the ordinance. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing cultural and tribal cultural resources. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not adversely affect a listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined significant pursuant to criteria per subdivision (c) of Public Resources Code Section 5024.1 because no physical development would occur. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to tribal cultural resources as no ground disturbance or other physical development would occur. Further, the County has completed all required formal consultation with area tribes as appropriate in accordance with AB 52 requirements. Impacts on tribal cultural resources would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Rancho California Water District

Findings of Fact:

a) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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effects because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the provision of water, wastewater and stormwater improvements and any associated environmental effects. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. All future development proposals would be evaluated by the County to ensure that water, wastewater, and stormwater facilities can be provided for similar development proposals and that resulting environmental effects are adequately addressed. Thus, the proposed ordinance amendment would not require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects because no physical development would occur. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to water, wastewater, or stormwater services. The commercial building is located within an urbanized area and is currently served by Rancho California Water District. Wastewater would also be treated via existing connection to the public wastewater treatment system. It is not anticipated that the continuation of commercial use at the site will substantially impact the use of the site as it relates to water usage, or the generation of waste, wastewater, or stormwater beyond the existing baseline conditions. As no physical improvements, ground disturbance, or grading are proposed, no changes in existing stormwater flows or treatment requirements would occur with project implementation. Existing stormwater/drainage facilities would continue to accommodate runoff from the site. Thus, the proposed project would not require or result in the construction of new wastewater treatment facilities, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects because no physical development would occur. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not influence the availability or adequacy of water supplies to serve a project and reasonably foreseeable future development during normal, dry, and multiple dry years because no physical development that would demand water services would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the provision and adequacy of water services available to serve the use proposed. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. All future development proposals would be evaluated by the County to ensure that adequate water services can be provided to the development proposed. Thus, the proposed ordinance amendment would not affect the adequacy of water supplies available to serve a project and reasonably foreseeable future development during normal, dry, and multiple dry years because no physical development would occur. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not substantially result in a direct physical change in the environment with regard to water provision or treatment services. The commercial building is located within an urbanized area and is currently served by Rancho California Water District. It is the responsibility of the developer to ensure that all requirements to obtain potable water services are met with RCWD as well as all other applicable agencies. A will serve letter will be required from the District to ensure that water service can be provided for the proposed use. Due to the nature of the proposed commercial retail cannabis use, it is not anticipated that the project would result in a substantial increase in water demand

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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over existing conditions. Thus, it is anticipated that sufficient water supplies will be available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer

a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Rancho California Water District

Findings of Fact:

a) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the provision of wastewater services. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance.. All future development proposals would be evaluated by the County to ensure that adequate wastewater services can be provided to similar development proposals. Thus, the proposed ordinance amendment would not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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whereby the construction or relocation would cause significant environmental effects because no physical development would occur. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to wastewater provision services. The commercial building is located within an urbanized area and is currently served by the public water system. It is not anticipated that the continuation of commercial use at the site will substantially impact the use of the site as it relates to water usage, or the generation of waste, wastewater, or stormwater beyond the existing baseline conditions. Thus, the proposed project would not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects because no physical development would occur. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not result in a determination by the wastewater treatment provider that serves the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the provision of wastewater services. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance.. All future development proposals would be evaluated by the County to ensure that adequate wastewater services can be provided to similar development proposals. Thus, the proposed ordinance amendment would not result in a determination by the wastewater treatment provider that serves the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments because no physical development would occur. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to wastewater provision services. The commercial building is located within an urbanized area and is currently served by the public water system. As a small-scale commercial retail use, the project is not anticipated to substantially increase demand for the provision of wastewater treatment services or adversely affect the ability for the provider to service existing customers. Thus, the proposed project would not result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments because no physical development would occur. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

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

b. Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source(s): Riverside County General Plan, CalRecycle

Findings of Fact:

a) **Less Than Significant Impact**

Ordinance Amendment - Change of Zone No. 1900036

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not result in the generation of solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the solid waste generation and disposal. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. All future development proposals would be evaluated by the County to ensure that adequate wastewater services can be provided to similar development proposals. Thus, the proposed ordinance amendment would not result in the generation of solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals because no physical development would occur. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to solid waste generation.

The proposed commercial retail use would not substantially alter existing or future solid waste generation patterns and disposal services. Waste from the project area is currently served by three landfills: Badlands Landfill, Lamb Canyon and El Sobrante Landfill. Badlands accepts up to 4,800 tons per day of solid waste and is anticipated to close in 2022. Lamb Canyon accepts up to 5,000 tons per day of solid waste and is anticipated to close in 2029. El Sobrante accepts 16,054 tons per day of in-county solid waste and is anticipated to close in 2051. Solid waste collection services for unincorporated Riverside County area is provided by CR&R Services, which provides sustainable waste and recycling services. CR&R also has an extensive network of processing facilities that would manage the project site waste stream and includes solid waste, recyclables, green waste, food waste, construction and demolition waste, electronic waste and a number of other materials. As discussed prior, the State has deemed cannabis waste – provided it has not been combined with any toxic or hazardous material – to be organic

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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waste that can be disposed of and hauled just like any organic waste products. Thus, project implementation would not impair the attainment of solid waste reduction goals. The project would result in a less than significant impact to solid waste disposal needs.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

b) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not result in non-compliance with any federal, State, or local management and reduction statutes and regulations related to solid waste including the County Integrated Waste Management Plan (CIWMP) because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside statutes and regulations pertaining to solid waste management and reduction including the CIWMP. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. All future development proposals would be evaluated by the County to ensure that adequate solid waste is properly managed and disposed of in accordance with applicable regulations and goals. Thus, the proposed ordinance amendment would not result in non-compliance with any federal, State, or local management and reduction statutes and regulations related to solid waste including the CIWMP because no physical development would occur. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment with regard to solid waste generation.

The proposed commercial retail use would not substantially alter existing or future solid waste generation patterns or disposal services. The proposed project would be required to comply with all applicable laws and regulations governing solid waste. Because CR&R has many sustainability services to the proposed project, it is not anticipated that the project would impact Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. The project would comply with federal, State, and local management and reduction statutes and regulations related to solid wastes including the CIWMP. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a-f) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not impact any public facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the regulation and provision of public facilities. However, to conduct environmental

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not impact any public facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval.

The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in a slight incremental system capacity demand for energy systems, communication systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public utilities that support the project site and surrounding area. The applicant shall make arrangements with each utility provider to ensure that the retail operation is connected to the appropriate utilities. Thus, the proposed project would not impact any public facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

44. Wildfire Impacts

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Highgrove Area Plan Figure S-9, "Wildfire Susceptibility" GIS database, Project Application Materials

Findings of Fact:

a-e) Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. Any subsequent cannabis retail businesses would require discretionary approval from the County. The proposed ordinance amendment would not cause a direct physical change in the environment that would substantially impair an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent cannabis retail businesses would be located only in Commercial/Industrial/Manufacturing zones and would be subject to the development regulations stated in the zoning ordinance governing those zones. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations governing emergency response and evacuation and risks resulting from the potential for wildfire events (i.e., landslides; exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires; maintenance of associated infrastructure that may exacerbate risks, etc.). Future development would also be evaluated with relevance to the California Department of Forestry and Fire Protection (CAL FIRE) Severity Zone Maps relative to the potential for wildfire risk. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not cause a direct physical change in the environment that would interfere with emergency response and evacuation or risks resulting from the potential for wildfire events. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval.

According to Figure 9, Wildfire Susceptibility, of the Highgrove Area Plan, the project site is not located in an area designated as a State Responsibility Area, lands classified as a very high fire hazard severity zone, or other hazardous fire areas, per available CAL FIRE maps. The project is effectively a retail business that is moving into an existing commercial building and conducting business operations similar to preexisting conditions. The site is located in an urbanized area of the County and is generally surrounded by similar commercial development. Additionally, the site is generally flat and is not adjacent to any steep slopes or large areas of undeveloped open space that would be susceptible to wildfire risk.

As the site is not located in or near a State Responsibility Area, lands classified as a very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, the risk of wildfire and associated potential adverse effects are considered to be low. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

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

Source(s): Staff Review, Project Application Materials

Findings of Fact:

Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the development of the site. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. The proposed ordinance amendment would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment.

Due to the nature of the project, and as analyzed herein, implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory because no physical development would occur. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source(s): Staff Review, Project Application Materials

Findings of Fact:

Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not have impacts which are individually limited, but cumulatively considerable, because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations pertaining to the development. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not have impacts which are individually limited, but cumulatively considerable, because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment.

Implementation of the proposed project would not result in impacts which are individually limited, but cumulatively considerable, because no physical development would occur. The applicant may provide minor tenant improvements to the project that would be in compliance with existing

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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regulation that would govern such improvements. The improvements would not be anticipated to result in any physical environmental impacts pursuant to CEQA given the small size of such improvements. Because of the relatively minimal improvements and small size of the project, cumulatively considerable impacts are not anticipated to occur. No mitigation measures are required or proposed. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

Findings of Fact:

Less Than Significant Impact

Ordinance Amendment - Change of Zone No. 1900036

Potential to Cause a Direct Physical Change in the Environment:

The project is an amendment to an ordinance, and as such, does not directly authorize any physical construction. The proposed ordinance amendment would not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Potential to Cause a Reasonably Foreseeable Indirect Physical Change in the Environment:

The ordinance amendment would allow more retail facilities to operate in closer proximity to each other than what the current ordinance allows. Any subsequent proposed retail development project would be separately examined in accordance with CEQA, as well as be required to comply with federal, State and County of Riverside policies and regulations relevant to the proposed development. However, to conduct environmental analysis on the unspecified number of potential future cannabis retail applications/projects that may be allowed based upon this ordinance amendment throughout the County would be entirely speculative and would not lead to meaningful analysis or informed decision-making. Potential future cannabis retail applications/projects would be distinct projects standing on their own, with their own independent utility, which would require their own discretionary County approval and CEQA compliance. Thus, the proposed ordinance amendment would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly, because no physical development would occur with the processing an ordinance amendment. Impacts would be less than significant.

Change of Zone No. 190021, Development Agreement No. 1900004, and Conditional Use Permit No. 190009

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project includes a change of zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S), a development agreement that would benefit the Highgrove Area, and a Conditional Use Permit to allow retail cannabis in an existing and fully developed commercial building. No physical construction activities are proposed as part of the project approval. The project is effectively a retail business moving into an existing commercial building and conducting business operations similar to preexisting conditions that would not cause a direct physical change in the environment.

Implementation of the proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly, because no physical development would occur. No mitigation measures are required or proposed. Impacts would be less than significant.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

Location: N/A



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez
Agency Director

01/21/20, 2:57 pm

CUP190009

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP190009. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP190009) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Ordinance No. 348.4922 associated with Change of Zone No. 1900036 proposes to amend Ordinance No. 348 Section 19.519 A.2. for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 250 feet. This reduction to the standard minimum distance to other Cannabis Retailers may increase the number of Cannabis Retailers countywide. Conditional Use Permit No 190009 proposes a storefront retail cannabis business and delivery service that includes two parcels with one existing 3,952 square foot commercial building of two suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 square feet and would contain the storefront retail cannabis business. The first retail suite will be used for office space and storage related to the retail cannabis business. The hours of operation for the retail cannabis business will be from Monday through Sunday 8 am to 10 pm; with no deliveries scheduled after 9pm. The retail cannabis business will have three shifts daily; open, midday, and close with 6 to 10 employees each shift and a total staff of 33 employees. The second suite, consisting of 1,846 square feet, is vacant and would not be permitted for any future commercial cannabis activities of any kind. Change of Zone No. 1900021 proposes to change the existing zone for the project site from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S). Development Agreement No. 1900005. The associated development agreement (DA1900005) has a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA1900005 and CUP190009, and will provide community benefits to the Highgrove Area.

The project would involve the applicant moving into a portion of an existing commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, interior alterations, paint, carpet, furnishings, and landscaping. The project site is located north of Palmer Street, south of Center Street, east of Iowa Avenue, and west of Pacific Avenue. The project address is 1270 Center Street within the Highgrove community, near the City of Riverside.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 2nd District Design Guidelines
2. County Wide Design Guidelines and Standards

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 4 AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), dated August 9, 2019.

Exhibit B (Elevations), dated August 9, 2019.

Exhibit C (Floor Plans), dated August 9, 2019.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated August 9, 2019.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Current California Building Code requirements
 - California State Cannabis laws and regulations

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WRTUMF)

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 ECP Comments

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

General

General. 1 General – Business Licensing

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office.

General. 2 General – Causes for Revocation

In the event the use hereby permitted under this permit is found:

- (a) to be in violation of the terms and conditions of this permit; and/or,
- (b) to have been obtained by fraud or perjured testimony; and/or,
- (c) to be detrimental to the public health, safety or general welfare, or is a public nuisance, then this permit shall be subject to revocation procedures.

General. 3 General – Ceased Operations

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this Conditional Use Permit and accompanying Development Agreement approval shall become null and void.

General. 4 General – Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees ("COUNTY") from the following:

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and,
- (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other

ADVISORY NOTIFICATION DOCUMENT**General****General. 4****General – Hold Harmless (cont.)**

decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

General. 5**General – Human Remains**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

General. 6**General – Review Fees**

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

ADVISORY NOTIFICATION DOCUMENT

General

General. 7

General – Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

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

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

Planning

Planning. 1

General - A. Application Requirements

At the time of filing the application for a Commercial Cannabis Activity on a form provided by the Planning Department, the applicant shall also provide the applicable fee for processing the land use permit application. All entitlement fees shall be paid in full, prior to operating the cannabis business. Ord. 348 Article XIXh

Planning. 2

General - B. State License Required

Obtain and maintain during the life of the Commercial Cannabis Activity the applicable California license issued pursuant to California Business and Professions Code Sections 19300.7 or 26050(a) as may be amended from time to time. Ord. 348 Article XIXh

Planning. 3

General - C. Suspension, Revocation, or Termination of State License

Suspension of a license issued by the State of California, or by any State licensing authority, shall immediately suspend the ability of a Commercial Cannabis Activity to operate within the County until the State, or its respective State licensing authority, reinstates or reissues the State license. Revocation or termination of a license by the State of California, or by any State licensing authority, will also be grounds to revoke or terminate any conditional use permit granted to a Commercial Cannabis Activity pursuant to this Article. Ord. 348 Article XIXh

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 4****General - D. Health and Safety**

Commercial Cannabis Activities shall at all times be operated in such a way as to ensure the health, safety, and welfare of the public. Commercial Cannabis Activities shall not create a public nuisance or adversely affect the health or safety of the nearby residents, businesses or employees working at the Commercial Cannabis Activity by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, unsafe conditions or other impacts, or be hazardous due to the use or storage of materials, processes, products, and runoff of water, pesticides or wastes. Ord. 348 Article XIXh

Planning. 5**General - E. Development Agreement**

No approval required by this ordinance shall be given for any permit for a Commercial Cannabis Activity unless the Board of Supervisors prior to or concurrently with approves a development agreement, pursuant to Section 18.26b of this ordinance, setting forth the terms and conditions under which the Commercial Cannabis Activity will operate in addition to the requirements of this ordinance, all other local ordinances and regulations, state law and such other terms and conditions that will protect and promote the public health, safety and welfare. No use or operation under any permit for a Commercial Cannabis Activity shall be allowed to begin until the development agreement is effective.

Planning. 6**General - F. Nuisance Odors**

All Commercial Cannabis Activities shall be sited and operated in a manner that prevents Cannabis nuisance odors from being detected offsite. All Commercial Cannabis Activities shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the Commercial Cannabis Activity that is distinctive to its operation is not detected outside of the operation's facility, anywhere on adjacent lots or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the Commercial Cannabis Activity. In order to control nuisances such as odors, humidity and mold, Commercial Cannabis Activities shall install and maintain at the minimum, the following equipment, or any other equipment that can be proven to be an equally or more effective method or technology to control these nuisances: Ord. 348 Article XIXh

1. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally;
2. An air system that creates negative air pressure between the Commercial Cannabis Activities' interior and exterior, so that the odors generated by the Commercial Cannabis Activity are not detectable on the outside of the Commercial Cannabis Activity.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 13

General - M. Restriction on Consumption

Cannabis shall not be consumed or used on the lot of any Commercial Cannabis Activity. Ord. 348 Article XIXh

Planning. 14

General - N. Security - Part 1

A Commercial Cannabis Activity shall implement sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent the theft of Cannabis or Cannabis Products at the Commercial Cannabis Activity and to ensure emergency access in accordance with applicable Fire Code standards. Guard dogs shall not be used at the Commercial Cannabis Activity as a security measure. Security measures shall include, but not be limited to, the following:

1. A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.
2. 24 hour emergency contact information for the owner or an on-site employee which shall be provided to the County.
3. A professionally installed, maintained, and monitored alarm system.
4. Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.
5. 24 hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days, and shall be made available to the County upon request. Ord. 348 Article XIXh

Planning. 15

General - N. Security - Part 2

6. Sensors shall be installed to detect entry and exit from all secure areas.
7. Panic buttons shall be installed in all Commercial Cannabis Activities.
8. Any bars installed on the windows or the doors of a Commercial Cannabis Activity shall be installed only on the interior of the building.
9. Security personnel must be licensed by the State of California Bureau of Security and Investigative Services.
10. A Commercial Cannabis Activity shall have the capability to remain secure during a power outage and all access doors shall not be solely controlled by an electronic access panel to ensure locks are not released during a power outage.
11. A Commercial Cannabis Activity shall cooperate with the County and, upon reasonable notice to the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15

General - N. Security - Part 2 (cont.)

Commercial Cannabis Activity, allow the County to inspect or audit the effectiveness of the security plan for the Commercial Cannabis Activity.

12. The permittee for a Commercial Cannabis Activity shall notify the Riverside County Sheriff’s Department immediately after discovering any of the following:

- a. Significant discrepancies identified during inventory.
- b. Diversion, theft, loss, or any criminal activity involving the Commercial Cannabis Activity or any agent or employee of the Commercial Cannabis Activity.
- c. The loss or unauthorized alteration of records related to Cannabis, registering qualifying patients, primary caregivers, or employees or agents of the Commercial Cannabis Activity.
- d. Any other breach of security.

13. Firearms shall not be permitted at a Commercial Cannabis Activity by an owner, manager, employee, volunteer or vendor other than those individuals authorized as a State Licensed Security Personnel.

14. Cannabis or Cannabis Products shall not be stored outside at any time. Ord. 348 Article XIXh

Planning. 16

General - O. Permit and License Posting

The permittee shall post or cause to be posted at the Commercial Cannabis Activity all required County and State permits and licenses to operate. Such posting shall be in a central location, visible to the patrons, and in all vehicles that deliver or transport Cannabis. Ord. 348 Article XIXh

Planning. 17

General - P. Signage

Signage for a Commercial Cannabis Activity shall comply with the following: 1. In addition to the requirements set forth in this section and California Business and Professions Code section 26152 as may be amended, business identification signage for a Commercial Cannabis Activity shall comply with Section 19.4 of this ordinance. 2. No Commercial Cannabis Activity shall advertise by having a person or device holding a sign or an air dancer sign advertising the activity to passersby, whether such person, device or air dancer is on the lot of the Commercial Cannabis Activity or elsewhere including, but not limited to, the public right-of-way. 3. No Commercial Cannabis Activity shall publish or distribute advertising or marketing that is attractive to children. 4. No Commercial Cannabis shall advertise or market Cannabis or Cannabis Products on motor vehicles. 5. Except for advertising signs inside a licensed Premises and provided that such advertising signs do not advertise or market Cannabis or Cannabis Products in a manner intended to encourage persons under 21 years of age to consume Cannabis or Cannabis Products, no Commercial Cannabis Activity shall advertise or market Cannabis or Cannabis Products on an advertising sign within 1,000 feet of a Child Day Care Center, a K-12 school, a public park or a Youth Center.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 20 General - S. Waste Water (cont.)**

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable sanitary sewer purveyor, indicating agreement to supply sewer for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis Activities where sewer service is not available, conditions from the Department of Environmental Health will be required for the conditional use permit. Where sanitary sewer is not available, the applicant shall obtain clearance from the appropriate regional water quality control board.

Planning. 21 General - T. Parking

Parking shall be provided in accordance with Section 18.12 of this ordinance. Ord. 348 Article XIXh

Planning. 22 General - U. Visibility

In no case shall Live Cannabis Plants be visible from a public or private road, sidewalk, park or common public viewing area. Ord. 348 Article XIXh

Planning. 23 General - V. Hazardous Materials

All Commercial Cannabis Activities that utilize hazardous materials shall comply with applicable hazardous waste generator, Riverside County Ordinance No. 615, and hazardous materials handling, Riverside County Ordinance No. 651, requirements and maintain any applicable permits for these programs from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner. Ord. 348 Article XIXh

Planning. 24 General - W. Compliance with Local and State Laws and Regulations

1. All Commercial Cannabis Activities shall comply with all applicable local and State laws, ordinances and regulations related to, but not limited to, the following: the California Environmental Quality Act, California Building Code, California Fire Code, Riverside County Ordinance No. 787, Riverside County Ordinance No. 457, Riverside County Ordinance No. 657, Riverside County Ordinance No. 745, Airport Land Use Compatibility Plans, weights and measures regulations, track and trace requirements, pesticide use, water quality, storm water discharge and the grading of land.

2. All buildings and structures, including greenhouse, hoop structures, or other similar structures shall comply with all applicable Building, Fire, and Safety laws and regulations. All buildings and structures shall be reviewed by the Riverside County Building and Safety Department in accordance with the California Building Code and Riverside County Ordinance No. 457 and by the Riverside County Fire Department in accordance with Riverside County Ordinance No. 787 and the California Fire Code.

Planning. 25 General - X. Material Alterations to Premises

No physical change, alteration, or modification shall be made to a Premises without first obtaining the appropriate approvals from the County, including but not limited a substantial conformance or revised permit and all other necessary permits. Alterations or modifications requiring approval include, without limitation: (i) the removal, creation, or relocation of a common entryway, doorway, passage, or a means

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 25

General - X. Material Alterations to Premises (cont.)

of public entry or exit, when such common entryway, doorway, or passage alters or changes limited-access areas within the Premises; (ii) the removal, creation, addition, or relocation of a Cultivation Area; (iii) or the addition or alteration of a water supply. The requirement of this Section is in addition to compliance with any other applicable State or local law or regulation pertaining to approval of building modifications, zoning, and land use requirements. In the event that the proposed modification requires a new or modified conditional use permit such permit must be obtained prior to issuance of building permits. Ord. 348 Article XIXh

Planning-All

Planning-All. 1

Cannabis Retail Operations - 1

Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location.

Planning-All. 2

Cannabis Retail Operations - 2

Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation.

Planning-All. 3

Cannabis Retail Operations - 3

Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age.

Planning-All. 4

Cannabis Retail Operations - 4

A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age.

Planning-All. 5

Cannabis Retail Operations - 5

Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours.

Planning-All. 6

Cannabis Retail Operations - 6

Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area.

Planning-All. 7

Cannabis Retail Operations - 7

Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods.

ADVISORY NOTIFICATION DOCUMENT**Planning-All****Planning-All. 8 Cannabis Retail Operations - 8**

Restroom facilities shall be locked and under the control of the Cannabis Retailer.

Planning-All. 9 Cannabis Retail Operations - 9

Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations.

Planning-All. 10 Cannabis Retail Operations - 10

Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority.

Planning-All. 11 Cannabis Retail Operations - 11

Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot.

Planning-All. 12 Cannabis Retail Operations - 12

Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products.

Planning-All. 13 Cannabis Retail Operations - 13

Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle.

Planning-All. 14 Cannabis Retail Operations - 14

Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle.

Planning-All. 15 Retail Occupancy of Commercial Building

The proposed Cannabis Retailer is entitled to occupy the retail suite (nearest Center Street existing of 2,106 sqft.) for the Cannabis Retail business. The adjacent suite or area (existing of 1,846 sqft.) cannot be occupied by any Cannabis Retail business or Cannabis Activities.

The Cannabis Retailer cannot access, expand, or use the adjacent area (existing of 1,846 sqft.) for Cannabis related activities, storage, or business uses associated with the Cannabis Retail without subsequent entitlement processing and approval.

The adjacent suite or area (existing of 1,846 sqft.) may only be used for those permitted Commercial uses allowed under the proposed zone of Scenic Highway Commercial (C-P-S), excluding Cannabis Retail.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

Trans General Conditions

General Conditions

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

2. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Plan: CUP190009

Parcel: 247091059

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1

Gen - Custom

Not Satisfied

Will-serves for water and sewer received 8/12/2019. The existing building on this property is serviced by a septic system. List information about water and wastewater on exhibits. Only domestic wastewater from restrooms and kitchens can be discharged to sewer or a septic system. Other waste, including industrial waste, cannot be discharged to sewer or septic without written approval from the Regional Water Quality Control Board and the sewer agency. It is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies. Contact DEH Land Use at 951-955-8980 for any questions. Prior to building permit issuance, either: 1. Provide current documentation from the appropriate sewer agency that this facility is connecting to sewer or 2. Provide a C-42 certification of the existing septic system, showing the location of all components and the system is functioning properly. Permit to repair or modify the existing system will not be issued due to the availability of sewer. Information about maximum expected daily customer volume, maximum number of employees per day, and customer access to restrooms should be provided at time of submission of C-42 certification.

Fire

080 - Fire. 1

Prior to permit

Not Satisfied

Prior to building permit issuance, please provide a business plan with a complete scope of work. Indicate any storage, hazardous materials or manufacturing that may be conducted on this site. In addition, please note proposed business hours and if open flame devices will be on site.

080 - Fire. 2

Prior to permit

Not Satisfied

1. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Office of the Fire Marshal. (CFC 501.4)
2. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Office of the Fire Marshal. (CFC 501.4)
3. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1)

080 - Fire. 3

Prior to permit

Not Satisfied

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

1. The Office of the Fire Marshal is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 to 4 hour(s) duration at 20-PSI residual operating pressure.

Plan: CUP190009

Parcel: 247091059

80. Prior To Building Permit Issuance

Fire

080 - Fire. 3 **Prior to permit (cont.)** **Not Satisfied**

The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)

080 - Fire. 4 **Prior to permit** **Not Satisfied**

1. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3.) 2. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

Planning

080 - Planning. 1 **0080-Planning-USE - CONFORM TO ELEVATIONS** **Not Satisfied**

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT(s)

080 - Planning. 2 **0080-Planning-USE - CONFORM TO FLOOR PLANS** **Not Satisfied**

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT(s)

Transportation

080 - Transportation. 1 **LSP - LANDSCAPE INSPECTION DEPOSIT** **Not Satisfied**

Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid.

080 - Transportation. 2 **LSP* - LANDSCAPE MINOR PLOT PLAN/PERMIT** **Not Satisfied**

Landscaping shall be improved for the following off-site/road right-of-way areas or easements adjacent to the public right-of-way areas: Iowa Ave. Irrigation cross-overs in the road shall be shown on road improvement plans.

Waste Resources

080 - Waste Resources. 1 **Gen - Recyclables Collection and Loading Area** **Not Satisfied**

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

Plan: CUP190009

Parcel: 247091059

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 Gen - Waste Recycling Plan

Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 Gen - Custom

Not Satisfied

The facility will require a business emergency plan for the storage of hazardous materials if greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances is handled or stored on the premises. Additionally, THC extraction or other processing activities may require a permit from DEH Hazmat. Contact Hazmat at 951-358-5055 for any questions.

090 - E Health. 2 Gen - Custom

Not Satisfied

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project. List information about water and wastewater on exhibits. Only domestic wastewater from restrooms and kitchens can be discharged to sewer. Other waste, including industrial waste, cannot be discharged to sewer without written approval from the Regional Water Quality Control Board and the sewer agency. It is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies. Contact DEH Land Use at 951-955-8980 for any questions.

Planning

090 - Planning. 1 0090-Planning-USE - ACCESSIBLE PARKING

Not Satisfied

A minimum of One (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk.

090 - Planning. 2 0090-Planning-USE - ROOF EQUIPMENT SHIELDING

Not Satisfied

Roof-mounted equipment shall be shielded from ground view as shown on APPROVED EXHIBIT B. Screening material shall be subject to Planning Department approval.

Plan: CUP190009

Parcel: 247091059

**90. Prior to Building Final Inspection
Planning**

090 - Planning. 3 0090-Planning-USE - TRASH ENCLOSURES Not Satisfied

One (1) trash enclosure which is adequate to enclose a minimum of 2 bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin. Any previous location of a trash enclosure shall be completely demolished.

090 - Planning. 4 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied

Wall locations shall be in conformance with APPROVED EXHIBIT A. Existing wrought-iron fencing enclosing the parking area shall be removed.

090 - Planning. 5 090 - Obtain State License Not Satisfied

Prior to final of the building permit or certificate of occupancy, whichever occurs first; obtain the California State License for Commercial Cannabis Activity. The applicable California license issued is pursuant to California Business and Professions Code Sections 19300.7 or 26050(a), or equivalent and as may be amended from time to time.

Provide a copy of the State License for Commercial Cannabis Activity to the Riverside County Planning Department.

090 - Planning. 6 090 - Sheriff's Signage for No Loitering Not Satisfied

Prior to final of the building permit or certificate of occupancy, whichever occurs first; acquire a "no loitering" signs from the Riverside County Sheriff's Department. Said signage provides additional authorization for the Riverside County Sheriff's Department to assist, as needed on site.

090 - Planning. 7 090-Planning-USE CERTIFICATE OF PARCEL MERGER Not Satisfied

The permittee or successor of interest is restricted from isolating the Cannabis related uses in each building located on separate parcels 247-091-059 and 247-091-062. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit and finalize a Parcel Merger through the Riverside County Survey Division.

090 - Planning. 8 Use - Parking Paving Materials Not Satisfied

A minimum of twenty (20) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

Plan: CUP190009

Parcel: 247091059

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

Non-residential permits - After a successful landscape ONE-YEAR POST-ESTABLISHMENT INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. Landscape Bonds may be released at that time.

Waste Resources

090 - Waste Resources. 1 090 Mandatory Commercial Recycling and Organics Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

090 - Waste Resources. 2 Gen - Custom Not Satisfied

Form D – Mandatory Commercial Recycling and Organics Recycling Prior to final building inspection, applicants shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org

090 - Waste Resources. 3 Gen - Recyclables Collection and Loading Area Inspection Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

090 - Waste Resources. 4 Gen - Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: July 10, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space

Riv. Co. Trans. Dept. – Landscape Section
Riv. Co. Sheriff’s Dept.
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: Spiegel
Planning Commissioner: Hake

City of Riverside Sphere of Influence

CHANGE OF ZONE NO. 1900021, DEVELOPMENT AGREEMENT NO. 1900005, and CONDITIONAL USE PERMIT NO. 190009 - Applicant: Excel Riverside, Inc. – Engineer/Representative: Infrastructure Engineers c/o Charles Minyard - Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Palmer Street, South of Center Street, East of Iowa Avenue, and West of Pacific Avenue – 0.41 Net Acres - Zoning: Existing: Commercial Office (CO); Proposed: Scenic Highway Commercial (C-P-S) - **REQUEST:** Change of Zone No. 1900021 proposes to change the existing zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S). Development Agreement No. 190005 would impose a lifespan on the proposed cannabis project and provide community benefit to the Highgrove Area. Conditional Use Permit No. 190009 proposes to use an existing building as a storefront for a retail cannabis business and delivery service. The Project consists of two parcels with existing parking and retail shell building. Upgraded landscaping proposed and existing tubular steel fencing to be removed. – APN: 247-091-059, 062 – Related Cases: RFP-CAN190080, PP17464 – Code Case: CV1603784 – **BBID: 178-509-326**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on August 1, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

January 14, 2020

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP190009)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within 30 days of receipt of this notice to Dljones@rivco.org and CC: vslopez@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CONDITIONAL USE PERMIT NO. 190009, CHANGE OF ZONE NO. 1900036, CHANGE OF ZONE NO. 1900021, and DEVELOPMENT AGREEMENT NO. 1900005, - CEQ190069 - Applicant: Excel Riverside, Inc. Engineer/Representative: Infrastructure Engineers c/o Charles Minyard - Second Supervisorial District University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) **Location:** North of Palmer Street, South of Center Street, East of Iowa Avenue, and West of Pacific Avenue 0.41 Net Acres - Zoning: Existing: Commercial Office (CO); Proposed: Scenic Highway Commercial (C-P-S)

REQUEST: *Conditional Use Permit No. 190009* proposes to use an existing building as a storefront for a retail cannabis business and delivery service. The Project consists of two parcels with existing parking and retail shell building. Upgraded landscaping proposed and existing tubular steel fencing to be removed.

Change of Zone No. 1900036 proposes to Ordinance No. 348 Section 19.519 for a Cannabis Retailer minimum standard regarding the location from other Cannabis Retailers from 1000 feet to 250 feet in distance.

Change of Zone No. 1900021 proposes to change the existing zone from Commercial Office (CO) to Scenic Highway Commercial (C-P-S).

Development Agreement No. 190005 would impose a lifespan on the proposed cannabis project and provide community benefit to the Highgrove Area. APN: 247-091-059, 062

Sincerely,

PLANNING DEPARTMENT

Dave Jones, Chief Engineering Geologist

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Wheeler, Timothy

From: Lopez, Valentina
Sent: Tuesday, January 14, 2020 12:17 PM
To: Administration Gabrieleno Indians (admin@gabrielenoindians.org); CRITTHPO (CRITTHPO@crit-nsn.gov); Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov); GTTribalcouncil@aol.com; Joseph Ontiveros (jontiveros@soboba-nsn.gov); Juan Ochoa; JValdez (JValdez@soboba-nsn.gov); Molly Earp-Escobar (mescoabar@pechanga-nsn.gov)
Cc: Wheeler, Timothy; Jones, David
Subject: AB52 Formal Notification CUP190009
Attachments: AB52 Formal Notification .pdf

Good Afternoon,

Please find as an attachment, an AB52 notification for the above referenced project. Feel free to contact us with any questions.

Thank you-

Valentina Lopez OAIH
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-8632 office
(951) 955-1811 fax
vslopez@rivco.org



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Excel Riverside, Inc. (CAN190080)

Contact Person: Chandresh Ravaliya E-Mail: cravaliya@gmail.com

Mailing Address: 2640 Camino Del Sol
Fullerton CA 92833
City State ZIP

Daytime Phone No: (909) 562-6388 Fax No: ()

Engineer/Representative Name: Highroad Consulting Group; Architect

Contact Person: **Consultant:** Simone Sandoval; **E-Mail:** **Consultant:** simone@highroadcg.com;
Architect: Charles Minyard **Architect:** cminyard@infengr.com

Mailing Address: **Consultant:** P.O. Box 806; **Architect:** 3060 Saturn Street, Suite 250

Consultant: Desert Hot Springs; **Architect:** Brea **Consultant:** 92240; **Architect:** 92821
City State ZIP

Daytime Phone No: **Consultant:** Simone Sandoval: (760) 238-6214 **Fax No:** ()
Architect: Charles Minyard: (714) 940-0100, ext. 5129

Property Owner Name: Greentech Investments LLC.

Contact Person: Chandresh Ravaliya E-Mail: cravaliya@gmail.com

Mailing Address: 987 W F987 W Foothill Blvd., Suite C
Claremont CA 91711
City State ZIP

Daytime Phone No: (909) 562-6388 Fax No: ()

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Greentech Investments, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 247-091-059-9 (Existing Building [retail premises])
247-091-062-1 (Parking lot)

Approximate Gross Acreage: The two parcels are a combined 16,703 SF with the existing building being 4,546 SF, of which 2,700 SF of the Northern end of the building is the proposed cannabis site.

General location (nearby or cross streets): North of Palmer Street, South of Center Street, East of Iowa Ave, West of Pacific Ave.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Proposed project is for licensed Cannabis storefront retail and delivery activities. Applicant concurrently files this CUP application with Change of Zone application and Development Agreement application.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Ordinance No. 348, as amended through Ordinance No. 348.4898, Subsections 19.518-19.519 (retail)

Number of existing lots: 2

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	3,964	14ft	1	Currently Vacant; Proposed Cannabis Retail	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	Approx. 12,000	APN 247-091-062-1 (Parking lot) proposed parking lot and is approx. 12,000 square feet inclusive of ADA compliant parking.
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Pursuant to a RCMC Section 348.4898, applicant Excel Riverside, Inc. # CAN190080, is concurrently submitting: (i) a Conditional Use Permit, (ii) Change of Zone, and (iii) a Development Agreement for Cannabis storefront and delivery retail activities.

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): n/a

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Excel Riverside, Inc. (CAN190080)

Address: 2464 Camino Del Sol, Fullerton, CA 92833

Phone number: (909) 562-6388

Address of site (street name and number if available, and ZIP Code): 1270 Center Street, Riverside, CA 92507

Local Agency: County of Riverside Assessor's Book Page: MB 22/89

Assessor's Book Page, and Parcel Number: APN: 247-091-059-9 (Existing Building); 247-091-062-1 (Parking lot);

Specify any list pursuant to Section 65962.5 of the Government Code: SCAQMD; DTSC

Regulatory Identification number: CAL000126733; CAL000383434; CAL000298232; CAC002647430; CAL000287026

Date of list: Note: All reports reflect Inactive Standing: 8/16/1994; 1/27/2016; 5/25/2007; 5/6/2010; 4/11/2006

Applicant: Excel Riverside, Inc. Date 07/02/2019

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) Chandresh Ravaliya Date _____

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx
Created: 04/29/2015 Revised: 08/03/2018



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

CZ1900921

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Excel Riverside, Inc. (#CAN190080)

Contact Person: Chandresh Ravaliya E-Mail: cravaliya@gmail.com

Mailing Address: 2640 Camino Del Sol
Fullerton, CA 92833
City State ZIP

Daytime Phone No: (909) 562-6388 Fax No: ()

Engineer/Representative Name: Highroad Consulting Group LLC

Contact Person: Simone Sandoval E-Mail: simone@highroadcg.com

Mailing Address: PO Box 806
Desert Hot Springs, CA 92240
City State ZIP

Daytime Phone No: (760) 238-6214 Fax No: (760) 671-5696

Property Owner Name: Greentech Investments LLC

Contact Person: Chandresh Ravaliya E-Mail: cravaliya@gmail.com

Mailing Address: 987 West Foothill Blvd. Suite C
Street

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR CHANGE OF ZONE

Claremont,
City

CA
State

91711
ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Greentech Investments LLC, Chandresh Ravaliya, Sole & Managing Member

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

See ATTACHMENT 1, CA Secretary of State formation documents for Greentech Investments LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 247-091-059-9 (Existing Building (retail premises))
247-091-062-1 (Parking lot)

Approximate Gross Acreage: The two parcels are a combined 16,703 SF with the existing building being 4,546 SF, of which 2,700 SF of the Northern end of the building is the proposed cannabis site.

General location (nearby or cross streets): North of Palmer Street, South of _____

APPLICATION FOR CHANGE OF ZONE

Center Street _____, East of Iowa Ave. _____, West of Pacific Ave. _____.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

The existing zoning at the project site is C-O (Commercial Office) with the proposed change of zone to C-P-S (Scenic Highway Commercial).

Related cases filed in conjunction with this request:

Pursuant to RCMC Section 348.4898, applicant EXCEL RIVERSIDE INC. # CAN190080, is concurrently submitting: (i) a Conditional Use Permit, (ii) Change of Zone, and (iii) a Development Agreement for Cannabis storefront and delivery retail activities.

This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 07/30/2018



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR DEVELOPMENT AGREEMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Excel Riverside, Inc. (Cannabis Application Number 190080)

Contact Person: Chandresh Ravaliya E-Mail: cravaliya@gmail.com

Mailing Address: 2640 Camino Del Sol
Fullerton Street 92833
City CA State ZIP

Daytime Phone No: (909) 562-6388 Fax No: ()

Engineer/Representative Name: Representative: Highroad Consulting Group LLC

Contact Person: Simone Sandoval E-Mail: simone@highroadcg.com

Mailing Address: PO Box 806
Desert Hot Springs, Street 92240
City CA State ZIP

Daytime Phone No: (760) 238-6214 Fax No: ()

Property Owner Name: Greentech Investments, LLC

Contact Person: Chandresh Ravaliya E-Mail: cravaliya@gmail.com

Mailing Address: 987 West Foothill Blvd., Suite C
Claremont , Street 91711
City CA State ZIP

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR DEVELOPMENT AGREEMENT

DESCRIBE APPLICANT'S INTEREST IN THE PROPERTY:

Applicant Excel Riverside, Inc., will have a lease hold interest in the two properties referenced herein.

***NOTE:** ATTACH DOCUMENTATION VERIFYING THE APPLICANT'S INTEREST AND AUTHORIZATION TO APPLY ON BEHALF OF THE OWNER (See Section 104 of Exhibit "A" of Resolution No. 2012-047). **See ATTACHMENT 1 Greentech Investments, LLC acknowledgment and consent letter**

Excel Riverside, Inc., Chandresh Ravaliya , CEO

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

DESCRIBE OWNER'S INTEREST IN THE PROPERTY:

Greentech Investments, LLC is the sole owner, in fee simple of the two properties referenced herein.

See Attachment 2 for CA Secretary of State formation docs for Greentech Investments LLC.

Greentech Investments, LLC, Chandresh Ravaliya, Managing Member

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

PROPERTY INFORMATION:

1270 Center Street (Retail Premises: APN-247-091-059-9) and 314 Iowa Avenue (adjacent Parking Lot: APN-247-091-062-1)

Assessor's Parcel Number(s):

The two parcels are a combined 16,703 SF with the existing building being 4,546 SF, of which 2,700 SF, located on the building's north end, is the site of the proposed cannabis retail.

General location (nearby or cross streets): North of Palmer Street, South of Center Street, East of Iowa Avenue, West of Pacific Avenue.

This completed application form, together with all of the listed requirements provided on the Development Agreement Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1070 DA Condensed Application.docx
Created: 07/06/2015 Revised: 07/30/2018



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

CZ190036 - Ord. Amend.

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Excel Riverside, Inc.

Contact Person: Chandresh Ravaliya E-Mail: cravaliya@gmail.com

Mailing Address: 2640 Camino Del Sol, Fullerton, CA, 92833
Street

City State ZIP

Daytime Phone No: () 909.562.6388 Fax No: () _____

Engineer/Representative Name: Highroad Consulting

Contact Person: Simone Sandoval E-Mail: simone@highroadcg.com

Mailing Address: P.O. Box 806, Desert Hot Springs, CA 92240
Street

City State ZIP

Daytime Phone No: () 760.238.6214 Fax No: () 760.671-5696

Property Owner Name: Greentech Investments, LLC

Contact Person: Chandresh Ravaliya E-Mail: cravaliya@gmail.com

Mailing Address: 987 West Foothill Blvd. Suite C, Claremont, CA 91711
Street

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APPLICATION FOR CHANGE OF ZONE

City

State

ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Chandresh Ravaliya

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Chandresh Ravaliya

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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Assessor's Parcel Number(s): 247-091-059-9 (Existing Building (retail premises) 247-091-062-1 (Parking lot)

Approximate Gross Acreage: The two parcels are a combined 16,703 SF with the existing building being 4,546 SF, of which 2,700 SF of the Northern end of the building is the proposed cannabis retail site.

General location (nearby or cross streets): North of Palmer Street, South of _____

APPLICATION FOR CHANGE OF ZONE

Center Street, East of **Iowa Avenue**, West of **Pacific Avenue**.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Zoning Text Amendment for Minor Modification to Ord. 348.4896, § 9, Sections 19.518.A.2 and 19.519.A.2 (regulation of commercial cannabis retail activities, adopted by the County of Riverside on October 23, 2018) (Codified under Riverside County Code of Ordinances as Title 17, Zoning, Chapter 17.302 Commercial Cannabis Activities; Sections 17.302.190 and Section 17.302.191) to amend the permitted zoning and distance requirements between cannabis retail dispensaries.

Related cases filed in conjunction with this request:

CAN 190080; CUP190009; CZ1900021; DA1900005

This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 07/30/2018

4259882



Secretary of State
Articles of Incorporation of a
Close Corporation

ARTS-CL

FILED
Secretary of State
State of California

BPC

APR 03 2019

IMPORTANT — Read Instructions before completing this form.

Filing Fee - \$100.00

Copy Fees - First page \$1.00; each attachment page \$0.50;
Certification Fee - \$5.00

Note: Corporations may have to pay a minimum \$800 tax to the California Franchise
Tax Board each year. For more information, go to https://www.ftb.ca.gov.

This Space For Office Use Only

1. Corporate Name (The name must include the word "Corporation," "Incorporated," or "Limited" or an abbreviation of one of those words.
Go to www.sos.ca.gov/business/be/name-availability for general corporate name requirements and restrictions.)

The name of the corporation is EXCEL RIVERSIDE INC.

2. Business Addresses (Enter the complete business addresses. Item 2a cannot be a P.O.Box or "in care of" an individual or entity.)

Table with 4 columns: Address, City, State, Zip Code. Row 1: 1270 CENTER ST, RIVERSIDE, CA, 92507. Row 2: (Blank), (Blank), (Blank), (Blank).

3. Service of Process (Must provide either Individual OR Corporation.)

INDIVIDUAL - Complete Items 3a and 3b only. Must include agent's full name and California street address.

Table with 4 columns: First Name, Middle Name, Last Name, Suffix. Row 1: CHANDRESH, (Blank), RAVALIYA, (Blank). Row 2: 2640 CAMINO DEL SOL, FULLERTON, CA, 92833.

CORPORATION - Complete Item 3c. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) - Do not complete Item 3a or 3b

4. Shares (Enter the number of shares the corporation is authorized to issue. Do not leave blank or enter zero (0).)

This corporation is authorized to issue only one class of shares of stock.

The total number of shares which this corporation is authorized to issue is 100.

5. Number of Shareholders (Enter the number of shareholders the corporation is authorized to have. The number must not exceed
35. Do not leave blank or enter zero (0).)

This corporation is a Close Corporation. All of the corporation's issued
shares of stock, of all classes, will be held of record by not more than 1 persons.

6. Purpose Statement (Do not alter the Purpose Statement.)

The purpose of the corporation is to engage in any lawful act or activity for which a corporation may be organized under
the General Corporation Law of California other than the banking business, the trust company business or the practice
of a profession permitted to be incorporated by the California Corporations Code.

7. Read and Sign Below (This form must be signed by each incorporator. See Instructions. Do not include a title.)

CHANDRESH RAVALIYA

Signature

CHANDRESH RAVALIYA

Type or Print Name



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

07/02/19



Property Owner(s) Signature(s) and Date

Chandresh Ravaliya, Sole Owner & Managing Member of Greentech Investments LLC

Printed Name of Owner

See attached CA Secretary of State formation documents for Greentech Investments LLC

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CHANGE OF ZONE NO. 1900036, CONDITIONAL USE PERMIT NO. 190009, CHANGE OF ZONE NO. 1900021, and DEVELOPMENT AGREEMENT NO. 1900005 – Intent to Adopt a Negative Declaration – CEQ190069 – Applicant: Excel Riverside, Inc. – Engineer/Representative: Infrastructure Engineers c/o Charles Minyard – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Palmer Street, southerly of Center Street, easterly of Iowa Avenue, and westerly of Pacific Avenue – 0.41 Net Acres – Zoning: Existing: Commercial Office (C-O) – Proposed: Scenic Highway Commercial (C-P-S) – **REQUEST: Ordinance Amendment – Change of Zone No. 1900036** (CZ1900036), proposes to amend Ordinance No. 348 Section 19.519 for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1000 feet to 250 feet. This reduction to the standard minimum distance to other Cannabis Retailers may increase the number of Cannabis Retailers countywide. **Conditional Use Permit No 190009** (CUP190009), proposes a storefront retail cannabis business and delivery service that includes two (2) parcels with one (1) existing 3,952 sq. ft. commercial building of two (2) suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 sq. ft. and would contain the storefront retail cannabis business. The first retail suite will be used for office space and storage related to the retail cannabis business. The hours of operation for the retail cannabis business will be from Monday through Sunday 8:00 a.m. to 10:00 p.m. with no deliveries scheduled after 9:00 p.m. The retail cannabis business will have three (3) shifts daily; open, midday, and close with six (6) to 10 employees each shift and a total staff of 33 employees. The second suite, consisting of 1,846 sq. ft., is vacant and would not be permitted for any future commercial cannabis activities of any kind. **Change of Zone No. 1900021** (CZ1900021), proposes to change the existing zone for the project site from Commercial Office (C-O) to Scenic Highway Commercial (C-P-S). **Development Agreement No. 1900005** (DA1900005), an associated development agreement with a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA1900005 and CUP190009, and will provide community benefits to the Highgrove Area. The project would involve the applicant moving into a portion of an existing commercial building. The business owner/applicant would provide minor improvements to the existing site, which would include, but not be limited to, interior alterations, paint, carpet, furnishings, and landscaping. (APN: 247-091-059, 062; Related Cases: RFP-CAN190080, PP05976, and PP17464).

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **FEBRUARY 19, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Riverside County Planning Department
Attn: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 05, 2019,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ1900021 / CUP190009 / DA1900005 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

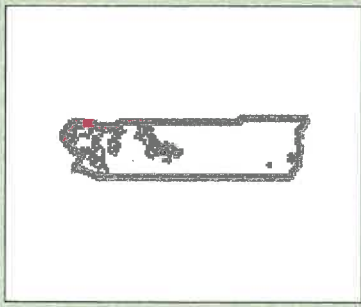
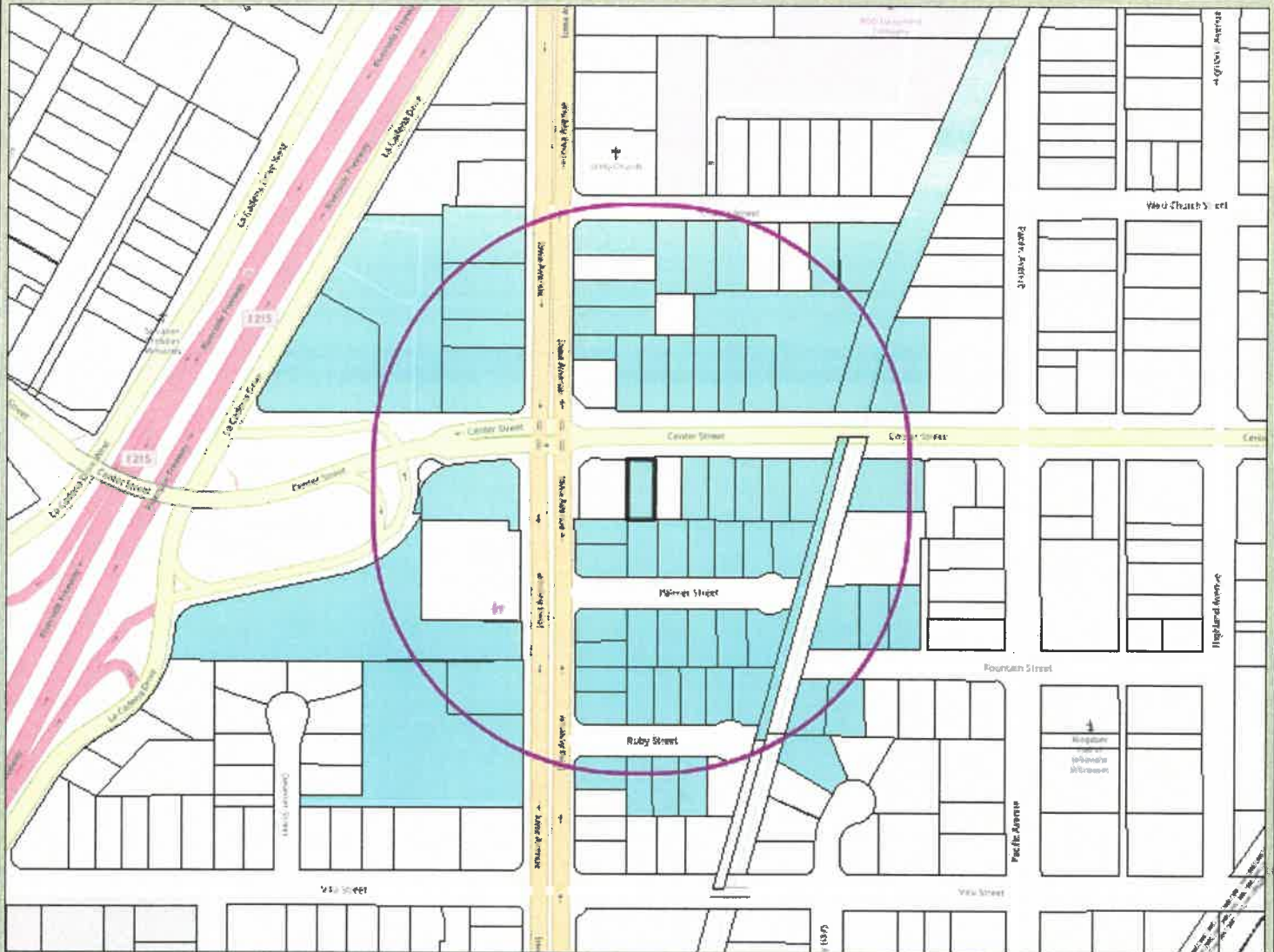
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

CZ1900021 / CUP190009 / DA1900005 (600 feet buffer)



- Legend**
- County Boundary
 - Cities
 - Parcels

Notes



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 9/5/2019 9:12:14 AM

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247091059
R & D REAL ESTATE
1000 GREENWOOD DR
NOVATO CA 94901

247042018
DNRE HOLDINGS
105 PRESERVE
IRVINE CA 92618

247042014
MARIO F ROSTRO
CHONG KUK ROSTRO
111 SYCMORE ST
GEORGE TOWN TX 78633

247091025
JAMES CHARIZIA
1146 DEVONSHIRE DR
ENCINITAS CA 92024

247102004
MOHAMMAD R MOJABE
ELIZABETH MOJABE
116 VIA MIMOSA
SAN CLEMENTE CA 90210

247091039
ALICIA AVALOS
1187 FOUNTAIN ST
RIVERSIDE CA. 92507

247042008
CLEMENTE AHUMADA
MARIA D AHUMADA
1194 CHURCH ST
RIVERSIDE CA. 92507

247091038
LAWRENCE KUNARSKI
1195 FOUNTAIN ST
RIVERSIDE CA. 92507

247091010
AULAKH HOMES INC
12005 WELLER PL
MORENO VALLEY CA 92557

247042007
SANDRA AHUMADA
1202 CHURCH ST
RIVERSIDE CA. 92507

247042009
BARBARA J FOSTER
1213 CENTER ST
RIVERSIDE CA. 92507

247091017
JOEL MORENO
ANGELINA SEPULVEDA
1213 PALMER ST
RIVERSIDE CA. 92507

247042010
CARMAN PEREZ
JOSE MARTINEZ
1225 CENTER ST
RIVERSIDE CA. 92507

247091016
ANGEL MCDONNELL
BEVERLY TATE
1225 PALMER ST
RIVERSIDE CA. 92507

247091018
ROBERTO GOMEZ JIMENEZ
MARIA R JIMENEZ
1228 PALMER ST
RIVERSIDE CA. 92507

247091031
JESSE BUGARIN
PATRICIA MEJIA
1229 RUBY ST
RIVERSIDE CA. 92507

247042011
TERESA ANGELA MISFIELD
1233 CENTER ST
RIVERSIDE CA. 92507

247091015
RAUL GUTIERREZ ZARAGOZA
1233 PALMER ST
RIVERSIDE CA. 92507

247091030
ROBERTO MARTINEZ
MARIA DELCARMEN MARTINEZ
1241 RUBY ST
RIVERSIDE CA. 92507

247091004
ELIZABETH BARBOZA
1242 CENTER ST
RIVERSIDE CA. 92507

247091014
KERRY L CALZARETTA
PATRICIA CALZARETTA
1243 PALMER ST
RIVERSIDE CA. 92507

247042003
RAMONA C LEDESMA
1244 CHURCH ST
RIVERSIDE CA. 92507

247091029
LUIS OCHOA TORRES
VERONICA OCHOA CONTRERAS
1245 RUBY ST
RIVERSIDE CA. 92507

247101007
MARINO ESTRADA RAMOS
1250 RUBY ST
RIVERSIDE CA. 92507

247042013
ANITA R HERNANDEZ
1251 CENTER ST
RIVERSIDE CA. 92507

247042002
INDYNICA ENTERPRISE
1254 CHURCH ST
RIVERSIDE CA. 92507

247091013
JOSE LIBORIO G LOPEZ
FELIPE JESUS G JAIME
1255 PALMER ST
RIVERSIDE CA. 92507

247091028
PAULA TELLES
1255 RUBY ST
RIVERSIDE CA. 92507

247091027
ANTONIO SANCHEZ
1265 RUBY ST
RIVERSIDE CA. 92507

247101005
BLANCA E OROZCO MILLER
1270 RUBY ST
RIVERSIDE CA. 92507

247020009
ERNEST FANKHAUSER
HERTA FANKHAUSER
12932 HICKORY BRANCH
SANTA ANA CA 92705

247091020
WARREN J HUNCOVSKY
REBA S HUNCOVSKY
1336 S LELAND AVE
WEST COVINA CA 91790

247081021
ATTALLAH ABUGHERIR
HAYTHAM ABDELKARIM
1340 CENTER ST
RIVERSIDE CA 92507

247081030
MUSTAFA ABDELKARIM
ATTALLAH ABUGHERIR
1340 CENTER ST
RIVERSIDE CA 92507

247081033
MUSTAFA ABDELKARIM
ATTALLAH ABDELKARIM
1340 CENTER ST
RIVERSIDE CA. 92507

247091046
JOHN DOUGHERTY
MEICHUN KUO
13691 GAVINA AVE NO 366
SYLMAR CA 91342

247091005
JAMES O WILSON
DREW F WILSON
15703 WASHINGTON CT
RIVERSIDE CA 92504

247042001
ADAM ORNELAS
MARTHA A ORNELAS
16 HIGHLAND AVE
HIGHGROVE CA 92507

247091011
MARIA MORENO
1621 W CYPRESS AVE
ONTARIO CA 91762

247091012
CESAR FLORES
ALMA FLORES
16961 TAVA LN
RIVERSIDE CA 92504

247091055
LAURA LEE EMERY
17105 GAMBLE AVE
RIVERSIDE CA 92504

247081020
CHRIS ARTIKIS
20214 WESTPOINT DR
RIVERSIDE CA 92507

247091021
FRANK M GONZALES
LOLA R GONZALES
20330 GASTON RD
PERRIS CA 92570

247081024
NSA PROP HOLDINGS
2082 MICHELSON STE 212B
IRVINE CA 92612

247091002
DENIS W KIDD
22874 PICO ST
GRAND TERRACE CA 92324

247020007
EDMUND MENG HONG LIM
JACKIE K H LIM
2404 FALLING OAK DR
RIVERSIDE CA 92506

247042004
RAVINDRA SHARMA
NIRMALA SHARMA
26371 IRONWOOD
MORENO VALLEY CA 92555

247042020
4 EG SERVICES
2781 RUBIDOUX BLV
RIVERSIDE CA 92509

247020013
CENTER STREET GROUP
300 S HARBOR BLV STE 1020
ANAHEIM CA 92805

247042017
ABOU B AHMED
FATMA AHMED
3341 CELEST DR
RIVERSIDE CA 92507

247091023
ERNESTO RAMIREZ
ROSALVA V RAMIREZ
364 IOWA AVE
RIVERSIDE CA. 92507

247091026
CARLOS DIAZ
MONICA GARCIA
388 IOWA AVE
RIVERSIDE CA. 92507

247041013
CITY OF RIVERSIDE
3900 MAIN ST
RIVERSIDE CA 92522

247101001
DALE GEIGER
SUSAN L GEIGER
414 IOWA AVE
RIVERSIDE CA. 92507

247020006
24 APARTMENT COMPLEX SERVICES INC
455 W LA CADENA AVE NO 7
RIVERSIDE CA 92501

247101006
CONNIE HOUNG
JANY HUANG
4758 EAGLE RIDGE CT
RIVERSIDE CA 92509

247091001
DONAVON D RITZ
MARLENE M RITZ
480 E MAIN ST
RIVERSIDE CA 92507

247091003
DHA OPPORTUNITY 1
4900 SANTA ANITA AV NO 2C
EL MONTE CA 91731

247043007
GEORGE DELVALLE
UTANA DELVALLE
58893 OLEANDER DR
YUCCA VALLEY CA 92284

247091045
JOSEPH GUZZETTA
KATHLEEN M JACOBMEYER GUZZETT
JOSEPHINE M GUZZETTA

6256 RIVERSIDE AVE
RIVERSIDE CA 92506

247042015
PCE MARTIN
6343 MYKONOS LN
RIVERSIDE CA 92506

247091024
STEPHEN A SKIBBS
GAIL P SKIBBS
6815 CASCADE AVE
GIG HARBOR WA 98335

247091022
ROBERT SANTOS HERNANDEZ
SILVIA ELIZABETH SANTOS
6920 PARK DR
BELL GARDENS CA 90201

247042012
RONALD MONTOYA
8372 TURTLE CREEK CIR
LAS VEGAS NV 89113

247020005
MICHAEL L MURPHY
MARIAN P MURPHY
970 W C ST
COLTON CA 92324

247020008
MI SUK KIM
9860 GARDEN GROVE BLV
GARDEN GROVE CA 92844

247091040
FENG LING OU
P O BOX 2086
CHINO HILLS CA 91709

247091019
RICHARD BARNES
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JANICE J OBRYANT

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VENTURA CA 93005

247091044
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P O BOX 800
ROSEMEAD CA 91770

Excell Riverside
2640 Camino Del Sol
Fullerton, CA 92833
Attn: Chandresh Ravaliya

Greentech Investments LLC.
987 West Foothill Blvd., Suite C
Claremont, CA 91711
Attn: Chandresh Ravaliya

Slaughter Law Group
4881 Topanga Canyon Blvd., Suite 238
Woodland Hills, CA 91364
Attn: Lesa Slaughter

Highroad Consulting Group
P.O. Box 806
Desert Hot Springs, CA 92240
Attn: Simone Sandoval & Ivy Bader

Infrastructure Architects
222 S. Harbor Blvd. Suite 705
Anaheim, CA 92805
Attn: Charles Minyard & Richard Bostwick

City of Riverside - Planning Dept.
3900 Main St. 3rd Floor
Riverside, CA 92522

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

4.4

Planning Commission Hearing: February 19, 2020

PROPOSED PROJECT

Case Number(s):	Specific Plan No. 260 Substantial Conformance No. 2 Change of Zone No. 180018 Tentative Tract Map No. 37533 Tentative Tract Map No. 29322 Minor Change 1, Tentative Parcel Map No. 37690	Applicant(s): Richlands Communities, LLC
EA No.:	180075	
Area Plan:	Harvest Valley/Winchester	
Zoning Area/District:	Homeland Area	
Supervisory District:	Third District	
Project Planner:	Dave Alvarez	
Project APN(s):	457-320-005, 006, 007, 010, 011, 012, 021, 023, 024, 025, 026, 027, 029, 030, 032, 035, 457-330-007, 008, 009, 010, 020, 021, 025, 026	 Charissa Leach, P.E. Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Specific Plan No. 260 Substantial Conformance No. 2 is a proposal to reallocate units within Planning Areas 24, 25, 26, and 28; modify the development standards for Planning Areas 24, 25, 26, and 28 in the Specific Plan Zoning Ordinance by;

- 1) Reallocating 32 dwelling units from Planning Areas 26 and 28 to Planning Areas 24 and 25.
- 2) A technical correction for the land use designations of Planning Areas 26 and 28, from "Medium-High Density Residential" to "Medium Density Residential", so that the land use designations are consistent with previously approved TR 29322; and
- 3) Modifying the minimum lot sizes for Planning Area 25 from 6,000 square feet to 3,500 square feet and modify other development standards including, but not limited to setbacks, lot coverage, and lot size.

Change of Zone No. 180018 is a proposal to revise the Specific Plan Zoning Ordinance to modify the minimum lot size requirements and other development standards for Planning Areas 24, 25, 26 and 28 of Specific Plan No. 260 consistent with the changes proposed by the Specific Plan Substantial Conformance No. 2.

Tentative Tract Map No. 37533 is a Schedule "A" subdivision to create 373 residential lots with a 4.9 acre park on 72 acres, located within Planning Areas 24 and 25.

Tentative Tract Map No. 29322 Minor Change No. 1 is a proposal for a Schedule "A" subdivision to reduce the number of approved lots of 210 residential lots to 173 new residential lots, and an additional street, and relocated and increased size of proposed Water Quality Detention Basin on 42 acres, located within Planning Areas 26 and 28.

Tentative Parcel Map No. 37690 proposes a Schedule "J" subdivision of 114.14 gross acres into five (5) parcels.

The Addendum considers whether the proposed project, which would result in new or substantially more severe impacts than were disclosed in EIR No. 329. This examination includes an analysis pursuant to the provisions of Public Resources Code section 21166 and State CEQA Guidelines section 15162. The analysis was based on new technical studies prepared for the project.

The project is located north of Highway 74, east of Briggs Road, west of Sultanas Road, and south of Watson Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISOR TAKE THE FOLLOWING ACTIONS:

CONSIDER an **ADDENDUM** for **ENVIRONMENTAL IMPACT REPORT NO. 329** certified on December 27, 1994, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE **SPECIFIC PLAN NO. 260 SUBSTANTIAL CONFORMANCE NO. 2**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report;

TENTATIVELY APPROVE **CHANGE OF ZONE NO. 180018**, based upon the findings and conclusions provided in this staff report, subject to adoption of the Zoning Ordinance;

APPROVE **TENTATIVE TRACT MAP NO. 37533**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report; and

APPROVE **TENTATIVE TRACT MAP NO. 29322 MINOR CHANGE NO. 1**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report; and

APPROVE **TENTATIVE PARCEL MAP NO. 37690**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	Specific Plan No. 260 (Menifee North)
Specific Plan Land Use:	Medium Density Residential (MDR), and Medium High Density Residential (MHDR)
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR), and Business Park (BP)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR)
East:	Medium Density Residential (MDR) and Business Park (BP)
South:	Commercial Retail (CR)
West:	City of Menifee
Existing Zoning Classification:	Specific Plan (SP), Planning Area 24, 25, 26, 28
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Mobile Home Subdivision (R-T) and Mobile Home Subdivision (R-T-1)
East:	Specific Plan (SP)
South:	Specific Plan (SP)
West:	City of Menifee
Existing Use:	Vacant
Surrounding Uses	
North:	Mobile Homes, Single-Family Residences and Vacant
South:	Vacant
East:	Single-Family Residences and Vacant
West:	School and Vacant

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	114.1	No Requirement

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – #146 Lakeview/Nuevo/Romoland/Homeland
Recreation and Parks District:	Yes – Valley-Wide Recreation and Park District
Special Flood Hazard Zone:	No
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low/Moderate
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes- March Air Reserve Base- Zone E

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Specific Plan No. 260 (SP 260) and Environmental Impact Report No. 329 were approved and certified by the Board of Supervisors on December 27, 1994 via resolution 94-424.

On April 3, 2007, the Riverside County Board of Supervisors tentatively approved Amendment No. 1 to SP 260 concurrently with Change of Zone No. 6786 and approved Tentative Tract Map No. 29322, subject to final approval of Amendment No. 1 to SP 260 and Change of Zone No. 6786.

On June 26, 2007, the Riverside County Board of Supervisors approved Amendment No. 1 to SP 260 concurrent with approval of Change of Zone No. 6786 and Tentative Tract Map No. 29322.

In 2008, the City of Menifee incorporated. As a result, all portions of SP 260 located west of Briggs Road, including planning areas 2 through 23B, became part of the City of Menifee and were effectively removed from the jurisdiction of Riverside County. Planning Area 1 was annexed into the City of Perris prior to approval of Amendment No. 1 to SP 260, and is also no longer considered a part of the County portion of SP 260. These changes were reflected in Specific Plan Amendment No. 2 discussed below.

On April 15, 2008, the Riverside County Board of Supervisors approved Amendment No. 2 to SP 260, Change of Zone No. 7195, and tentative tract maps 34118 and 34600 and adopted Mitigated Negative Declaration for Environmental Assessment No. 40275.

On September 9, 2014, the Riverside County Board of Supervisors approved Tentative Tract Map No. 36430 (TTM 36430) along with Change of Zone No. 7780 (CZ 7780), and adopted a Mitigated Negative Declaration (MND) No. 40275.

In January 2016, the Riverside County Board of Supervisors approved Substantial Conformance No. 1 to the SP 260, Amendment No. 2 (SP260-A2-SC2), Change of Zone No. 070870, and Tentative Tract Map No. 31500, and adopted Addendum No. 1 to FEIR 329 for Environmental Assessment No. 39357. The resulting modifications to SP 260 included: 1) revision of the Specific Plan to include only areas east of Briggs road, reflecting incorporation of the area west of Briggs Road into the City of Menifee; 2) change in boundaries and reallocation of units between Planning Areas 32 and 33B with no change in overall unit count; 3) re-designation of Planning Area 32 from MHDR to MDR; 4) re-designation of Planning Areas 24 and 34 from MHDR to MDR and areas 25, 26, and 28 from MDR to MHDR, with no change in overall unit count; and 5) change of roadway classifications for portions of Emperor Road and Norma Jean Road (previously McLaughlin Road) to provide for a reduced right-of-way.

In accordance with Substantial Conformance No. 1 to Amendment No. 2, the revised limits of the Menifee North Specific Plan were reduced to approximately 829.2 acres east of Briggs Road, west of Juniper Flats Road, south of Alicante Drive, and north of Matthews Road and provides for a wide range of land uses including 2,025 residential units. Substantial Conformance No. 2 will maintain the approved maximum of 2,025 residential units permitted on 829.2 acres and also includes a technical correction for the land use designations of Planning Areas 26 and 28, from "Medium-High Density Residential" to "Medium Density Residential", so that the designations are consistent with previously approved TM 29322. Substantial Conformance No. 1 modified the land use designations of Planning Areas 26 and 28 in error, because no consideration was made of the approved unit count and acreages in approved TTM No. 29322.

Substantial Conformance No. 2 re-designates Planning Areas 26 and 28 from MHDR to MDR to resolve this error.

Tentative Tract Map No. 29262 (boundaries of TTM37533) was approved by the Board of Supervisors on March 28, 2006. With the automatic state extensions and the original three year approval, this map expired on March 28, 2016.

A Second Extension of Time for Tentative Tract Map No. 29322 was received February 21, 2018 and was approved April 18, 2018.

Tentative Parcel Map No. 37690 was submitted on March 1, 2019.

On August 8, 2019, the applicant met with the Winchester-Homeland MAC to discuss the project design. Comments received at the MAC meeting by the applicant requested an increase in the park area.

On September 4, 2019, the applicant continued the project to an off-calendar date to redesign project design to accommodate a larger park as requested by the Winchester-Homeland MAC.

ENVIRONMENTAL REVIEW

The State CEQA Guidelines allow for the updating and use of an existing, previously certified Environmental Impact Report (EIR) for projects that have changed or are different from the previous project or conditions analyzed. Depending on the nature of changes made to the project, there may be new significant environmental effects that were not identified in the previous environmental analyses, a substantial increase in the severity of a previously identified effect, or the environmental impacts may be the same or less than what was previously identified. In the latter case, where minor technical project changes occur with no new significant environmental impacts, an Addendum to a previously certified EIR may be prepared.

As evaluated in the attached Addendum, and supported by updated technical reports, none of the requirements triggering a subsequent EIR have occurred pursuant to State CEQA Guidelines Section 15162. Therefore, the required document under Section 15164 is an Addendum.

FINDINGS

In order for the County to approve the proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD: MDR) and Community Development: Business Park (CD: BP). The land uses Tract Map are consistent with the Specific Plan Community Development: Medium Density Residential (CD: MDR) and Community Development: Medium High Density Residential (CD: MHDR) land use designation and other aspects of the General Plan since they residential uses that are described as anticipated uses within the land use designation in the General Plan.

The proposed project land use designations are consistent with the General Plan and this will modify the Land Use on the Specific Plan to be consistent with the General Plan land use to Community Development. This includes a technical correction for the land use designations of Planning Areas 26 and 28, from "Medium-High Density Residential" to "Medium Density Residential," so that the designations would be consistent with previously approved TM 29322. Substantial Conformance No. 1 modified the land use designations of Planning Areas 26 and 28 in error, because no consideration was made of the unit count and acreages in approved TTM No. 29322. The change from "Medium-High Density Residential" to "Medium Density Residential" would represent a technical correction to the specific plan land use designations and nomenclature of Planning Areas 26 and 28 used throughout the Specific Plan to be consistent with the dwelling unit count and density of approved TTM No. 29322. Both the existing and proposed densities for this Planning Area would be consistent with the County's "Medium Density Residential" General Plan Land Use Designation, and no change in density range is proposed.

2. The Project site is comprised of Planning Areas 24, 25, 26, and 28. The current Specific Plan Land Use Designation for Planning Area 24 is Community Development: Medium Density Residential (CD: MDR). Planning Areas 25, 26, and 28 current Specific Plan Land Use Designation are Community Development: Medium High Density Residential (CD: MHDR). The land uses proposed by the Specific Plan Substantial Conformance No. 2, Tract Maps, Parcel Maps are consistent with the types of uses described in the residential land use designation in the Specific Plan's No. 260 Text and the General Plan Land Use Policies. Substantial Conformance No. 2 also includes a technical correction for the land use designations of Planning Areas 26 and 28, from "Medium-High Density Residential" to "Medium Density Residential", so that the designations are consistent with previously approved TM 29322. Substantial Conformance No. 1 modified the land use designations of Planning Areas 26 and 28 in error, because no consideration was made of the approved unit count and acreages in approved TTM No. 29322. Substantial Conformance No. 2 re-designates Planning Areas 26 and 28 from MHDR to MDR to resolve this error.
3. The Project site is comprised of Planning Area 24, 25, 26 and 28 and is located within the Specific Plan (SP) zoning classification. The proposed revision to the Specific Plan Zoning Ordinance provides that the allowable uses in these Planning Areas would be the same as those uses permitted in Section 6.1 (R-1) of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1. b. (1) and (3) shall not be permitted.

Entitlement Findings:

Specific Plan Substantial Conformance

1. The Project proposes to reallocate residential lots between Planning Areas 24, 25, 26 and 28. The approved design and number of residential dwelling units in the Specific Plan will remain the same at 2,025 residential units. Additional modifications to the Specific Plan No. 260 Text includes updating planning area standards, lot size, and target density calculations across the entire Specific Plan No. 260 Text to ensure consistency with the Riverside County General Plan and the intent of Specific Plan No. 260. The modifications to the Specific Plan text will not result in changes that will change or intensify the overall development plan for the area. Furthermore, the proposed amendment will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because Planning Areas 24, 25, 26 and 28 have always been

proposed for development and appropriate mitigation measures have been incorporated into EIR No. 329 to insure protection of these species and habitat.

Substantial Conformance No. 2 to the MENIFEE NORTH Specific Plan, Amendment No. 2 (SP260-A2-SC2) modifies the acreages, unit counts and lot sizes for Planning Areas 24, 25, 26 and 28 to be consistent with approved Tentative Tract Map No. 29322 and proposed Tentative Tract Map No. 37533, which are being processed concurrently with Substantial Conformance No. 2.

Substantial Conformance No. 2 maintains the approved maximum of 2,025 residential units permitted on 829.2 acres, while modifying the Specific Plan text and graphics to: reduce the minimum lot sizes within Planning Area 25 from 6,000 s.f. to 3,500 s.f.; re-allocate 32 dwelling units from Planning Areas 26 and 28 (TTM 29322) to Planning Areas 24 and 25 (10 dwelling units and 22 dwelling units respectively) to be consistent with Tentative Tract Map No. 37533; revise the locations of the water quality basins within Planning Areas 24, 25, 26, and 28; and reduce the overall acreage of major roads within the overall SP area from 77.1 acres to 74.8 acres. Additionally, Substantial Conformance No. 2 makes other, non-substantive changes throughout the document to accommodate these modifications.

Substantial Conformance No. 2 also includes a technical correction for the land use designations of Planning Areas 26 and 28, from "Medium-High Density Residential" to "Medium Density Residential", so that the designations are consistent with previously approved TM 29322. Substantial Conformance No. 1 modified the land use designations of Planning Areas 26 and 28 in error, because no consideration was made of the approved unit count and acreages in approved TTM No. 29322. Substantial Conformance No. 2 re-designates Planning Areas 26 and 28 from MHDR to MDR to resolve this error.

Based on the above, the Project is consistent with the overall Specific Plan because it does not change the basic design or improvements and is consistent with the original resolution adopting the specific plan, which was approved for residential uses. The Project will provide residential lots as identified in the Specific Plan, as envisioned by the Specific Plan as originally adopted.

Change of Zone

1. The Project site is located within the Specific Plan (SP) zoning classification. The proposed change of zone is for text changes to the Specific Plan Zoning Ordinance as they relate to Planning Areas 24, 25, 26 and 28. The current Specific Plan Zoning Ordinance provides that allowable uses within Planning Area 24, 25, 26 and 28 would be the same as those uses permitted in Section 6.1 (R-1) of Ordinance No. 348 as the base zone, with modifications as detailed in the proposed SP Zoning Ordinance. This revision to the Specific Plan Zoning Ordinance is consistent with the changes to the SP Text proposed by the Substantial Conformance No.2 to Specific Plan No. 260 and consistent with the General Plan.

Tentative Tract Maps

Tentative Tract Map No. 37533 is a Schedule "A" map that propose 373 residential lots ranging from 3,989 square feet to 14,983 square feet in size providing individual lots for the proposed buildings. The findings

required to approve the Maps, pursuant to the provisions of the Riverside County Ordinance No. 460, are followed below:

1. The proposed maps, subdivision design and improvements are consistent with the General Plan, specifically General Plan Principle IV.A.1 which provides that the intent of the General Plan is to foster variety and choice in community development. Development of the commercial property will provide commercial uses that will further the overall vision of the Specific Plan. The site is located within Specific Plan No. 260 (Menifee North) with a Land Use of Community Development: Medium Density Residential (CD: MDR) and Community Development: Medium High Density Residential (CD: MHDR) and is consistent with the land use designation and all other requirements of this Specific Plan No. 260 (Menifee North) and the project is consistent with all applicable requirements of State law and the ordinances of Riverside County.
2. The site of the proposed map is physically suitable for the type of development and density because the subdivision proposes to provide individual lots for most proposed buildings. This development is consistent with the General Plan land use designation of Community Development: Medium Density Residential (CD: MDR) and Community Development: Business Park (CD: BP) for the project area because the land use under the specific plan is Community Development: Medium Density Residential (CD: MDR) and Community Development: Medium High Density Residential (CD: MHDR). The topography of the site is relatively flat with no steep slopes that would be constraints to the proposed subdivision and development of the site.
3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the Addendum to the Environmental Impact Report for the project.
4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since as detailed in the Addendum to the Environmental Impact Report prepared for the project, the project would not have a significant impact to local air quality and impacts to local noise would be limited to U.S Highway 74 and not to adjacent and nearby residential uses. Other impacts to the environment related to public health would be less than significant.
5. As indicated in the included project Conditions of Approval, the proposed Tentative Tract Map includes the improvements as required by Riverside County Ordinance No. 460 for a Schedule "A" Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. Tentative Tract Map No. 37533 complies with the Schedule 'A' improvement requirements provided in Section 10.5 of Ordinance No. 460 as listed below.
 - a. Streets. Streets are shown on the Tentative Map, which include frontage improvements to Briggs Road, Sultana Road, and Watson Road. Curb and gutter and sidewalks are included for all proposed improved streets.
 - b. Domestic Water. Domestic water service will be supplied by Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. Fire Protection. The project will provide for super fire hydrants with minimum distance of 400 feet to all portions of the building and pressure at 4,000 gallons per minute for a 4 hour duration at 20 pounds per square inch. Other fire protection measures shall be determined based on specific interior tenant designs and building code requirements.

- d. Sewage Disposal. Sewer service will be supplied by Eastern Municipal Water District
 - e. Fences. At minimum the project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. The project will provide fencing or walls on the north and south property line to separate the project site from the channels to the north and vacant property to the south.
 - f. Electrical and Communication Facilities. The project will provide electrical, telephone, street lighting, cable television service with lines placed underground
6. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division.
7. Tentative Tract Map No. 37533 is consistent with the minimum size allowed by the project site's Zoning Classification of Specific Plan as proposed by the Change of Zone as the acreage of Planning Area 24 would be increased from 25.7 acres to 26.1 acres, the dwelling unit count would be increased from 115 to 125, and the residential density would be increased from 4.5 du/ac to 4.8 du/ac, with a minimum lot size of 5,000 square feet. Also Planning Area 25 would be decreased from 44.7 acres to 44.6 acres, the dwelling unit count would be increased from 226 to 248, and the residential density would be increased from 5.1 du/ac to 5.3 du/ac. The minimum lot sizes within Planning Area 25 will be reduced from 6,000 square feet to 3,500 square feet. Planning Area 25 would provide a new 4.9-acre park site, which would be included in Planning Area 25's overall acreage and would not result in a density range change.

Tentative Tract Map Minor Change

In accordance with Ordinance No. 460, a minor change means a minor modification of an approved tentative map that includes, but is not limited to, a change in lot lines, lot design or street alignment, building pad location or grading proposals provided that the basic design concept is retained. A minor change cannot increase the number of approved lots.

Tentative Tract Map No. 29322 Minor Change 1, is a Schedule "A" map that proposes to reduce the number of approved residential lots from 210 to 173 residential lots ranging from 6,000 square feet to 13,226 square feet in size providing individual lots for most of the proposed buildings. The findings required to approve the Maps, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

8. The proposed maps, subdivision design and improvements are consistent with the General Plan, specifically General Plan Principle IV.A.1 which provides that the intent of the General Plan is to foster variety and choice in community development. Development of the commercial property will provide commercial uses that will further the overall vision of the Specific Plan.

The site is located within Specific Plan No. 260 (Menifee North) with a Land Use of Community Development: Medium Density Residential (CD: MDR) and Community Development: Medium High Density Residential (CD: MHDR) and is consistent with the land use designation and all other requirements of this Specific Plan No. 260 (Menifee North) and the project is consistent with all applicable requirements of State law and the ordinances of Riverside County.

9. The site of the proposed map is physically suitable for the type of development and density because the subdivision proposes to provide individual lots for most proposed buildings. This development is consistent with the General Plan land use designation of Community Development: Medium Density Residential (CD: MDR) and Community Development: Business Park (CD: BP) for the project area because the land use under the specific plan is Community Development: Medium Density Residential (CD: MDR) and Community Development: Medium High Density Residential (CD: MHDR). The topography of the site is relatively flat with no steep slopes that would be constraints to the proposed subdivision and development of the site.
10. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the Addendum to the Environmental Impact Report for the project.
11. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since as detailed in the Addendum to the Environmental Impact Report prepared for the project, the project would not have a significant impact to local air quality and impacts to local noise would be limited to U.S Highway 74 and not to adjacent and nearby residential uses. Other impacts to the environment related to public health would be less than significant.
12. As indicated in the included project Conditions of Approval, the proposed Tentative Tract Map includes the improvements as required by Riverside County Ordinance No. 460 for a Schedule "A" Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. Tentative Tract Map No. 29322M01 complies with the Schedule 'A' improvement requirements provided in Section 10.5 of Ordinance No. 460 as listed below.
 - g. Streets. Streets are shown on the Tentative Map, which include frontage improvements to Briggs Road, Sultana Road, and Watson Road. Curb and gutter and sidewalks are included for all proposed improved streets.
 - h. Domestic Water. Domestic water service will be supplied by Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - i. Fire Protection. The project will provide for super fire hydrants with minimum distance of 400 feet to all portions of the building and pressure at 4,000 gallons per minute for a 4 hour duration at 20 pounds per square inch. Other fire protection measures shall be determined based on specific interior tenant designs and building code requirements.
 - j. Sewage Disposal. Sewer service will be supplied by Eastern Municipal Water District
 - k. Fences. At minimum the project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. The project will provide fencing or walls on the north and south property line to separate the project site from the channels to the north and vacant property to the south.
 - l. Electrical and Communication Facilities. The project will provide electrical, telephone, street lighting, cable television service with lines place underground
13. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division.

14. Tentative Tract Map No. 29322, Minor Change 1, is consistent with the minimum size allowed by the project site's Zoning Classification of Specific Plan as proposed by the Change of Zone as Planning Area 26 and 28 would reallocate 32 dwelling units to Planning Areas 24 and 25, and will maintain the minimum lot size of 6,000 square feet.

Tentative Parcel Map

Tentative Parcel Map No. 37690 is a Schedule "J" financing/conveyance map that proposes to subdivide 114.14 gross acres into five (5) lots. The following findings and criteria shall be made prior to making a recommendation to approve the Tentative Parcel Map, pursuant to the provisions of Ordinance No. 460 (Subdivisions):

The proposed map, subdivision design and improvements are consistent with the Riverside County General Plan, and with all applicable requirements of State law and the ordinances of Riverside County because the project is consistent with General Plan Principle IV.A.1. Principal IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. The proposed subdivision facilitates this General Plan Principle by allowing conveyance of the property for a residential, commercial and recreational uses in a manner consistent with the General Plan and the Specific Plan. While the proposed subdivision creates parcel sizes below the density range of the Specific Plan, the Schedule 'J' map is only for finance/conveyance purposes and the development of the site would be implemented by future Tentative Tract or Parcel Maps that would be consistent with the Specific Plan No. 260. The currently proposed Tentative Parcel Map is intended to allow individual home builders and commercial developers to develop portions of the project site in a manner consistent with the land use designation and the development standards of the Specific Plan No. 260.

As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by Ordinance No. 460 for a Schedule 'J' Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule 'J' improvement requirements of Ordinance No. 460, Section 10.16 as listed below:

15. All lots meet the minimum lot size requirements provided in the applicable zoning classification to ensure compliance with all applicable development standards.

The proposed five (5) parcels exceed the lot sizes of the approved Specific Plan No. 260 which requires residential lots to be a minimum of 7,200 square feet. The proposed lot sizes for the Schedule 'J' Map range in size from 19.59 acres to 26.49.

16. All lots have acceptable legal access either by lot configuration or by a separate recorded document. A conceptual engineering design shall be submitted to provide assurance that access can be designed and constructed.

Legal access will be provided to the site via Watson Road, Briggs Road, and Sultanas Road. There are no physical constraints that affect the feasibility of future development, as previously determined by EIR No. 329. Because the proposed Parcel Map is for financing and conveyance

purposes no legal lots will be created nor will any grading or construction occur. Ultimate development of the site will comply with the development standards of Specific Plan No. 260.

17. There are no physical constraints which may affect the feasibility of future development on the land.

The site of the proposed land division is physically suitable for the type of development and density, in that the Project site has adequate access and infrastructure to accommodate future residential and commercial uses, as previously documented in Specific Plan No. 260 and EIR No. 329. No improvements or physical changes will be a part of this project. Ultimate development will occur with the approval of future maps and will be developed and designed based on the land use designation and development standards of the approved specific plan.

18. Conditions of approval related to public safety and zoning compliance may be imposed on a Schedule "J" subdivision map.

The project will be subject to the conditions of approval imposed to Tentative Parcel Map No. 37690.

19. Except for site grading information, the applicable information set forth in Article V of this ordinance shall be shown on and verified or accompany a Schedule "J" subdivision map.

The Schedule 'J' map is only for financing and conveyance purposes and will not result in any grading activities or construction. In addition, the proposed subdivision is consistent with Specific Plan No. 260 and EIR No. 329, and would not cause any additional impacts beyond those analyzed in EIR No. 329

20. Each lot shall be identified by number and all public streets shall be identified by letter.

The proposed Parcel Map includes all of the required information required for the map, which includes, lot numbers, street identification letter, and assessor parcel numbers.

21. Each sheet of the subdivision map shall clearly provide the following: "For Finance and Conveyance Purposes Only. A Future Subdivision Map or Land Use Entitlement or Permit is Necessary to Develop this Property. This Map Does Not Remove any Conditions of Approval For Separate Land Use Entitlements or Tentative Maps or Use Permits Approved for this Land."

The proposed Parcel Map includes all of the required information required for the map, which includes, lot numbers, street identification letter, and assessor parcel numbers.

22. Along with the recordation of the Schedule "J" subdivision map, the language provided in subsection C.3. above shall be recorded in the form of a restriction using the standard form approved by County Counsel and has been added as a condition of approval.

The proposed Parcel Map includes all of the required information required for the map, which includes, lot numbers, street identification letter, and assessor parcel numbers, as provided above in Finding 20.

23. Security for monuments and certificates for taxes and assessments shall be provided in accordance with this ordinance.

The proposed Parcel Map is for financing and conveyance purposes no legal lots will be created nor will any grading or construction occur. Ultimate development of the site will comply with the development standards of Specific Plan No. 260 and security for monuments and certificates for taxes and assessments shall be provided.

24. Any development on the land will require the approval of a separate tentative map or land use entitlement or permit, or any combination thereof, in accordance with the Subdivision Map Act and applicable County ordinances.

The proposed project is part of Specific Plan No. 260, Change of Zone 180018, Tentative Tract Map No. 37533, and Tentative Tract Map 29322 Minor Change 1 to allow the development of residential lots.

Other Findings

1. This project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan.
2. The project site is located within the French Valley Airport Influence Area ("AIA") Compatibility Zone E, does not restrict residential density, and also prohibits hazards to flights. The project is consistent with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, subject to the Conditions of Approval.
3. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
4. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

CONCLUSIONS:

1. For the reasons discussed above, and within the Addendum to Environmental Impact Report No. 329, the proposed project conforms to all the requirements of Riverside County General Plan, Specific Plan No. 260, and with all applicable requirements of State law and the ordinances of

Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication/phone calls from residents who indicated support or opposition to the proposed project.

The applicant had a meeting with the Winchester-Homeland MAC on August 8, 2019.

1 **ORDINANCE NO. 348.xxxx**

2
3 **AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING**
4 **ORDINANCE NO. 348 RELATING TO ZONING**
5

6 The Board of Supervisors of the County of Riverside Ordains as Follows:

7 Section 1. Article XVIIa of Ordinance No. 348 is amended in its entirety to read as
8 follows:

9 “SECTION 17.73 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC
10 PLAN NO. 260.

11 a. Planning Area 24.

12 (1) The uses permitted in Planning Area 24 of Specific Plan No. 260 shall be the
13 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
14 except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not
15 be permitted.

16 (2) The development standards for Planning Area 24 of Specific Plan No. 260
17 shall be the same as those standards identified in Article VI, Section 6.2 of
18 Ordinance No. 348, except that the development standards set forth in Article
19 VI, Section 6.2.b., c., d., e. (1), (2), and (4) shall be deleted and replaced by
20 the following:

21 A. Lot area shall be not less than five thousand (5,000) square feet. The
22 minimum lot area shall be determined by excluding that portion of a
23 lot that is used solely for access to the portion of a lot used as a
24 building site.

25 B. The minimum average width of that portion of a lot to be used as a
26 building site shall be fifty feet (50') with a minimum average depth
27 of eighty feet (80'). That portion of a lot used for access on “flag”
28 lots shall have a minimum width of twenty feet (20').

1 C. The minimum frontage of a lot shall be forty-five feet (45'), except
2 that lots fronting on knuckles or cul-de-sacs may have a minimum
3 frontage of thirty-five feet (35'). Lot frontage along curvilinear
4 streets may be measured at the building setback in accordance with
5 zone development standards.

6 D. The front yard for living areas and porches shall be not less than
7 twelve feet (12') measured from the existing street line or from any
8 future street line as shown on any specific plan of highways,
9 whichever is nearer the proposed structure. The face of the garage
10 shall be setback eighteen feet (18'). In a side-entry garage condition,
11 the front yard shall not be less than ten feet (10').

12 E. Side yards on interior and through lots shall be not less than four feet
13 (4') in width. Side yards on corner and reversed corner lots shall be
14 not less than nine feet (9') from the existing street line or from any
15 future street line as shown on any specific plan of highways,
16 whichever is nearer the proposed structure, upon which the main
17 building sides, except that where the lot is less than fifty feet (50')
18 wide, the yard need not exceed twenty percent (20%) of the width of
19 the lot.

20 F. Chimneys, air conditioning units, and fireplaces shall be allowed to
21 encroach into side yards (on the non-gated side) and rear yards a
22 maximum of two feet (2'). No other structural encroachments shall
23 be permitted in the front, rear or side yard except as provided for in
24 Section 18.19 of Ordinance No. 348.

25 In addition, the following standard shall also apply:

26 AA. In no case shall more than fifty percent (50%) of any lot be covered
27 by buildings for lots with one-story buildings and in no case shall
28 more than forty-five percent (45%) of any lot be covered by buildings

1 for lots with two-story buildings.

2 (3) Except as provided above, all other zoning requirements shall be the same as
3 those requirements identified in Article VI of Ordinance No. 348.

4 b. Planning Area 25.

5 (1) The uses permitted in Planning Area 25 of Specific Plan No. 260 shall be the
6 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
7 except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not
8 be permitted.

9 (2) The development standards for Planning Areas 25 of Specific Plan No. 260
10 shall be the same as those standards identified in Article VI, Section 6.2 of
11 Ordinance No. 348, except that the development standards set forth in Article
12 VI, Section 6.2.b., c., d., e. (1), (2), and (4) shall be deleted and replaced by
13 the following:

14 A. Lot area shall be not less than three thousand five hundred (3,500)
15 square feet. The minimum lot area shall be determined by excluding
16 that portion of a lot that is used solely for access to the portion of a lot
17 used as a building site.

18 B. The minimum average width of that portion of a lot to be used as a
19 building site shall be forty feet (40') with a minimum average depth
20 of seventy-five feet (75'). That portion of a lot used for access on
21 "flag" lots shall have a minimum width of twenty feet (20').

22 C. The minimum frontage of a lot shall be forty feet (40'), except that
23 lots fronting on knuckles or cul-de-sacs may have a minimum
24 frontage of thirty-five feet (35'). Lot frontage along curvilinear
25 streets may be measured at the building setback in accordance with
26 zone development standards.

27 D. The front yard for living areas and porches shall be not less than
28 twelve feet (12') measured from the existing street line or from any

1 future street line as shown on any specific plan of highways,
2 whichever is nearer the proposed structure. The face of the garage
3 shall be setback eighteen feet (18'). In a side-entry garage condition,
4 the front yard shall not be less than ten feet (10').

5 E. Side yards on interior and through lots shall be not less than four feet
6 (4') in width. Side yards on corner and reversed corner lots shall be
7 not less than nine feet (9') from the existing street line or from any
8 future street line as shown on any specific plan of highways,
9 whichever is nearer the proposed structure, upon which the main
10 building sides, except that where the lot is less than forty feet (40')
11 wide, the yard need not exceed ten percent (10%) of the width of the
12 lot.

13 F. Chimneys, air conditioning units, and fireplaces shall be allowed to
14 encroach into side yards (on the non-gated side) and rear yards, a
15 maximum of two feet (2'). No other structural encroachments shall
16 be permitted in the front, rear or side yard except as provided for in
17 Section 18.19 of Ordinance No. 348.

18 In addition, the following standard shall also apply:

19 AA. In no case shall more than sixty-five percent (65%) of any lot be
20 covered by buildings for lots with one-story buildings and in no case
21 shall more than sixty percent (60%) of any lot be covered by buildings
22 for lots with two-story buildings.

23 (3) Except as provided above, all other zoning requirements shall be the same as
24 those requirements identified in Article VI of Ordinance No. 348.

25 c. Planning Areas 26, and 28.

26 (1) The uses permitted in Planning Areas 26, and 28 of Specific Plan No. 260
27 shall be the same as those uses permitted in Article VI, Section 6.1 of
28 Ordinance No. 348, except that the uses permitted pursuant to Section

1 6.1.b.(1) and (3) shall not be permitted.

2 (2) The development standards for Planning Areas 26, and 28 of Specific Plan
3 No. 260 shall be the same as those standards identified in Article VI, Section
4 6.2 of Ordinance No. 348, except that the development standards set forth in
5 Article VI, Section 6.2.b., c., d., e. (1), (2) and (4) shall be deleted and
6 replaced by the following:

7 A. Lot area shall be not less than six thousand (6,000) square feet. The
8 minimum lot area shall be determined by excluding that portion of a
9 lot that is used solely for access to the portion of a lot used as a
10 building site.

11 B. The minimum average width of that portion of a lot to be used as a
12 building site shall be fifty feet (50') with a minimum average depth
13 of one hundred feet (100'). That portion of a lot used for access on
14 "flag" lots shall have a minimum width of twenty feet (20').

15 C. The minimum frontage of a lot shall be fifty feet (50'), except that
16 lots fronting on knuckles or cul-de-sacs may have a minimum
17 frontage of thirty-five feet (35'). Lot frontage along curvilinear
18 streets may be measured at the building setback in accordance with
19 zone development standards.

20 D. The front yard for living areas and porches shall be not less than
21 twelve feet (12') measured from the existing street line or from any
22 future street line as shown on any specific plan of highways,
23 whichever is nearer the proposed structure. The face of the garage
24 shall be setback eighteen feet (18'). In a side-entry garage condition,
25 the front yard shall not be less than ten feet (10').

26 E. Side yards on interior and through lots shall be not less than four feet
27 (4') in width. Side yards on corner and reversed corner lots shall be
28 not less than nine feet (9') from the existing street line or from any

1 future street line as shown on any specific plan of highways,
2 whichever is nearer the proposed structure, upon which the main
3 building sides, except that where the lot is less than fifty-five feet
4 (55') wide, the yard need not exceed twenty percent (20%) of the
5 width of the lot.

6 F. Chimneys, air conditioning units, and fireplaces shall be allowed to
7 encroach into side yards (on the non-gated side) and rear yards, a
8 maximum of two feet (2'). No other structural encroachments shall
9 be permitted in the front, rear or side yard except as provided for in
10 Section 18.19 of Ordinance No. 348.

11 (3) Except as provided above, all other zoning requirements shall be the same as
12 those requirements identified in Article VI of Ordinance No. 348.

13 d. Planning Areas 27 and 29.

14 (1) The uses permitted in Planning Areas 27 and 29 of Specific Plan No. 260
15 shall be the same as those uses permitted in Article IXb, Section 9.50 of
16 Ordinance No. 348 except that the uses permitted pursuant to Section 9.50a.
17 (32), (52), and (64) shall not be permitted.

18 (2) The development standards for Planning Areas 27 and 29 of Specific Plan
19 No. 260 shall be the same as those standards identified in Article IXb, Section
20 9.53 of Ordinance No. 348.

21 (3) Except as provided above, all other zoning requirements shall be the same as
22 those requirements identified in Article IXb of Ordinance No. 348.

23 C. Chimneys and fireplaces shall be allowed to encroach into side yards
24 a maximum of two feet (2'). No other structural encroachments shall
25 be permitted in the front, rear or side yard except as provided for
26 in Section 18.9 of Ordinance No. 348.

27 (3) Except as provided above, all other zoning requirements shall be the same as
28 those requirements identified in Article VI of Ordinance No. 348.

1 e. Planning Areas 30 and 44.

- 2 (1) The uses permitted in Planning Areas 13, 19, 30 and 44 of Specific Plan No.
3 260 shall be the same as those uses permitted in Article XI, Section 11.2 of
4 Ordinance No. 348, except that the uses permitted pursuant to Section
5 11.2.b.(1) c.(1), (3), (4) and (6), d.(1), g., h.(3), (4), (6) and (8), k., and m.(1),
6 (3), (4) and (9); and 11.2.b(2)c., k., and l. shall not be permitted.
- 7 (2) The development standards for Planning Areas 13, 19, 30 and 44 of Specific
8 Plan No. 260 shall be the same as those standards identified in Article XI,
9 Section 11.4 of Ordinance No. 348.
- 10 (3) Except as provided above, all other zoning requirements shall be the same as
11 those requirements identified in Article XI of Ordinance No. 348.

12 f. Planning Area 31.

- 13 (1) The uses permitted in Planning Area 31 of Specific Plan No. 260 shall be the
14 same as those permitted in Article IXb, Section 9.50 of Ordinance No. 348,
15 except that the uses permitted pursuant to Section 9.50.a (32), (52) and (64)
16 shall not be permitted. In addition, the permitted uses identified under
17 Section 9.50b. shall also include self-storage facilities and mini-warehouse
18 structures.
- 19 (2) The development standards for Planning Area 31 of Specific Plan No. 260
20 shall be the same as those identified in Article IXb, Section 9.53 of Ordinance
21 No. 348.
- 22 (3) Except as provided above, all other zoning requirements shall be the same as
23 those requirements identified in Article IXb of Ordinance No. 348.

24 g. Planning Area 31A.

- 25 (1) The uses permitted in Planning Area 31A shall be the same as those uses
26 permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the
27 uses permitted pursuant to Section 9.50.a (30), (31), (32), (52), (55), (62),
28 (64), (82), (97), (98), and (99); and b. (1), (2), (3), (5), (7), (8), (10), (13),

1 (14), (15), (16), (17), (18), (19), (22) and (23) shall not be permitted. In
2 addition, the permitted uses identified under Section 9.50.a. shall also include
3 multiple family dwellings, medical and dental offices, real estate offices, and
4 congregate care residential facilities.

5 (2) Any land division application submitted within Planning Area 31A of
6 Specific Plan No. 260 shall be heard concurrently with a comprehensive plot
7 plan application for the entire affected Planning Area by the Planning
8 Commission in accordance with Section 18.30.d.(3) of Ordinance No. 348.
9 The application for a comprehensive plot plan shall be submitted in
10 accordance with the provisions of Section 18.30 of Ordinance No. 348 and
11 shall also at a minimum include the following:

12 A. A statement indicating how the land division and comprehensive plot
13 plan applications implement Specific Plan No. 260 and comply with
14 the conditions of approval for said Specific Plan.

15 B. A comprehensive plot plan for the entire planning area, a conceptual
16 grading plan and a tentative subdivision map, based upon a contour
17 interval no greater than four feet (4') which in addition to the
18 Requirements of Ordinance No. 460 and Section 18.30 of Ordinance
19 No. 348 include:

- 20 i. The proposed lots including lot lines and proposed easement,
21 if any;
- 22 ii. building footprints;
- 23 iii. floor plan assignments;
- 24 iv. pad elevations, street grades and cut and fill slopes in excess
25 of one foot in vertical height;
- 26 v. the proposed uses, their location and architectural designs;
- 27 vi. the proposed internal circulation system; and,
- 28 vii. buffers, if any.

- 1 C. A design manual which includes:
- 2 i. A description of residential floor plans and their mix;
- 3 ii. The lot and building calculations for each lot and building as
- 4 follows:
- 5 (a) lot area and lot pad area;
- 6 (b) building footprint area;
- 7 (c) percentage of lot coverage;
- 8 (d) front setback;
- 9 (e) useable rear yard area and depth; and,
- 10 (f) building square footage for commercial and residential
- 11 uses.
- 12 iii. a fencing plan including details of proposed materials to be
- 13 used;
- 14 iv. dimensioned conceptual floor plans and elevations, including
- 15 details of proposed materials for evaluations, and square
- 16 footages and heights of individual units; and,
- 17 v. a proposed phasing plan showing the planned sequence of
- 18 subdivision map recordation and development.

19 (3) The development standards for commercial uses within Planning Area 31A

20 of Specific Plan No. 260 shall be the same as those standards identified in

21 Article IXb, Section 9.53 of Ordinance No. 348. For purposes of this

22 ordinance amendment, a commercial use shall be defined as development

23 which includes any permitted use other than multiple family dwellings or

24 apartments.

25 (4) The development standards for residential uses and combined residential and

26 commercial uses within Planning Area 31A of Specific Plan No. 260 shall be

27 as follows:

28 A. The minimum lot area shall be seven thousand two hundred (7,200)

1 square feet with a minimum average width of sixty feet (60') and a
2 minimum average depth of one hundred feet (100') for all permitted
3 uses, unless different minimums are specifically required in a
4 particular area.

5 B. The minimum front and rear yards shall be ten feet (10') for buildings
6 that do not exceed thirty-five feet (35') in height. Any portion of a
7 building which exceeds thirty-five feet (35') in height shall be set
8 back from the front and rear lot lines no less than ten feet (10') plus
9 two feet (2') for each foot by which the height exceeds thirty-five feet
10 (35'). The front setback shall be measured from any existing or future
11 street line as shown on any specific street plan of the County. The rear
12 setback shall be measured from the existing rear lot line or from any
13 recorded alley or easement, if the rear line adjoins a street, the rear
14 setback requirement shall be the same as required for a front setback.

15 C. The minimum side yard shall be five feet (5') for buildings that do not
16 exceed thirty-five feet (35') in height. Any portion of a building which
17 exceeds thirty-five feet (35') in height shall be set back from each side
18 lot line five feet (5') plus two feet (2') for each foot by which the
19 height exceeds thirty-five feet (35'); if the side yard adjoins a street,
20 the side setback requirement shall be the same as required for a front
21 setback. No structural encroachments shall be permitted in the front,
22 side or rear yard except as provided in Section 18.19 of Ordinance
23 No. 348.

24 D. No lot shall have more than fifty percent (50%) of its net area covered
25 with buildings or structures.

26 E. The maximum ratio of floor area to lot area shall not be greater than
27 two to one (2:1), not including basement floor area.

28 F. All buildings and structures shall not exceed fifty feet (50') in height,

1 unless a height up to seventy-five feet (75') is specifically permitted
2 under the provisions of Section 18.34 of Ordinance No. 348.

3 G. Automobile storage space shall be provided as required by Section
4 18.12 of Ordinance No. 348.

5 H. Interior side yards may be reduced to accommodate zero lot line or
6 common wall situations, except that, in no case shall the reduction in
7 side yard areas reduce the required separation between detached
8 structures.

9 I. Where the front, side or rear yard adjoins a lot zoned R-R, R-A, R-2,
10 R-3, R-4, R-6, R-T, R-T-R, W-2-M or SP with a residential use, the
11 minimum setback shall be twenty-five feet (25') from the property
12 line.

13 J. Setback areas may be used for driveways, parkways and landscaping.

14 K. A minimum of fifteen percent (15%) of the site proposed for
15 development shall be landscaped and irrigated.

16 L. Trash collection areas shall be screened by landscaping or
17 architectural features in such a manner as not to be visible from a
18 public street or from any adjacent residential area.

19 M. Outside storage areas are prohibited.

20 N. Utilities shall be installed underground except that electrical lines
21 rated at 33 kv or greater may be installed above ground.

22 O. All lighting fixtures, including spot lights, electrical reflectors and
23 other means of illumination for signs, structures, landscaping,
24 parking, loading, unloading and similar areas, shall be focused,
25 directed and arranged to prevent glare or direct illumination on
26 residential uses.

27 (5) Nonsubstantial adjustments to an approved project's design are permitted
28 subject to the approval of a minor change pursuant to Ordinance No. 460. For

1 purposes of this section, “Nonsubstantial adjustment” shall be defined as
2 changes to setbacks, floor plans and elevations. All other changes including
3 changes in concept and product type shall be submitted for review in
4 accordance with the provisions of Ordinance No. 460 governing minor
5 changes and revised tentative maps.

6 (6) Except as provided above, all other zoning requirements shall be the same as
7 those requirements identified in Article IXb of Ordinance No. 348.

8 h. Planning Area 32 and 33B.

9 (1) The uses permitted in Planning Areas 32 and 33B of Specific Plan No. 260
10 shall be the same as those uses permitted in Article VI, Section 6.1 of
11 Ordinance No. 348, except that the uses permitted pursuant to Section
12 6.1.b.(1) and (3) shall not be permitted.

13 (2) The development standards for Planning Areas 32 and 33B of Specific Plan
14 No. 260 shall be the same as those standards identified in Article VI, Section
15 6.2 of Ordinance No. 348, except that the development standards set forth in
16 Article VI, Section 6.2.b., c., d., e. (2), and (4) shall be deleted and replaced
17 by the following:

18 A. Lot area shall be not less than five thousand (5,000) square feet. The
19 minimum lot area shall be determined by excluding that portion of a
20 lot that is used solely for access to the portion of a lot used as a
21 building site.

22 B. The minimum average width of that portion of a lot to be used as a
23 building site shall be fifty feet (50’) with a minimum average depth
24 of eighty feet (80’). That portion of a lot used for access on “flag” lots
25 shall have a minimum width of twenty feet (20’).

26 C. The minimum frontage of a lot shall be forty-five feet (45’), except
27 that lots fronting on knuckles or cul-de-sacs may have a minimum
28 frontage of thirty-five feet (35’). Lot frontage along curvilinear streets

1 may be measured at the building setback in accordance with zone
2 development standards.

3 D. Side yards on interior and through lots shall be not less than five feet
4 (5') in width. Side yards on corner and reversed corner lots shall be
5 not less than ten feet (10') from the existing street line or from any
6 future street line as shown on any specific plan of highways,
7 whichever is nearer the proposed structure, upon which the main
8 building sides, except that where the lot is less than fifty feet (50')
9 wide, the yard need not exceed twenty percent (20%) of the width of
10 the lot.

11 E. Chimneys and fireplaces shall be allowed to encroach into side yards
12 a maximum of two feet (2'). No other structural encroachments shall
13 be permitted in the front, rear or side yard except as provided for in
14 Section 18.19 of Ordinance No. 348.

15 In addition, the following standard shall also apply:

16 AA. In no case shall more than fifty percent (50%) of any lot be covered
17 by buildings for lots with one-story buildings and in no case shall
18 more than forty-five percent (45%) of any lot be covered by buildings
19 for lots with two-story buildings.

20 (3) Except as provided above, all other zoning requirements shall be the same as
21 those requirements identified in Article VI of Ordinance No. 348.

22 i. Planning Area 33A.

23 (1) The uses permitted in Planning Area 33A of Specific Plan No. 260 shall be
24 the same as those uses permitted in Article VIII, Section 8.100 of Ordinance
25 No. 348, except that the uses permitted pursuant to Section 8.100.a. and b.
26 shall not be permitted. In addition, the permitted uses identified under Section
27 8.100.a. shall also include trails.

28 (2) The development standards for Planning Area 33A of Specific Plan No. 260

1 shall be the same as those standards identified in Article VIIIe, Section 8.101
2 of Ordinance No. 348.

3 (3) Except as provided above, all other zoning requirements shall be the same as
4 those requirements identified in Article VIIIe of Ordinance No. 348.

5 j. Planning Area 34.

6 (1) The uses permitted in Planning Area 34 of Specific Plan No. 260 shall be the
7 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
8 except that the uses permitted pursuant to Section 6.1.b.(1) and (3); and d.
9 shall not be permitted.

10 (2) The development standards for Planning Area 34 of Specific Plan No. 260
11 shall be the same as those standards identified in Article VI, Section 6.2 of
12 Ordinance No. 348, except that the development standards set forth in Article
13 VI, Section 6.2.b., c., d., e.(2) and (4) shall be deleted and replaced by the
14 following:

15 A. Lot area shall be not less than five thousand (5,000) square feet. The
16 minimum lot area shall be determined by excluding that portion of a
17 lot that is used solely for access to the portion of a lot used as a
18 building site.

19 B. The minimum average width of that portion of a lot to be used as a
20 building site shall be fifty feet (50') with a minimum average depth
21 of eighty feet (80'). That portion of a lot used for access on "flag" lots
22 shall have a minimum width of twenty feet (20').

23 C. The minimum frontage of a lot shall be forty feet (40'), except that
24 lots fronting on knuckles or cul-de-sacs may have a minimum
25 frontage of thirty-five feet (35'). Lot frontage along curvilinear streets
26 may be measured at the building setback in accordance with zone
27 development standards.

28 D. Side yards on interior and through lots shall be not less than five feet

1 (5') in width. Side yards on corner and reversed corner lots shall be
2 not less than ten feet (10') from the existing street line or from any
3 future street line as shown on any specific plan of highways,
4 whichever is nearer the proposed structure, upon which the main
5 building sides, except that where the lot is less than fifty feet (50')
6 wide, the yard need not exceed twenty percent (20%) of the width of
7 the lot.

8 E. Chimneys and fireplaces shall be allowed to encroach into side yards
9 a maximum of two feet (2'). No other structural encroachments shall
10 be permitted in the front, rear or side yard except as provided for in
11 Section 18.19 of Ordinance No. 348.

12 In addition, the following standards shall also apply:

13 AA. In no case shall more than fifty percent (50%) of any lot be covered
14 by buildings for lots with one-story buildings and in no case shall
15 more than forty-five percent (45%) of any lot be covered by buildings
16 for lots with two-story buildings.

17 (3) Except as provided above, all other zoning requirements shall be the same as
18 those requirements identified in Article VI of Ordinance No. 348.

19 k. Planning Areas 35, 37 and 40.

20 (1) The uses permitted in Planning Areas 35, 37 and 40 of Specific Plan No. 260
21 shall be the same as those uses permitted in Article VI, Section 6.1 of
22 Ordinance No. 348, except that the uses permitted pursuant to Section
23 6.1.b.(1) and (3) shall not be permitted.

24 (2) The development standards for Planning Areas 35, 37 and 40 of Specific Plan
25 No. 260 shall be the same as those standards identified in Article VI, Section
26 6.2 of Ordinance No. 348, except that the development standards set forth in
27 Article VI, Section 6.2.b., c., d., e. (1), (2) and (4) shall be deleted and
28 replaced by the following:

- 1 A. Lot area shall be not less than six thousand (6,000) square feet. The
2 minimum lot area shall be determined by excluding that portion of a
3 lot that is used solely for access to the portion of a lot used as a
4 building site.
- 5 B. The minimum average width of that portion of a lot to be used as a
6 building site shall be fifty feet (50') with a minimum average depth
7 of one hundred feet (100'). That portion of a lot used for access on
8 "flag" lots shall have a minimum width of twenty feet (20').
- 9 C. The minimum frontage of a lot shall be fifty feet (50'), except that
10 lots fronting on knuckles or cul-de-sacs may have a minimum
11 frontage of thirty-five feet (35'). Lot frontage along curvilinear streets
12 may be measured at the building setback in accordance with zone
13 development standards.
- 14 D. The front yard shall be not less than fifteen feet (15') measured from
15 the existing street line or from any future street line as shown on any
16 specific plan of highways, whichever is nearer the proposed structure.
- 17 E. Side yards on interior and through lots shall be not less than five feet
18 (5') in width. Side yards on corner and reversed corner lots shall be
19 not less than ten feet (10') from the existing street line or from any
20 future street line as shown on any specific plan of highways,
21 whichever is nearer the proposed structure, upon which the main
22 building sides, except that where the lot is less than fifty-five feet
23 (55') wide, the yard need not exceed twenty percent (20%) of the
24 width of the lot.
- 25 F. Chimneys and fireplaces shall be allowed to encroach into side yards
26 a maximum of two feet (2'). No other structural encroachments shall
27 be permitted in the front, rear or side yard except as provided for in
28 Section 18.19 of Ordinance No. 348.

1 1. Planning Area 36.

2 (1) The uses permitted in Planning Areas 36 of Specific Plan No. 260 shall be
3 the same as those uses permitted in Article XVb, Section 15.200 of Ordinance
4 No. 348, except that the uses permitted pursuant to Section 15.200.c(4), (6),
5 (11), (12), and (14) shall not be permitted.

6 (2) The development standards for Planning Area 36 of Specific Plan No. 260
7 shall be the same as those standards identified in Article XVb, Section 15.201
8 of Ordinance No. 348, except that the development standards set forth in
9 Article XVb, Section 15.201a. shall be deleted and replaced by the following:

10 A. Lot area shall be not less than ten thousand (10,000) square feet. The
11 minimum lot area shall be determined by excluding that portion of a
12 lot that is used solely for access to the portion of a lot used as a
13 building site.

14 (3) Except as provided above, all other zoning requirements shall be the same as
15 those requirements identified in Article XVb of Ordinance No. 348.

16 m. Planning Area 38.

17 (1) The uses permitted in Planning Areas 10, 20 and 38 of Specific Plan No. 260
18 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
19 Ordinance No. 348, except that the uses permitted in Section 8.100.a. and
20 8.100.b. shall not be permitted.

21 (2) The development standards for Planning Areas 10, 20 and 38 of Specific Plan
22 No. 260 shall be the same as those standards identified in Article VIIIe,
23 Section 8.101 of Ordinance No. 348.

24 (3) Except as provided above, all other zoning requirements shall be the same as
25 those requirements identified in Article VIIIe of Ordinance No. 348.

26 n. Planning Area 39.

27 (1) The uses permitted in Planning Area 39 of Specific Plan No. 260 shall be the
28 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,

1 except that the uses permitted pursuant to Section 6.1.b.(1) and (3); and d.
2 shall not be permitted. In addition, the permitted uses identified under Section
3 6.1.a. shall also include public schools.

4 (2) The development standards for Planning Area 39 of Specific Plan No. 260
5 shall be the same as those standards identified in Article VI, Section 6.2 of
6 Ordinance No. 348, except that the development standards set forth in Article
7 VI, Section 6.2.b., c., d., e.(2) and (4) shall be deleted and replaced by the
8 following:

9 A. Lot area shall be not less than five thousand (5,000) square feet. The
10 minimum lot area shall be determined by excluding that portion of a
11 lot that is used solely for access to the portion of a lot used as a
12 building site.

13 B. The minimum average width of that portion of a lot to be used as a
14 building site shall be fifty feet (50') with a minimum average depth
15 of eighty feet (80'). That portion of a lot used for access on "flag" lots
16 shall have a minimum width of twenty feet (20').

17 C. The minimum frontage of a lot shall be forty-five feet (45'), except
18 that lots fronting on knuckles or cul-de-sacs may have a minimum
19 frontage of thirty-five feet (35'). Lot frontage along curvilinear streets
20 may be measured at the building setback in accordance with zone
21 development standards.

22 D. Side yards on interior and through lots shall be not less than five feet
23 (5') in width. Side yards on corner and reversed corner lots shall be
24 not less than ten feet (10') from the existing street line or from any
25 future street line as shown on any specific plan of highways,
26 whichever is nearer the proposed structure, upon which the main
27 building sides, except that where the lot is less than fifty feet (50')
28 wide, the yard need not exceed twenty percent (20%) of the width of

1 the lot.

2 E. Chimneys and fireplaces shall be allowed to encroach into side yards
3 a maximum of two feet (2'). No other structural encroachments shall
4 be permitted in the front, rear or side yard except as provided for in
5 Section 18.19 of Ordinance No. 348.

6 In addition, the following standards shall also apply:

7 AA. In no case shall more than fifty percent (50%) of any lot be covered
8 by buildings for lots with one-story buildings and in no case shall
9 more than forty-five percent (45%) of any lot be covered by buildings
10 for lots with two-story buildings.

11 (3) Except as provided above, all other zoning requirements shall be the same as
12 those requirements identified in Article VI of Ordinance No. 348.

13 o. Planning Areas 41, 42, 45 and 46.

14 (1) The uses permitted in Planning Areas 41, 42, 45 and 46 of Specific Plan No.
15 260 shall be the same as those uses permitted in Article VI, Section 6.1 of
16 Ordinance No. 348 except that the uses permitted pursuant to Section 6.1.b(1)
17 and (3) shall not be permitted.

18 (2) The development standards for Planning Areas 41, 42, 45 and 46 of Specific
19 Plan No. 260 shall be the same as those standards identified in Article VI,
20 Section 6.2 of Ordinance No. 348, except that the development standards set
21 forth in Article VI, Section 6.2.e (1), (3), and (4) shall be deleted and replaced
22 by the following:

23 A. The front yard shall be not less than fifteen feet (15') measured from
24 the existing street line or from any future street line as shown on any
25 specific plan of highways, whichever is nearer the proposed structure.

26 B. Rear yards shall be not less than twenty feet (20').

27 p. Planning Area 43.

28 (1) The uses permitted in Planning Areas 11, 12 and 43 of Specific Plan No. 260

1 shall be the same as those uses permitted in Article X, Sections 10.1 and 10.2
2 of Ordinance No. 348, except that the uses permitted pursuant to Section
3 10.1.a.(1.) b and c. shall not be permitted.

4 (2) The development standards for Planning Areas 11, 12 and 43 of Specific Plan
5 No. 260 shall be the same as those standards identified in Article X, Section
6 10.4 of Ordinance No. 348.

7 (3) Except as provided above, all other zoning requirements shall be the same as
8 those requirements identified in Article X of Ordinance No. 348.

9 Section 2. This Ordinance shall take effect 30 days after its date of adoption.

10
11 BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA

13 BY: _____
14 CHAIRMAN OF THE BOARD OF SUPERVISORS

15 ATTEST:
16 Clerk of the Board

17 By: _____
18 Deputy

19 (SEAL)

20
21 APPROVED AS TO FORM:

22 Date:

23 By: _____
24 Deputy County Counsel

MENIFEE NORTH

SPECIFIC PLAN NO. 260

AMENDMENT NO. 2

SUBSTANTIAL CONFORMANCE NO. 2

**REVISED HEARING REVIEW DRAFT
OCTOBER 2019**

MENIFEE NORTH

SPECIFIC PLAN No. 260, AMENDMENT No. 2 SUBSTANTIAL CONFORMANCE No. 2

PREPARED FOR:

RICHLAND COMMUNITIES

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Irvine, CA 92612

(949) 383-4134

Contact: Brian Hardy

PREPARED BY:

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(714) 505-6360

Contact: Joel Morse

IN CONSULTATION WITH:

K&A ENGINEERING – *Civil Engineer*

REVISED PUBLIC HEARING DRAFT: OCTOBER 2019

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I. SUMMARY OF CHANGES

Substantial Conformance No. 2 to the MENIFEE NORTH Specific Plan, Amendment No. 2 (SP260-A2-SC2) modifies the acreages, unit counts and lot sizes for Planning Areas 24, 25, 26 and 28 to be consistent with proposed Minor Change No. 1 to Tentative Tract Map No. 29322 and proposed Tentative Tract Map No. 37533, which are being processed concurrently with Substantial Conformance No. 2.

Substantial Conformance No. 2 maintains the approved maximum of 2,025 residential units permitted on 829.2 acres, while modifying the Specific Plan text and graphics to: reduce the minimum lot sizes within Planning Area 25 from 6,000 s.f. to 3,500 s.f.; re-allocate 32 dwelling units from Planning Areas 26 and 28 (TTM 29322M1) to Planning Areas 24 and 25 (10 dwelling units and 22 dwelling units respectively) to be consistent with Tentative Tract Map No. 37533; provide a 4.9-acre Public Park within Planning Area 25 that will be owned and maintained by Valley-Wide Recreation and Park District; revise the locations of the water quality basins and mini-park sites within Planning Areas 24, 25, 26, and 28; and reduce the overall acreage of major roads within the overall SP area from 77.1 acres to 74.8 acres. Additionally, Substantial Conformance No. 2 makes other, non-substantive changes throughout the document to accommodate these modifications.

Substantial Conformance No. 2 also includes a technical correction for the land use designations of Planning Areas 26 and 28, from “Medium-High Density Residential” to “Medium Density Residential”, so that the designations are consistent with previously approved TM 29322. Substantial Conformance No. 1 modified the land use designations of Planning Areas 26 and 28 in error, because no consideration was made of the approved unit count and acreages in approved TTM No. 29322. Substantial Conformance No. 2 re-designates Planning Areas 26 and 28 from MHDR to MDR to resolve this error.

Figure I-1, *Land Use Plan Comparison – Areas of Change*, provides a graphic comparison between the adopted Land Use Plan for MENIFEE NORTH Specific Plan, Amendment No. 2, Substantial Conformance No. 1 and the proposed Land Use Plan for Substantial Conformance No. 2.

Specifically, Substantial Conformance No. 2 provides the following modifications to the Land Use Plan of approved Amendment No. 2, Substantial Conformance No. 1:

- The acreage of Planning Area 24 is increased from 25.7 acres to 26.1 acres, the dwelling unit count is increased from 115 to 125, and the residential density is increased from 4.5 du/ac to 4.8 du/ac to reflect TTM No. 37533. Both the existing and proposed densities for this Planning Area are consistent with the “Medium Density Residential” of the County General Plan Designation; and no change in designation is proposed.
- The acreage of Planning Area 25 is decreased from 44.7 acres to 44.6 acres, the dwelling unit count is increased from 226 to 253, and the residential density is increased from 5.1 du/ac to 5.7 du/ac to reflect TTM No. 37533. Both the existing and proposed densities for this Planning Area are consistent with the County’s “Medium-High Density Residential” General Plan Land Use Designation; and no change in designation is proposed. Planning Area 25 provides a new 4.9-acre

Public Park site (owned and maintained by Valley-Wide Recreation and Park District), which is included in Planning Area 25's overall acreage and does not result in a density range change.

- The acreage of Planning Area 26 is increased from 18.2 acres to 19.6 acres; the dwelling unit count is decreased from 97 to 80; and the residential density is decreased from 5.3 du/ac to 4.1 du/ac to reflect TTM No. 29322M1. Substantial Conformance No. 1 modified the land use designation of Planning Areas 26 in error, because no consideration was made of the approved unit count and acreages in approved TTM No. 29322. The change from "Medium-High Density Residential" to "Medium Density Residential" represents a technical correction to the General Plan Designation and nomenclature of PA 26 used throughout the document to be consistent with the dwelling unit count and density of approved TTM No. 29322 and proposed TTM No. 29322M1. Both the existing and proposed densities for this Planning Area are consistent with the County's "Medium Density Residential" General Plan Land Use Designation; and no change in density range is proposed. A 0.2-acre Mini-Park site is provided within Planning Area 26 and is accounted for in Planning Area 26's total acreage.
- The acreage of Planning Area 28 was increased from 21.8 acres to 22.4 acres; the dwelling unit count was decreased from 113 to 93; and the residential density was decreased from 5.2 du/ac to 4.2 du/ac to reflect TTM No. 29322M1. Substantial Conformance No. 1 modified the land use designation of Planning Areas 28 in error, because no consideration was made of the approved unit count and acreages in approved TTM No. 29322. The change from "Medium-High Density Residential" to "Medium Density Residential" represents a technical correction to the General Plan Designation and nomenclature of PA 28 used throughout the document to be consistent with the dwelling unit count and density of approved TTM No. 29322 and proposed TTM No. 29322M1. Both the existing and proposed densities for this Planning Area are consistent with the "Medium Density Residential" of the County General Plan Designation; and no change in density range is proposed.
- The acreage reserved for Major Community Roadways has been decreased from 77.1 acres to 74.8 acres to reflect the engineered boundaries and acreages of TTM No. 29322M1 and TTM No. 37533.

The modifications provided by Substantial Conformance No. 2 are summarized in Table SC-1, *Specific Plan No. 260, Amendment No. 2, Substantial Conformance No. 2*.

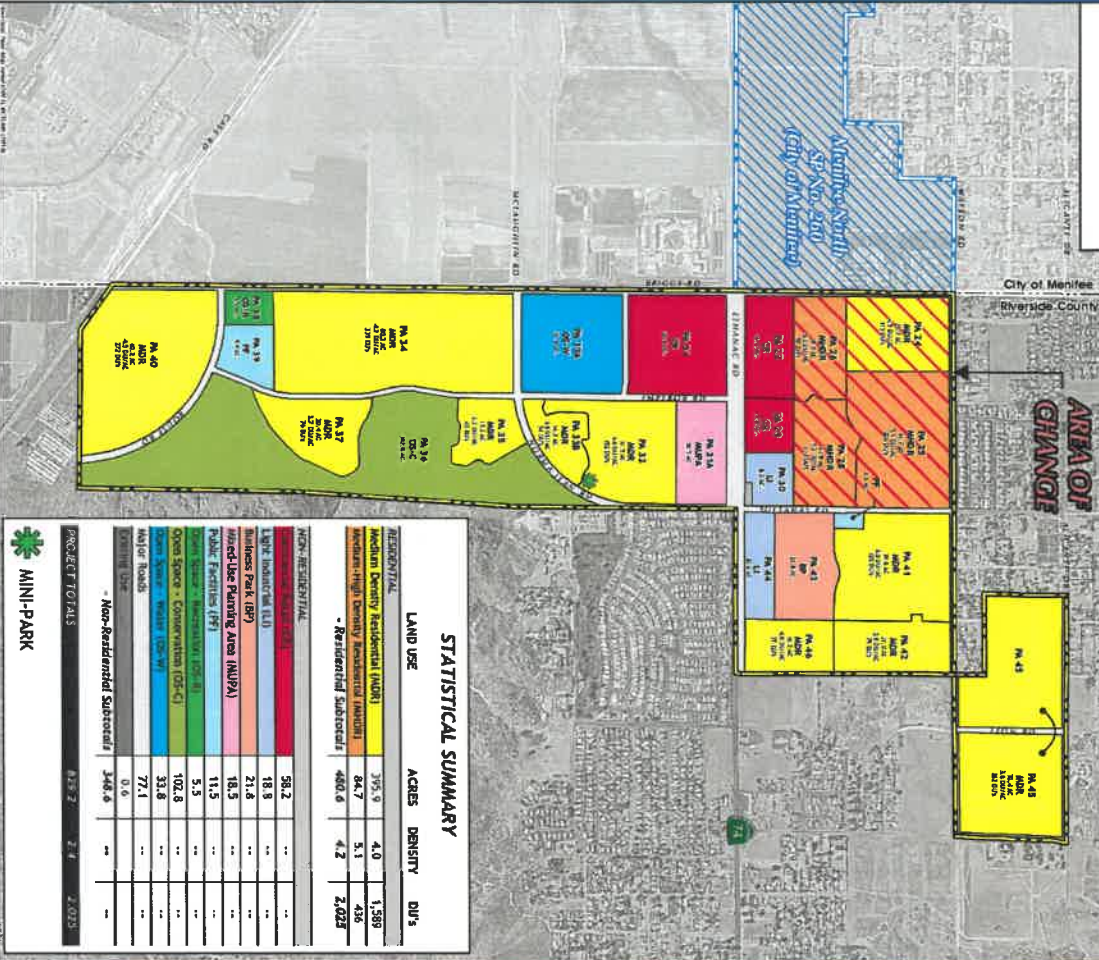
Table SC-1 - Specific Plan No. 260, Amendment No. 2, Substantial Conformance No. 2

Approved Menifee North Specific Plan No. 260 Amendment No. 2 Substantial Conformance No. 1					Menifee North Specific Plan No. 260 Amendment No. 2 Substantial Conformance No. 2				
PA	Land Use	Target Units	Acres	Target Density	PA	Land Use	Target Units	Acres	Target Density
24	Medium Density Residential	115	25.7	4.5	24	Medium Density Residential	125	26.1	4.8
25	Medium-High Density Residential	226	44.7	5.1	25	Medium-High Density Residential	253	44.6	5.7
26	Medium-High Density Residential	97	18.2	5.3	26	Medium Density Residential	80	19.6	4.1
28	Medium-High Density Residential	113	21.8	5.2	28	Medium Density Residential	93	22.4	4.2
--	Major Roads	--	77.1	--	--	Major Roads	--	74.8	--
Total		551	187.5	--	Total		551	187.5	--

I. SUMMARY OF CHANGES

**MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 2
SUBSTANTIAL CONFORMANCE NO. 2**

APPROVED

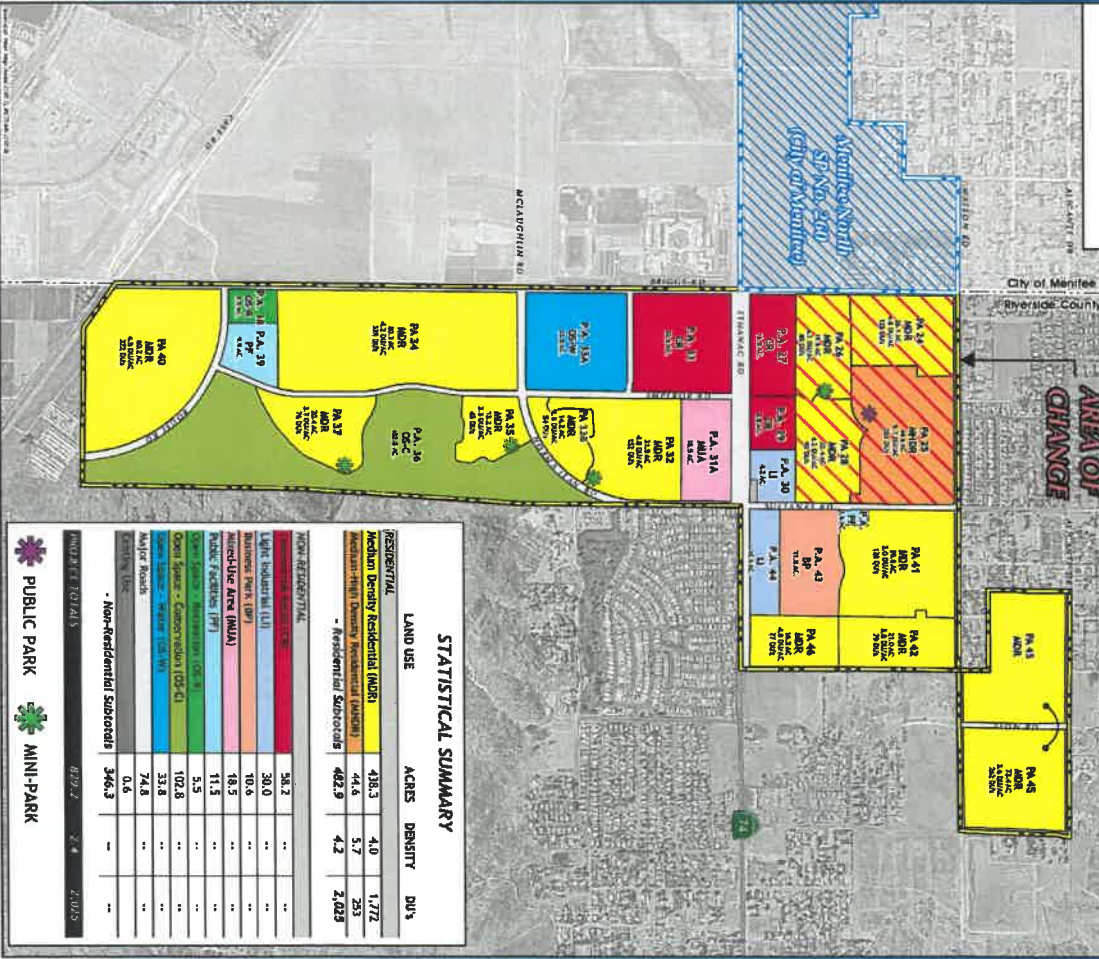


STATISTICAL SUMMARY

LAND USE	ACRES	DENSITY	DU'S
RESIDENTIAL			
Medium Density Residential (MDR)	395.9	4.0	1,589
Medium-High Density Residential (MHR)	84.7	5.1	436
- Residential Subtotal	480.6	4.2	2,025
NON-RESIDENTIAL			
Light Industrial (LI)	58.2	--	--
Business Park (BP)	18.8	--	--
Medium-Density Residential (MDR)	21.8	--	--
Medium-Density Residential (MDR)	18.5	--	--
Public Facilities (PF)	11.3	--	--
Open Space - Conservation (OS-C)	5.5	--	--
Open Space - Recreation (OS-R)	102.8	--	--
Open Space - Water (OS-W)	33.8	--	--
Major Roads	77.1	--	--
Existing Use	0.6	--	--
- Non-Residential Subtotal	346.6	--	--
TOTALS	827.2	4.4	2,025

MINI-PARK

PROPOSED



STATISTICAL SUMMARY

LAND USE	ACRES	DENSITY	DU'S
RESIDENTIAL			
Medium Density Residential (MDR)	418.3	4.0	1,772
Medium-High Density Residential (MHR)	44.6	5.7	253
- Residential Subtotal	462.9	4.2	2,025
NON-RESIDENTIAL			
Light Industrial (LI)	30.0	--	--
Business Park (BP)	10.6	--	--
Medium-Density Residential (MDR)	18.5	--	--
Public Facilities (PF)	11.3	--	--
Open Space - Conservation (OS-C)	5.5	--	--
Open Space - Recreation (OS-R)	102.8	--	--
Open Space - Water (OS-W)	33.8	--	--
Major Roads	74.8	--	--
Existing Use	0.6	--	--
- Non-Residential Subtotal	346.3	--	--
TOTALS	809.2	4.4	2,025

PUBLIC PARK
MINI-PARK

MENIFEE NORTH SP 260 - A2, SC2



LAND USE PLAN COMPARISON - AREAS OF CHANGE

II. SUMMARY

A. INTRODUCTION

Section 65450 of the California Government Code grants local government agencies the authority to prepare specific plans of development for any area covered by a General Plan, for the purpose of establishing systematic methods of implementation of the agency's General Plan. A Specific Plan, as the name implies, is specific in nature as compared to a General Plan. It is designed to address site specific issues such as building setbacks and visual appearance, as well as project-wide concerns such as circulation and provisions for utilities. A General Plan does not show local streets, individual parcels or specific land uses. While a General Plan examines an entire City or County, a Specific Plan will concentrate on the individual development issues of a particular project or region. The Riverside County General Plan has established objectives which mandate the preparation of individual Specific Plan documents in order to ensure that new developments meet the basic standards of environmental safety, infrastructure, quality of structural design, site planning and contain the provisions to maintain aesthetic quality and cultural identity. Most importantly, the Specific Plan has strong implications on government budgeting decisions.

In addition to the *MENIFEE NORTH* Specific Plan, the accompanying Environmental Impact Report (EIR), was prepared under the authority of the County of Riverside and is in compliance with the California Environmental Quality Act (CEQA) and County of Riverside Guidelines. The EIR is intended to serve as the project-wide Master Environmental Document for the *MENIFEE NORTH* Specific Plan and all subsequent development projects undertaken pursuant to and within the Specific Plan boundaries. Furthermore, the EIR is an informational document designed to provide decision-makers and members of the general public with a full understanding of the potential environmental effects of the development proposal. Together, the Specific Plan and EIR provide a path to properly develop the site, taking into account all local goals, objectives and environmental considerations.

B. PROJECT SUMMARY

Since the adoption of Amendment No. 2 to the *MENIFEE NORTH* Specific Plan in 2008, the City of Menifee incorporated, resulting in an approximately 775.4 acre portion of the adopted Specific Plan west of Briggs Road being removed from County of Riverside jurisdiction. In January 2016, Substantial Conformance No. 1 to Amendment No. 2 was adopted and modified the Specific Plan boundary, removing all areas west of Briggs Road from the *MENIFEE NORTH* Specific Plan. The revised limits of the *MENIFEE NORTH* Specific Plan were reduced to approximately 829.2 acres east of Briggs Road, west of Juniper Flats Road, south of Alicante Drive, and north of Matthews Road and provides for a wide range of land uses including 2,025 residential units.

Substantial Conformance No. 2 to the *MENIFEE NORTH* Specific Plan, Amendment No. 2 (SP260-A2-SC2) modifies the acreages, unit counts and lot sizes for Planning Areas 24, 25, 26 and 28 to be consistent with proposed Minor Change No. 1 to Tentative Tract Map No. 29322 and proposed Tentative Tract Map No. 37533, which are being processed concurrently with Substantial Conformance No. 2.

Substantial Conformance No. 2 maintains the approved maximum of 2,025 residential units permitted on 829.2 acres, while modifying the Specific Plan text and graphics to: reduce the minimum lot sizes within Planning Area 25 from 6,000 s.f. to 3,500 s.f.; re-allocate 32 dwelling units from Planning Areas 26 and 28 (TTM 29322M1) to Planning Areas 24 and 25 (10 dwelling units and 22 dwelling units respectively) to be consistent with Tentative Tract Map No. 37533; provide a 4.9-acre public park within Planning Area 25 that will be owned and maintained by Valley-Wide Recreation and Park District; revise the locations of the water quality basins and mini-park sites within Planning Areas 24, 25, 26, and 28; and reduce the overall acreage of major roads within the overall SP area from 77.1 acres to 74.8 acres. Additionally, Substantial Conformance No. 2 makes other, non-substantive changes throughout the document to accommodate these modifications.

Substantial Conformance No. 2 also includes a technical correction for the land use designations of Planning Areas 26 and 28, from “Medium-High Density Residential” to “Medium Density Residential”, so that the designations are consistent with previously approved TM 29322. Substantial Conformance No. 1 modified the land use designations of Planning Areas 26 and 28 in error, because no consideration was made of the approved unit count and acreages in approved TTM No. 29322. Substantial Conformance No. 2 re-designates Planning Areas 26 and 28 from MHDR to MDR to resolve this error.

The *MENIFEE NORTH* Specific Plan provides the County of Riverside, as well as future developers, community groups and community service districts, with a comprehensive set of plans, regulations, conditions and programs for guiding the systematic development of the project. The Specific Plan also implements each applicable Element of the Riverside County General Plan. The *MENIFEE NORTH* Specific Plan assures that development of the proposed land use plan will proceed as a coordinated project involving the orderly and systematic construction of residential, commercial, industrial and open space uses and the provisions of public infrastructure and services necessary to ensure that Riverside County standards for orderly growth are implemented.

The project area primarily consists of vacant land with some existing scattered residential and commercial uses surrounded by either fragmented residential, commercial, agricultural or some limited forms of professional office land uses. When fully developed, the *MENIFEE NORTH* Specific Plan will provide a balance of residential land uses varying in density from 3.0 dwelling units per acre to 5.7 dwelling units per acre. The project will also include one elementary school site, a community park, and natural open space, as well as commercial retail, business park, mixed use planning areas, and light industrial uses.

The residential products to be provided will serve to meet a market need in this urbanizing portion of southwest Riverside County, while maintaining a sensitive approach to development relative to existing streets and anticipated traffic volumes that are planned for within the Riverside County Circulation Plan and Master Plan of Highways.

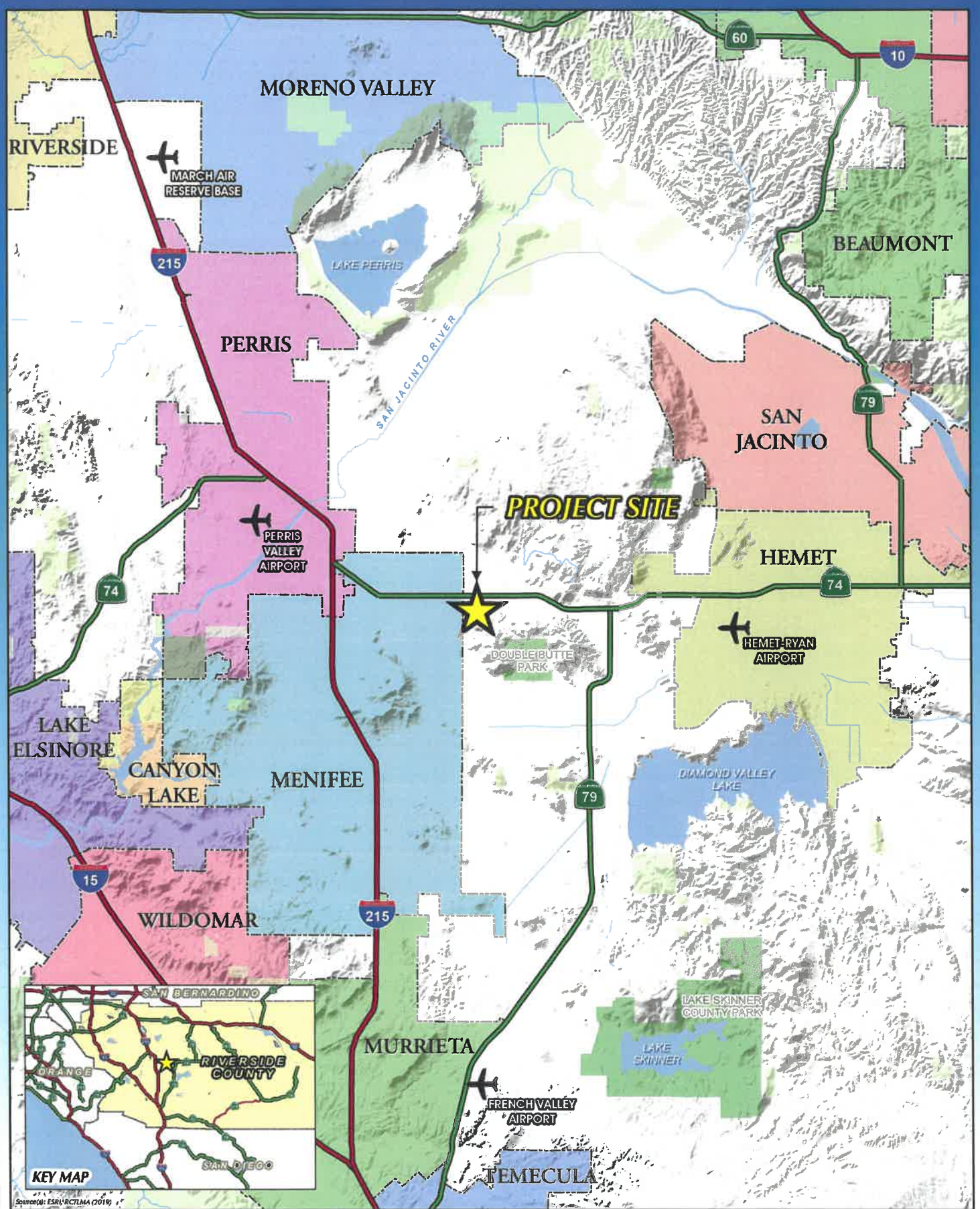
MENIFEE NORTH will provide a community which offers a unique living and working environment, providing a range of residential densities, commercial and industrial square footage and park and open space amenities consistent with the on-going development in the Southern Perris Valley region. Many of the future residents, who are projected to range from first-time to move-up buyers, will be able to take advantage of amenities offered in the *MENIFEE NORTH* Specific Plan project area.

The *MENIFEE NORTH* Specific Plan can be briefly summarized as follows:

Table I Land Use Summary

LAND USE	ACREAGE	DWELLING UNITS / ACRE	MAXIMUM DWELLING UNITS	PERCENTAGE
RESIDENTIAL				
7,200 SF Medium	150.4	3.6	538	18.1%
6,000 SF Medium	135.8	4.2	564	16.3%
5,000 SF Medium ^{(1),(2)}	152.1	4.4	670	18.3%
3,500 SF Medium High	44.6	5.7	253	5.3%
RESIDENTIAL SUBTOTAL	482.6	4.2	2,025	58.0 %
NON-RESIDENTIAL				
Commercial Retail	58.2	-	-	7.0%
Light Industrial	18.8	-	-	2.3%
Mixed Use Planning Area	18.5	-	-	2.2%
Business Park	21.8	-	-	2.6%
Public Facility	9.9	-	-	1.2%
Open Space-Recreation ⁽³⁾	5.5	-	-	0.7%
Open Space-Conservation	102.8	-	-	12.4%
Open Space-Water	33.8	-	-	4.1%
Public Facility Fire Station	1.6	-	-	0.2%
Major Roads	74.8	-	-	9.0%
Easements/Existing Uses	0.6	-	-	0.1%
NON-RESIDENTIAL SUBTOTAL	346.3	-	-	42.0%
PROJECT TOTAL	829.2	2.4	2,025	100.0%

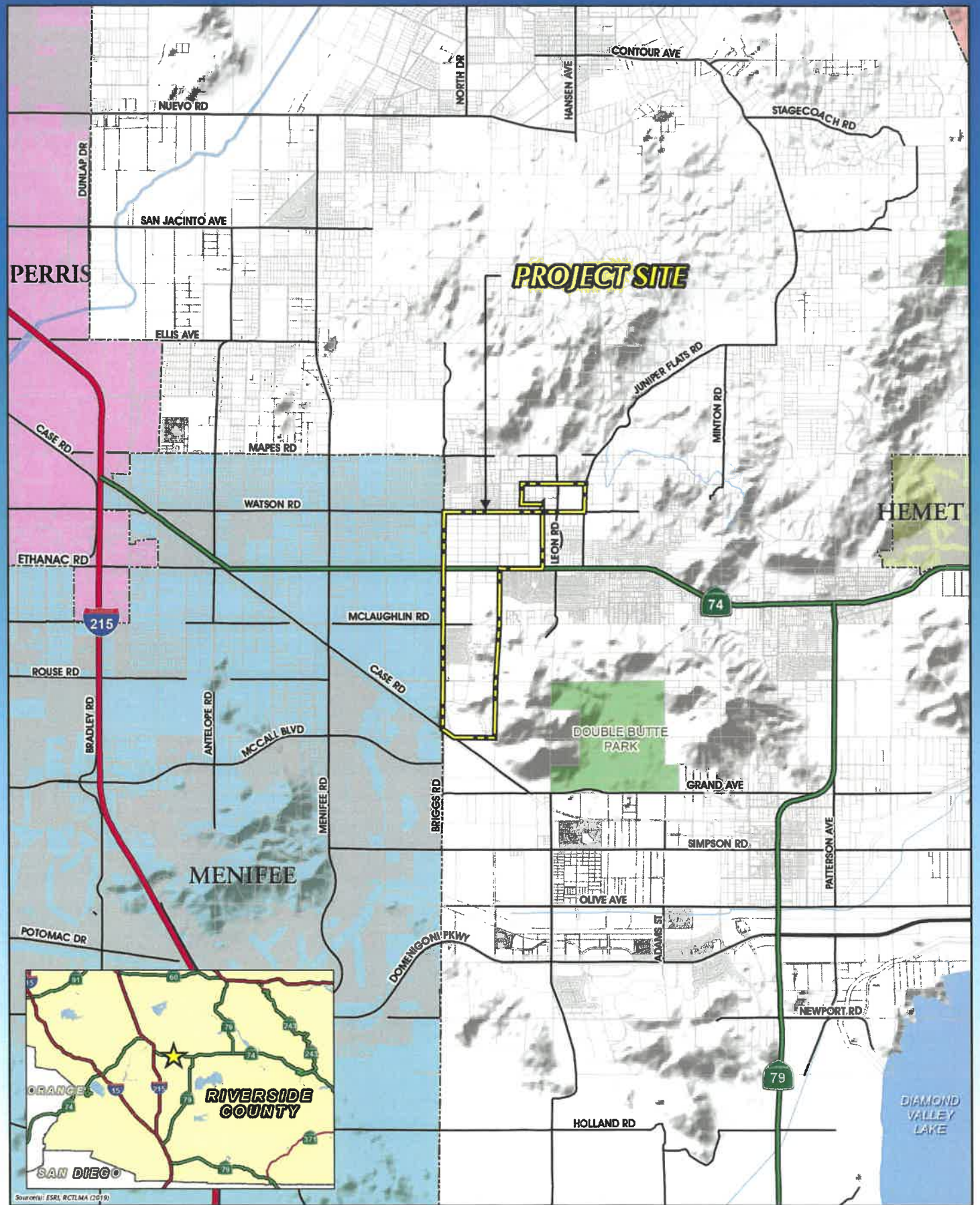
- (1) The maximum density may be increased to 6.0 du/ac with a 5,000 square foot lot size in Planning Area 34 in either of the following two circumstances:
- (a) The project is designed for and restricted to senior citizen housing; or
 - (b) The project is a mobile home park or mobile home subdivision.
- If this option is elected, the maximum number of dwelling units shown in Table II for Planning Areas 34 may increase, however, the overall maximum number of dwelling units for the entire Specific Plan may not exceed 2,025.
- (2) The overall number of units for Planning Areas 33B and 34 is restricted to require that several neighborhoods of differing lot sizes be developed.
- (3) Mini-parks are required in Planning Areas 26, 32, 35 and 37. A 4.9-acre Public Park is located within Planning Area 25.



MENIFEE NORTH SP 260 - A2, SC2

FIGURE II-1





MENIFEE NORTH SP 260 - A2, SC2

FIGURE II-2



III. SPECIFIC PLAN

A. DEVELOPMENT PLANS AND STANDARDS

1. PLANNING OBJECTIVES

This Specific Plan has been prepared within the framework of a detailed and comprehensive multi-disciplinary planning program. Issues such as engineering feasibility, market acceptance, economic viability, County Comprehensive General Plan goals and objectives, development phasing and local community goals have been fully examined and considered. To further ensure the environmental compatibility, aesthetic satisfaction and functional integrity of the plan, specific planning goals and objectives were identified. With this analysis and the specific project goals and objectives in mind, the *MENIFEE NORTH* Specific Plan:

- Provides a development plan of superior environmental sensitivity including a high quality of visual aesthetics, suppression of noise, protection of health and safety, and the promotion of the community and region.
- Considers topographic, geologic, hydrologic and environmental opportunities and constraints to create a design that generally conforms to the character of the land by retaining and utilizing basic existing landforms as much as possible.
- Reflects anticipated market needs and public demand by providing a range of housing types which will be marketable within the developing economic profile of Southern Perris Valley Area as well as the County of Riverside.
- Provides residential uses with specific emphasis on employing natural and created open space for a heightened aesthetic environment.
- Provides direct and convenient access to clustered neighborhoods via a convenient and efficient circulation system.
- Provides additional employment opportunities for the current and future residents of the region and surrounding communities.
- Creates a unique residential character that provides for a distinct environment through architectural treatment, viewshed, and natural terrain.

2. SPECIFIC LAND USE PLAN

a. Project Description

When completed, the *MENIFEE NORTH* project area will be composed of a high-quality mix of residential uses varying in density from 3.0 du/ac to 5.7 du/ac. These residential uses will be constructed in compliance with a site design that is consistent with the Riverside County General Plan. The residential products to be provided will meet a market need in the urbanizing Southern Perris Valley community. When fully

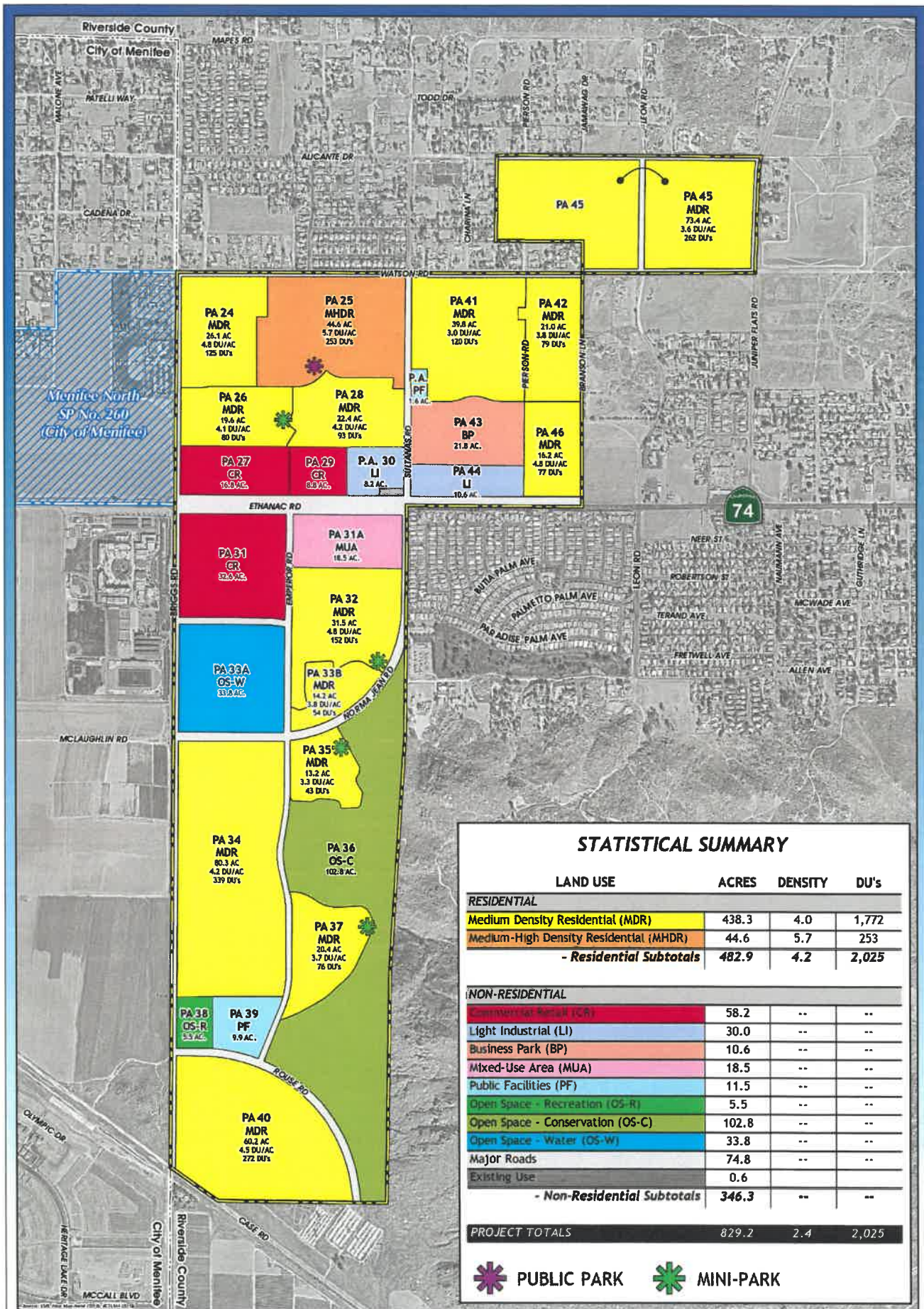
developed, a maximum of 2,025 homes will be constructed in *MENIFEE NORTH*. The units will be developed across a spectrum of lot sizes as depicted in the *Specific Plan Land Use Plan* (Figure III-1). In order to create a full service, balanced community, the project plans for one elementary school site, one community park, natural open space, commercial retail, business park, light industrial, and mixed use planning areas.

The project site has been divided into 26 planning areas on the basis of logical, separate units of development. Specific information on each of the planning areas within *MENIFEE NORTH* is provided within Section III.B; Planning Area Development Standards, in the Detailed Land Use Summary (Table II) and in Figures III-14 through 26).

The proposed land uses within the *MENIFEE NORTH* Specific Plan include:

- RESIDENTIAL - The Specific Plan was formulated based on the goal of providing a variety of housing types, styles, sizes and values to attract a variety of homebuyers. The residential element of the plan accounts for 482.5 acres of the project site, containing 2,025 dwelling units. Residential densities within the project will net 4.2 du/ac and gross 2.4 du/ac overall. The housing mix will be spread over four density ranges varying from Medium to High, as described below.
 - Medium Density Residential (7,200 s.f. lots, 3.6 du/ac) - consists of 538 dwelling units on 150.4 acres in Planning Areas 41, 42, 45, and 46. Lot sizes in these areas will be a minimum of 7,200 square feet.
 - Medium Density Residential (6,000 s.f. lots, 4.2 du/ac) - consists of 564 dwelling units on 135.8 acres in Planning Areas 26, 28, 35, 37, and 40. Lot sizes in these areas will be a minimum of 6,000 square feet.
 - Medium Density Residential (5,000 s.f. lots, 4.4 du/ac) - consists of 670 dwelling units on 151.3 acres in Planning Areas 24, 32, 33B and 34. Lot sizes in these areas will be a minimum of 5,000 square feet.
 - Medium High Density Residential (3,500 s.f. lots, 5.7 du/ac) - consists of 253 dwelling units on 44.6 acres in Planning Areas 25. Lot sizes in these areas will be a minimum of 3,500 square feet.

The maximum density of Planning Area 34 may be increased to 6.0 du/ac with a 5,000 square foot lot minimum if the planning area is designed for and restricted to senior citizen housing or if the planning area is a mobile home park or mobile home subdivision. Additional residential opportunities are also provided by Planning Area 31A which could accommodate high density residential uses within a mixed use/neighborhood commercial environment.



STATISTICAL SUMMARY

LAND USE	ACRES	DENSITY	DU's
RESIDENTIAL			
Medium Density Residential (MDR)	438.3	4.0	1,772
Medium-High Density Residential (MHDR)	44.6	5.7	253
- Residential Subtotals	482.9	4.2	2,025
NON-RESIDENTIAL			
Commercial Retail (CR)	58.2	--	--
Light Industrial (LI)	30.0	--	--
Business Park (BP)	10.6	--	--
Mixed-Use Area (MUA)	18.5	--	--
Public Facilities (PF)	11.5	--	--
Open Space - Recreation (OS-R)	5.5	--	--
Open Space - Conservation (OS-C)	102.8	--	--
Open Space - Water (OS-W)	33.8	--	--
Major Roads	74.8	--	--
Existing Use	0.6	--	--
- Non-Residential Subtotals	346.3	--	--
PROJECT TOTALS	829.2	2.4	2,025

PUBLIC PARK

MINI-PARK

MENIFEE NORTH SP 260 - A2, SC2

FIGURE III-1

- COMMERCIAL RETAIL - *MENIFEE NORTH* will contain several commercial sites totaling 58.2 acres, proposed for Planning Areas 27, 29 and 31. The commercial uses proposed will serve residents of *MENIFEE NORTH*, off-site users and persons employed in the area. The commercial sites are located to provide easy access for both on-site residents and the regional population. The provision of commercial uses is important not only for convenience, but also to satisfy commercial needs of the future population in this region.
- LIGHT INDUSTRIAL - The Light Industrial uses, totaling 18.8 acres of land, are proposed for Planning Areas 30, and 44. This land use is intended to provide areas for wholesale commercial, business/office, supportive commercial, and light industrial uses.
- BUSINESS PARK - The Business Park uses, totaling 21.8 acres of land, are proposed for Planning Area 43. This land use is intended to provide development areas for professional office and related supportive commercial uses as well as some limited types of "clean" light industrial uses.
- MIXED USE PLANNING AREA - The Mixed Use area in Planning Area 31A encompasses 18.5 acres and provides a mix of limited commercial and high density residential land uses.
- PUBLIC FACILITY – One elementary school site is planned within *MENIFEE NORTH*, containing a total of 9.9 acres, located in Planning Area 39. The Specific Plan satisfies the standards of the Perris Union and Romoland School Districts for the reservation of school sites as the project is implemented over the phasing period.
- OPEN SPACE-RECREATION - The *MENIFEE NORTH* project offers various sites for active recreation, highlighted by a 4.9-acre public park in Planning Area 25 and a 5.5-acre community park in Planning Area 38, strategically located adjacent to the elementary school site to provide excellent opportunities for sharing facilities. In addition, mini-parks are required in portions of Planning Areas 26, 32, 35, and 37. Including 5.3 acres of mini-parks, the project provides 15.7 acres of neighborhood parkland.
- OPEN SPACE-CONSERVATION - Approximately 102.8 acres of the Specific Plan area will remain as natural open space, preserved in Planning Area 36. This open space area includes the preservation of a significant hillside in the eastern portion of the site.
- ROADS - Major roadways totaling 74.8 acres will be developed in conjunction with the proposed project. The Riverside County Master Plan of Streets and Highways will adequately serve future traffic volumes for the region. On-site traffic will be handled by a hierarchical roadway system consisting of Expressway, Urban Arterial Highway, Major Highway, Secondary Highway, Industrial Collector, Collector and local roadways ranging in right-of-way width from 56 feet to 220 feet.

b. Land Use Development Standards

In order to ensure the orderly and sensitive development of the land proposed for *MENIFEE NORTH*, special techniques or mitigations have been created for each planning area. These area-specific standards, discussed in detail in Section III.B., Planning Area Development Standards, will assist in accommodating the proposed development and provide adequate transitions among neighboring land uses.

In addition to these specific techniques, project-wide development standards also have been prepared which complement the unique conditions within each planning area. These general standards are:

- 1) The total Specific Plan area shall be developed with a maximum of 2,025 dwelling units on 829.2 acres, as illustrated on the *Specific Plan Land Use Plan* (Figure III-1). General uses permitted will include a variety of residential, including mixed use planning areas, commercial retail, business park, light industrial, public facilities, open space-recreation, open space-conservation, and circulation as delineated on the *Specific Plan Land Use Plan*. These permitted uses are also depicted in Figures III-14- through 26, which support the discussion of individual planning areas.
- 2) Uses and development standards will be in accordance with the County of Riverside Zoning Code and will be defined by Specific Plan objectives, future detailed plot plans and potential conditional use permits as appropriate.
- 3) Standards relating to signage, landscaping, parking and other related design elements will conform to the County of Riverside Zoning Ordinance No. 348. When appropriate and necessary to meet the goals of this Specific Plan, the standards contained within this document will exceed the zoning code requirements. In addition, a Specific Plan Zoning Ordinance will be processed concurrently with this Specific Plan.
- 4) All project lighting shall be in accordance with applicable Riverside County standards, including Ordinance No. 655 regarding Mt. Palomar Observatory standards.
- 5) Development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinances No. 348 and 460. Development shall conform substantially with adopted Specific Plan No. 260 as filed in the office of the Riverside County Planning Department, unless otherwise amended. This Specific Plan conforms with state laws.
- 6) Except for the Specific Plan Zoning Ordinance adopted concurrently with this Specific Plan, no portion of this Specific Plan which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted Specific Plan.
- 7) A land division filed for the purpose of phasing or financing shall not be considered an implementing development application provided that if the maintenance organization is a property owner's association, the legal documentation necessary to establish the association shall be recorded concurrently with the recordation of the final map.
- 8) Common areas identified in the specific plan shall be owned and maintained as follows:
 - a) A permanent master maintenance organization shall be established for the Specific Plan area, to assume ownership and maintenance responsibility for all common recreation, open space, and landscaped areas (including those in commercial retail, light industrial, business park, and mixed use planning areas). The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization

is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association, then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

- b) Unless otherwise provided for in these standards, common areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.
 - c) The maintenance organization shall be established prior to or concurrent with the recordation of the first land division or issuance of any building permit for any approved development permit (use permit, plot plan, etc.). The ownership and maintenance responsibility shall be identified for each open space lot at the time Tentative Subdivision Maps are filed.
- 9) The permittee shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees from any claim, action, or proceeding against the County of Riverside or its agents, officers, or employees to attack, set aside, void, or annul an approval of the County of Riverside, its advisory agencies, appeal boards or legislative body concerning Specific Plan No. 260. The County of Riverside will promptly notify the permittee of any such claim, action, or proceeding against the County of Riverside and will cooperate fully in the defense. If the County fails to promptly notify the permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County of Riverside.
 - 10) Prior to issuance of building permits for construction of any use contemplated by this approval, the applicant shall first obtain clearance from the County of Riverside Planning Department verifying that all pertinent conditions of Specific Plan approval have been satisfied for the phase of development in question.
 - 11) An environmental assessment shall be conducted for each Tract, Plot Plan, Specific Plan Amendment or any other discretionary permit required to implement the Specific Plan. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR No. 329 prepared for this Specific Plan.
 - 12) Lots created pursuant to this Specific Plan and any subsequent tentative maps shall be in conformance with the development standards of the specific plan zone herein applied to the property.
 - 13) Development applications which incorporate common areas shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, irrigation systems, structures and circulation (vehicular, pedestrian and/or bicycle.)
 - 14) Passive solar heating techniques will be employed whenever possible within the project. Passive solar systems do not utilize sophisticated hardware. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated and installing simple heat storage systems.

- 15) If necessary, roadways, infrastructure and open space will be coordinated by and paid for through an assessment or community services district to facilitate construction, maintenance and management.
- 16) Final development densities for each planning area shall be determined through the appropriate development application up to the maximum density identified, based upon but not limited to the following:
 - a) Adequate availability of services.
 - b) Adequate access and circulation.
 - c) Sensitivity to landforms.
 - d) Innovation in housing types and design.
 - e) Density transfer.
 - f) Sensitivity to neighborhood design through lot and street layouts.
 - g) Lot sizes as proposed in this Specific Plan.
 - h) Density bonuses for affordable or senior citizen housing.
- 17) Areas designated as open space that will be conveyed within parcel boundaries to individual property purchases shall be deed restricted so as to create open space easements and prohibit grading, construction or other development activity in such open space.
- 18) Prior to the issuance of building permits, improvement plans for developed common open space areas, including irrigation plans, shall be submitted for Planning Department approval for the stage of development in question. Irrigation plans shall be certified by a landscape architect.
- 19) For the security and safety of future residents, the applicant and/or developer shall incorporate the following design concepts within each individual tract:
 - a) Circulation for pedestrians, vehicles and police patrols.
 - b) Lighting of streets, walkways and bikeways.
 - c) Visibility of doors and windows from the street and between buildings, where practical.
 - d) Fencing heights and materials.
- 20) It is anticipated that maintenance associations, CSAs or CSDs, if formed, will be established as follows:

The master property owner's association shall be charged with the unqualified right to assess their own individual owners who own individual units for reasonable maintenance and management costs which shall be established and continuously maintained. The property owner's association shall be responsible for private roads, parking, open space area, signing, landscaping, irrigation, common areas and other responsibilities as necessary.
- 21) Prior to the issuance of final grading plans for individual planning areas, a detailed noise analysis shall be prepared to determine the height and location of noise barriers needed to achieve acceptable noise levels.
- 22) Designation and/or dedication of parkland and open space acreage, necessary to satisfy both County and State requirements, will be based on the final number of dwelling units and subsequent

population generated by the *MENIFEE NORTH* Specific Plan as adopted by the Riverside County Board of Supervisors, unless otherwise amended.

Table II
MENIFEE NORTH
DETAILED LAND USE SUMMARY

DESIGNATION	PLANNING AREA	ACREAGE	TARGET DENSITY	DWELLING UNITS
RESIDENTIAL				
Medium – 7,200 SF min	41	39.8	3.0	120
	42	21.0	3.8	79
	45	73.4	3.6	262
	46	16.2	4.8	77
SUBTOTAL - MEDIUM - 7,200 SF MIN.		150.4	3.6	538
Medium – 6,000 SF min	26	19.6	4.1	80
	28	22.4	4.2	93
	35	13.2	3.3	43
	37	20.4	3.7	76
	40	60.2	4.5	272
SUBTOTAL - MEDIUM - 6,000 SF MIN.		135.8	4.3	564
Medium - 5,000 SF min.	24	26.1	4.8	125
	32	31.5	4.8	152
	33B	14.2	3.8	54
	34 ⁽¹⁾	80.3	4.2	339
SUBTOTAL - MEDIUM - 5,000 SF MIN.		152.1	4.4	670
Medium High – 3,500 SF min.	25	44.6	5.7	253
SUBTOTAL - MEDIUM HIGH - 3,500 SF MIN.		44.6	5.7	253
RESIDENTIAL SUBTOTALS		482.9	4.2	2,025
NON-RESIDENTIAL				
	43	21.8	—	—
SUBTOTAL - BUSINESS PARK		21.8	—	—
	27	16.8	—	—
	29	8.8	—	—
	31	32.6	—	—
SUBTOTAL - COMMERCIAL RETAIL		58.2	—	—
Mixed Use Planning Area	31A	18.5	—	—
SUBTOTAL – MIXED USE PLANNING AREA		18.5	—	—
	30	8.2		
	44	10.6		
SUBTOTAL - LIGHT INDUSTRIAL		18.8	—	—

	39	9.9		
SUBTOTAL - PUBLIC FACILITY		9.9	—	—
	38	5.5		
SUBTOTAL - OPEN SPACE-RECREATION		5.5	—	—
Open Space-Conservation	36	102.8	—	—
Open Space-Water	--	33.8	—	—
Utility Easements/Existing Uses	--	0.6	—	—
Major Roadways	--	74.8	—	—
Fire Station	--	1.6	—	—
NON-RESIDENTIAL SUBTOTALS		346.3	—	—
PROJECT TOTALS		829.2	2.4	2,025

¹ The maximum density may be increased to 6.0 du/ac with a 5,000 square foot lot size in Planning Area 34 in either of the following two circumstances:

- a. The project is designed for and restricted to senior citizen housing, or
- b. The project is a mobile home park or mobile home subdivision

If this option is elected, the maximum number of dwelling units shown in Table II may be exceeded up to a new maximum which is listed in the Planning Area description for the relevant Planning Area. The overall maximum number of dwelling units for the entire Specific Plan may not exceed 2,025,815.

² Mini-parks are required in Planning Areas 26, 32, 35 and 37. A 4.9-acre Public Park is located within Planning Area 25.

3. CIRCULATION PLAN

a. **Circulation Plan Description**

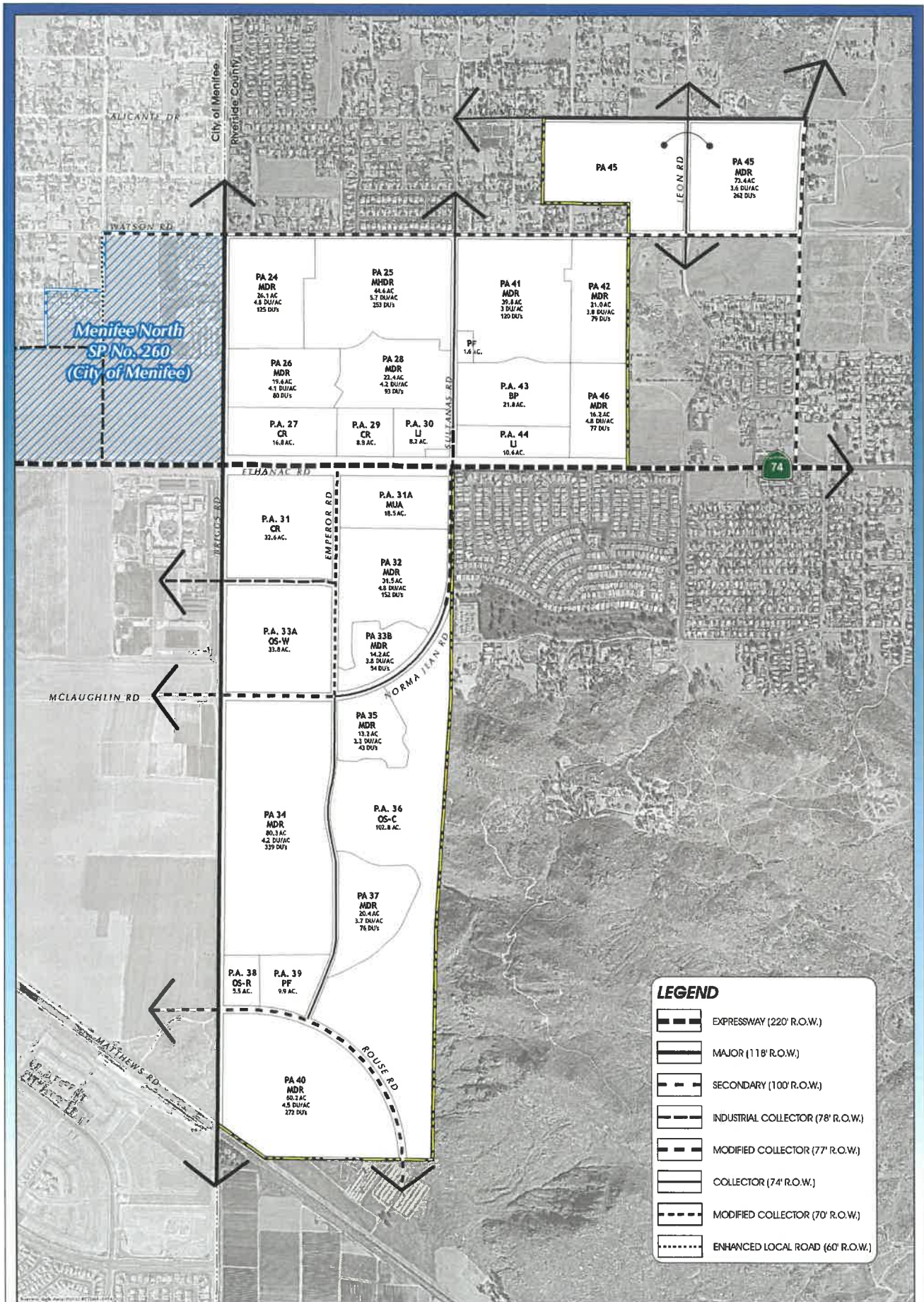
As the result of a thorough traffic analysis conducted by Robert Kahn, John Kain and Associates, Inc. (See Technical Appendices), a project roadway concept has been developed for *MENIFEE NORTH*, as illustrated in the *Specific Plan Circulation Plan* (Figure III-2). In addition to the project roadway concept, Amendment No. 2 has modified the circulation plan to be in conformance with the Circulation Element of the Riverside County Integrated Project.

Principal east-west roadway access to and through the site will be provided by the existing Highway 74 and the proposed improved Ethanac Road Corridor. Primary north-south traffic through the project site will be conveyed via Briggs Road, proposed on-site as a 118' ROW Major Highway. On-site circulation will be accommodated by a network of public and private roadways. Each major roadway's location and size are designed, as illustrated on Figure III-2, to facilitate the efficient movement of traffic throughout the site.

The main objective of the Circulation Plan is to provide direct and convenient access to individual neighborhoods and supportive land uses through a safe and efficient system of urban arterial, arterial, secondary, industrial collector, collector, and local roadways. Non-vehicular circulation will be promoted through the provision of bicycle lanes, sidewalks and a community trail.

b. **Circulation Development Standards**

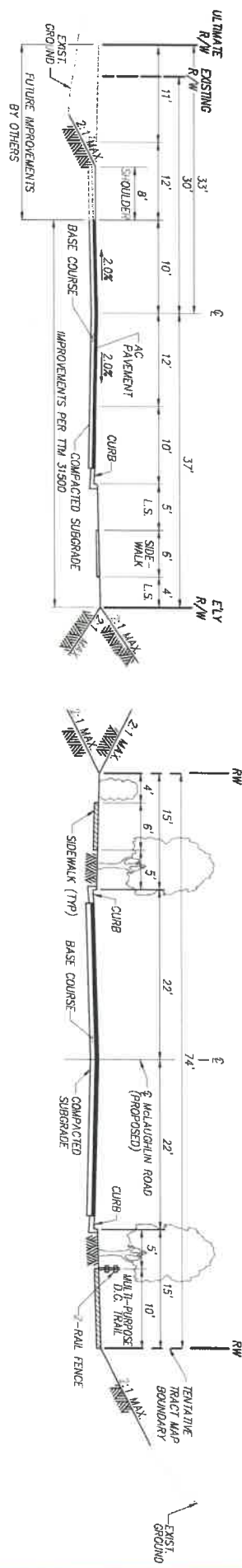
- 1) The proposed Circulation Plan provides an efficient traffic design that meets the needs of the project. The on-site system depicted on the *Specific Plan Circulation Plan* (Figure III-2) has been derived from the Master Circulation Plan outlined in the project Traffic Analysis and will serve as the composite Circulation Plan for the *MENIFEE NORTH* Specific Plan. (See Technical Appendices.) The illustrated, on-site roadway improvements will be phased in accordance with this plan.
- 2) Heavy through-traffic should be eliminated from residential neighborhoods. Major roadways should be implemented as non-access roadways, with residential neighborhoods served by smaller residential collectors.
- 3) Each subdivision shall comply with the on-site and off-site street improvement recommendations and mitigation measures outlined in subsequent traffic studies for each individual project.



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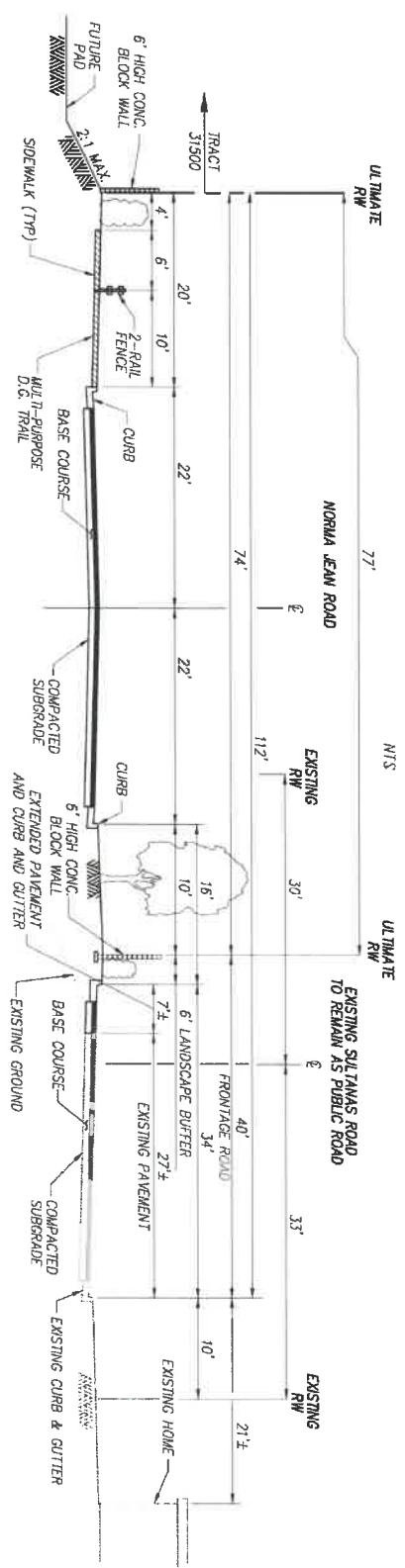
FIGURE III-2

- 4) Roadway cross-sections are depicted in Figure III-3 and Figure III-4. On-site roads will be constructed as:
- Expressway (220' ROW)
 - Major Highway (118' ROW)
 - Secondary Highway (100' ROW)
 - Industrial Collector (78' ROW)
 - Modified Collector (77' ROW)
 - Collector (74' ROW)
 - Modified Collector (70' ROW)
 - Enhanced Local Road (60' ROW)
 - Local streets (56' ROW)
- 4a) The minimum interior local street width may be reduced from the 60-foot standard to no less than 56 feet for the purpose of providing more landscaped area. Any approved reduction shall be accomplished by reducing the width of the asphalt travel lanes by two feet in each direction. Any reduction in street width shall be used solely to augment landscape areas on the exterior street and shall be done on a 1:1 basis.
- 4b) A reduction in the width of a local street may be appropriate to reduce traffic speeds on internal residential streets. Such reduction in pavement width must be utilized to accomplish other design objectives, e.g., enhancing the buffer treatment of reverse frontage lots, providing for sheltered parking opportunities, or incorporating bus stop turnouts.
- 5) Landscape requirements shall be in accordance with the Roadway Landscape Treatments as depicted in Section IV, Design Guidelines.
- 6) Major roadway improvements shall be financed through an assessment district or similar financing mechanism.
- 7) The project proponent shall participate in the Traffic Signal Mitigation Program as approved by the Board of Supervisors.
- 8) All projects, including subdivisions and plot plans within this Specific Plan, shall be subject to the Development Monitoring Program as described in the Development Monitoring Program (Section II.C) of this Specific Plan.
- 9) Any application for any subdivision within the Specific Plan boundary (including a Schedule I Parcel Map) shall cause the design and construction of the Specific Plan master planned infrastructure within the final map boundaries, with the exception of a division of land that has no parcel less than 40 acres or that is not less than a quarter of a quarter section.
- 10) All roadways intersecting four lane facilities or greater shall be a minimum of 66 feet of right-of-way and constructed in accordance with Standard 103, Ordinance 461 from the four lane facility to the nearest intersection.



EMPEROR ROAD - (SEGMENT 1)
 BETWEEN MCCLAUGHLIN AND ETHANAC ROAD/SR74
 NTS

NORMA JEAN ROAD - (SEGMENT 2A)
 BETWEEN EMPEROR ROAD AND SULTANAS ROAD
 NTS

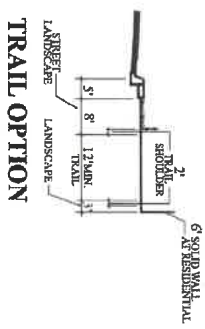
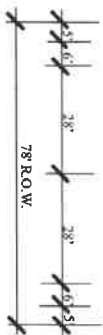
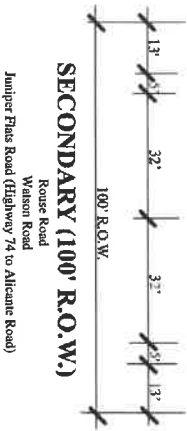
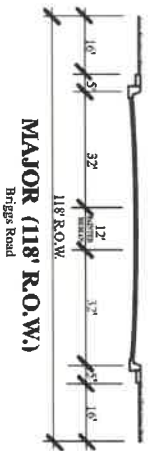
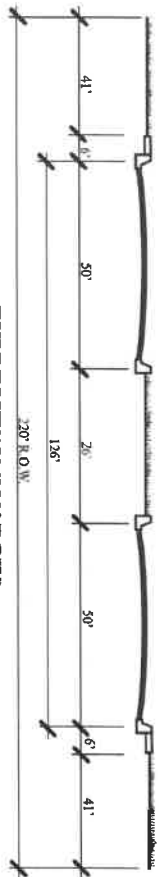


NORMA JEAN ROAD/SULTANAS ROAD - (SEGMENT 2B)
 FROM SOUTH END OF SULTANAS ROAD TO ETHANAC ROAD/SR74
 NTS

MENIFEE NORTH SP 260 - A2, SC2



ROADWAY CROSS-SECTIONS (1 of 2)



- 11) All typical sections shall be per Ordinance 461, or as approved by the Transportation Department.
- 12) All intersection spacing and/or access openings shall be per Standard 114, Ordinance 461, or as approved by the Transportation Department.
- 13) No textured pavement accents will be allowed within any County right-of-way.
- 14) Mid-block crosswalks are not approved.
- 15) No driveways or access points as shown in this Specific Plan are approved. All access points shall conform to Transportation Department standard access spacing, depending upon the street's classification.
- 16) This Specific Plan proposes no drainage facilities to be maintained by the Transportation Department. Therefore, all facilities other than facilities to be constructed in the road right-of-way will be either private or be Flood Control District facilities.
- 17) Per the Riverside County General Plan, "*Neighborhood Commercial Uses must be located along Secondary or greater highways, at or near intersections with Secondary Highways.*"
- 18) The Transportation Department's policy regarding streets adjacent to school sites and park sites requires a minimum of 66' right-of-way (Standard 103).
- 19) Any landscaping within public road rights-of-way will require approval by the Transportation Department and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar mechanism as approved by the Transportation Department.
- 20) All bike trails developed as part of this Specific Plan should be designated as Class I bikeways generally located within separate rights-of-way in accordance with the standards contained within Chapter 1000 of the California Department of Transportation - Highway Design Manual (Fourth Edition).
- 21) Right-of-way dedication for Sultanas Road improvements beyond those now existing will be granted from the *MENIFEE NORTH* project site.
- 22) Where the project site boundary abuts Paradise Palm Drive, access to the adjacent golf course will be re-established at no cost to Highland Palms residents as right-of-way improvements in this area proceed.

Table IIA
CIRCULATION ELEMENT ROADWAYS

ROADWAY NAME	CURRENT CIRCULATION ELEMENT CLASSIFICATION	PROPOSED CIRCULATION ELEMENT CLASSIFICATION
Highway 74/Ethanac Road	Major 100' ROW	Expressway 220' ROW
Briggs Road	Major 118' ROW	Major 118' ROW
Rouse Road	Secondary 100' ROW	Secondary 100' ROW
Watson Road (Briggs Road to Juniper Flats Road)	Secondary 100' ROW	Secondary 100' ROW
McLaughlin Road (Briggs Road to Emperor Road)	Secondary 100' ROW	Secondary 100' ROW
Juniper Flats Road (Highway 74 to Alicante Drive)	Secondary 100' ROW	Secondary 100' ROW
Norma Jean Road (Previously referred to as McLaughlin Road/Sultanas Road) (Highway 74 to the northern half of Planning Area 32)	Secondary 100' ROW	Modified Collector 77' ROW
Norma Jean Road (Previously referred to as McLaughlin Road/Sultanas Road) (Emperor Road to the southern half of Planning Area 32)	Secondary 100' ROW	Modified Collector 74' ROW
Emperor Road (Highway 74 to McLaughlin Road)	Industrial Collector 78' ROW	Modified Collector 70' ROW
Street "B"	Industrial Collector 78' ROW	Industrial Collector 78' ROW
Sultanas Road (Highway 74 to Northern boundary of Planning Area 44)	Industrial Collector 78' ROW	Industrial Collector 78' ROW
Sultanas Road (Watson Road to Northern boundary of Planning Area 44)	Collector 74' ROW	Collector 74' ROW
Emperor Road (McLaughlin Road to Rouse Road)	Collector 74' ROW	Collector 74' ROW
Leon Road	Collector 74' ROW	Collector 74' ROW

4. DRAINAGE PLAN

a. Drainage Plan Description

The *MENIFEE NORTH* Specific Plan is mainly located within the boundaries of the Riverside County Flood Control and Water Conservation District's (RCFCD) Homeland/Romoland Area Drainage Plan (see Figure III-5, *Regional Drainage Plan*). A southern portion of the project site is outside of this area drainage plan, and there are no area drainage plans developed at this time to address drainage issues in this southern area.

The master drainage plan developed by the applicant suggests a combination of master drainage lines proposed by the RCFCD Area Drainage Plan, and new or revised lines per the *MENIFEE NORTH* Specific Plan to be utilized to address off-site drainage issues relative to the site. Figure III-6 outlines the proposed storm drain system within the project site.

Off-site flows will be intercepted at existing drainage courses where possible, and if necessary, drainage swales will be constructed to concentrate all off-site drainage at proposed inlets on the north project boundary.

The Romoland/Homeland Area Drainage Plan anticipates the construction of storm drain facilities north of *MENIFEE NORTH* to reduce some of the run-off tributary to the north boundary of the project. Since these off-site facilities are not constructed yet, *MENIFEE NORTH* development is responsible to intercept the run-off at its existing conditions. Due to increased run-off in Lines A-3 and A-1, on-site retention basins are proposed in order to reduce flows to designed run-off per the Romoland/Homeland Drainage Plan. Lines 1 and 4 will be constructed per the Homeland/Romoland Area Drainage Plan. A portion of Line A within the Specific Plan area has already been designed and will be utilized in the Specific Plan. On-site regional drainage facilities could be required if storm water exceeds street capacities. The actual size and location of the on-site storm drain system will be determined during design stage of on-site improvement plans.

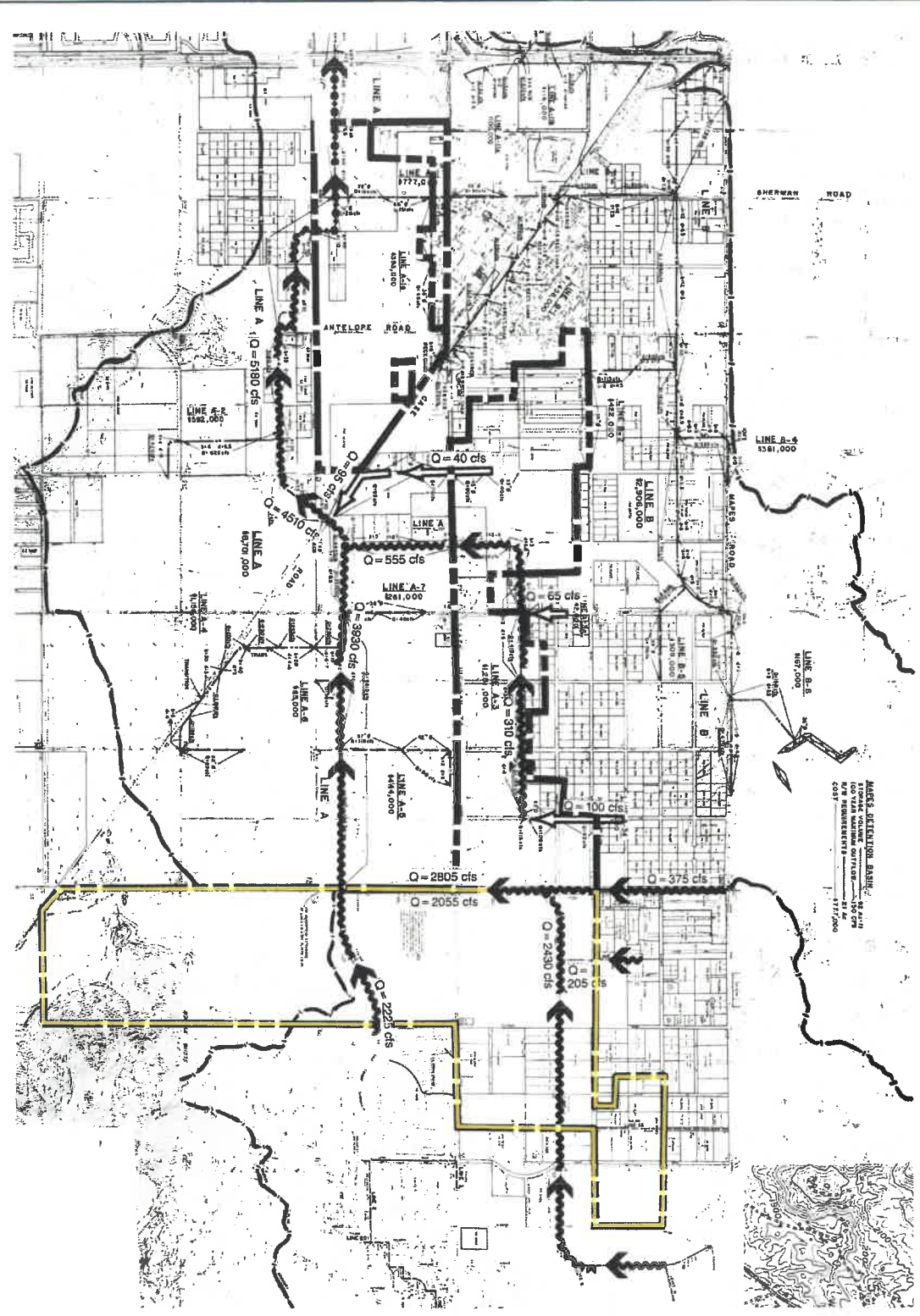
The construction of Line 1 will cause diversion of flows. This line discharges to proposed Line A per the Master Drainage Plan. The construction of Line A through the site creates a diversion. A portion of Line A from Antelope Road to I-215 has already been designed by RCFCD but it cannot be constructed until the San Jacinto River project is completed. For the portion of Line A through the project to be approved, all downstream facilities including the Antelope Road stormdrain should be established or under construction. A financing mechanism such as a Community Facilities District (CFD) or Assessment District may be formed by all the affected property owners in order to construct the facilities between Antelope Road and the project boundary.

b. Drainage Plan Development Standards






- 1) Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District requirements.
- 2) It is anticipated that major backbone drainage facilities will be maintained by the County Flood Control District. Local drainage devices within street rights-of-way will be maintained by County Transportation Department.

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Revised: 11/20/2014

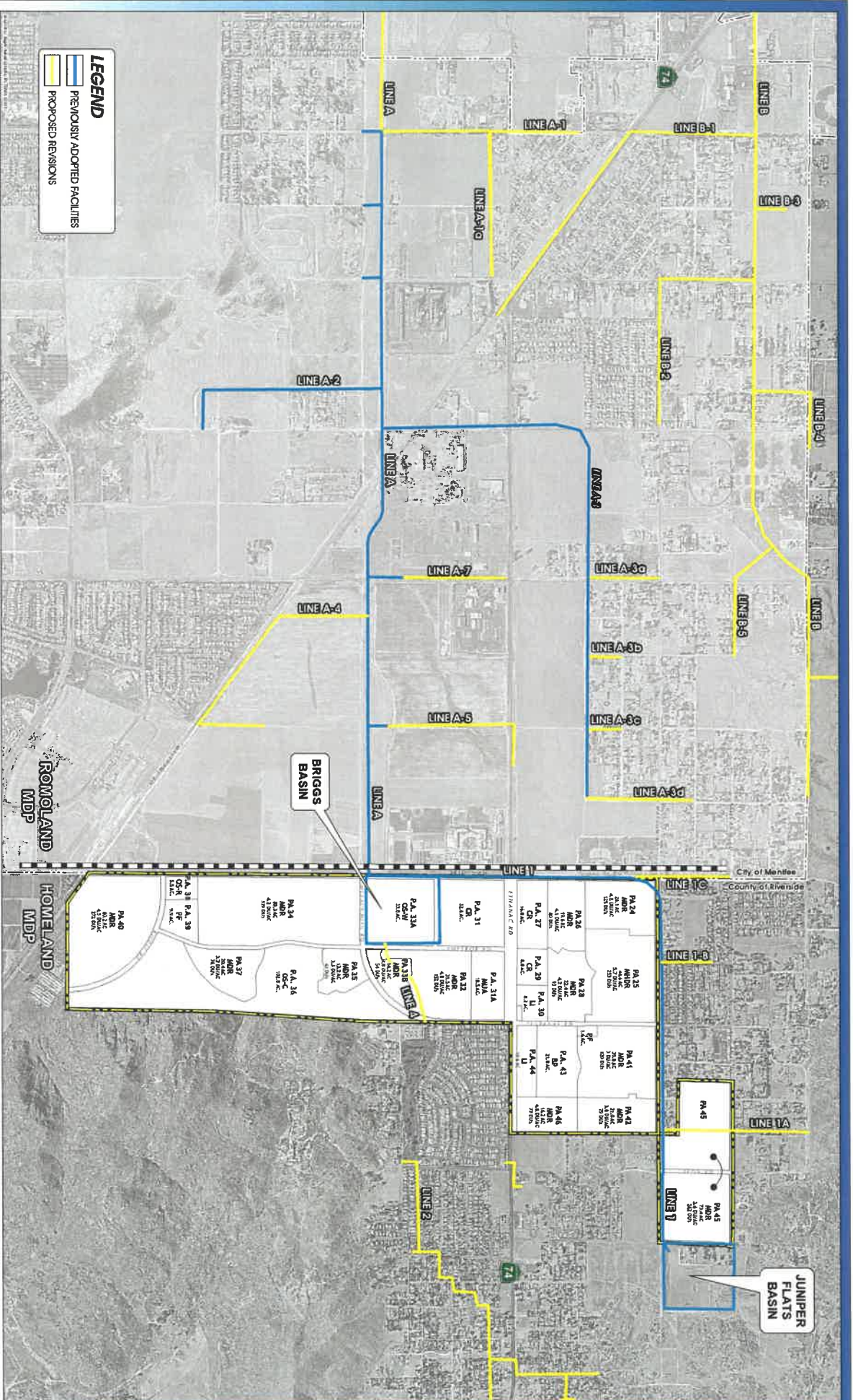


MDP'S DETENTION BASIN:
 STORAGE VOLUME = 12,500 cfs
 100 YEA WATERSHED OUTLET = 150 cfs
 100 YEA WATERSHED INLET = 177,000 cfs

-  PROJECT BOUNDARY
-  MASTER DRAINAGE PLAN (MDP) BOUNDARY
-  MDP PROPOSED OPEN CHANNEL
-  PROPOSED UNDERGROUND STORM DRAIN
-  MDP PROPOSED DIRT TRAP CHANNEL

REGIONAL DRAINAGE PLAN
 III-18

FIGURE III-5



LEGEND

- PREVIOUSLY ADOPTED FACILITIES
- PROPOSED REVISIONS

MENIFEE NORTH SP 260 - A2, SC2



MASTER DRAINAGE PLAN
III-19

FIGURE III-6

PA 24 MOR 4.1/10.0K 12.0/20.0	PA 25 MOR 5.2/10.0K 12.0/20.0	PA 26 MOR 4.1/10.0K 11.0/20.0	PA 27 MOR 4.1/10.0K 11.0/20.0	PA 28 MOR 4.1/10.0K 11.0/20.0	PA 29 MOR 4.1/10.0K 11.0/20.0	PA 30 MOR 4.1/10.0K 11.0/20.0	PA 31 MOR 4.1/10.0K 11.0/20.0	PA 32 MOR 4.1/10.0K 11.0/20.0	PA 33 MOR 4.1/10.0K 11.0/20.0	PA 34 MOR 4.1/10.0K 11.0/20.0	PA 35 MOR 4.1/10.0K 11.0/20.0	PA 36 MOR 4.1/10.0K 11.0/20.0	PA 37 MOR 4.1/10.0K 11.0/20.0	PA 38 MOR 4.1/10.0K 11.0/20.0	PA 39 MOR 4.1/10.0K 11.0/20.0	PA 40 MOR 4.1/10.0K 11.0/20.0	PA 41 MOR 4.1/10.0K 11.0/20.0	PA 42 MOR 4.1/10.0K 11.0/20.0	PA 43 MOR 4.1/10.0K 11.0/20.0	PA 44 MOR 4.1/10.0K 11.0/20.0	PA 45 MOR 4.1/10.0K 11.0/20.0	PA 46 MOR 4.1/10.0K 11.0/20.0	PA 47 MOR 4.1/10.0K 11.0/20.0	PA 48 MOR 4.1/10.0K 11.0/20.0	PA 49 MOR 4.1/10.0K 11.0/20.0	PA 50 MOR 4.1/10.0K 11.0/20.0
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- 3) An erosion, sedimentation and flood control plan should be prepared for all development areas draining into the San Jacinto River and Salt Creek. This plan should include no improvements, and should protect these water courses from erosion and siltation during and after construction. Drainage of urban areas should be controlled prior to reaching either the San Jacinto or Salt Creek courseways through the use of velocity reduction devices at the points where run-off enters the waterways.

- 4) All projects proposing construction activities including: cleaning, grading or excavation that results in the disturbance of at least five acres of total land area, or activity which is part of a larger common plan of development of one acre or greater, shall obtain the appropriate NPDES construction permit and pay the appropriate fees. There is a statewide General Permit applicable to most areas of the state; however, because *MENIFEE NORTH* is located in the San Jacinto Watershed, the project is subject to a special NPDES permit (No. CAG 618005) per Order No. 01-34 as adopted by the California Regional Water Quality Control Board, Santa Ana Region, on January 19, 2001. The developer or builder shall comply with the requirements of the NPDES construction permit by developing and implementing a Storm Water Pollution Prevention Plan (SWPPP), approved by the Executive Officer of the Regional Water Quality Control Board, that specifies Best Management Practices (BMPs) to minimize pollutants in storm water runoff. During construction, the project would follow the specifications per the site's SWPPP.

III. SPECIFIC PLAN

**MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 2
SUBSTANTIAL CONFORMANCE NO. 2**

5. WATER AND SEWER PLAN

The water and sewer facilities requirements identified below are based on correspondence from Eastern Municipal Water District (November 19, 1992) and the project civil engineer (June 1, 1993). The *MENIFEE NORTH* project proposes to phase sewer and water system improvements to serve the project area which would allow initial developments to proceed by connecting to existing facilities. As these developments proceed, generated capital from the collection of connection fees will provide funding for new facilities to serve the entire area. In addition, as development proceeds, *MENIFEE NORTH* will have the ability to form Community Facility/Assessment Districts to provide funding for additional improvements.

a. **Water Plan Description**

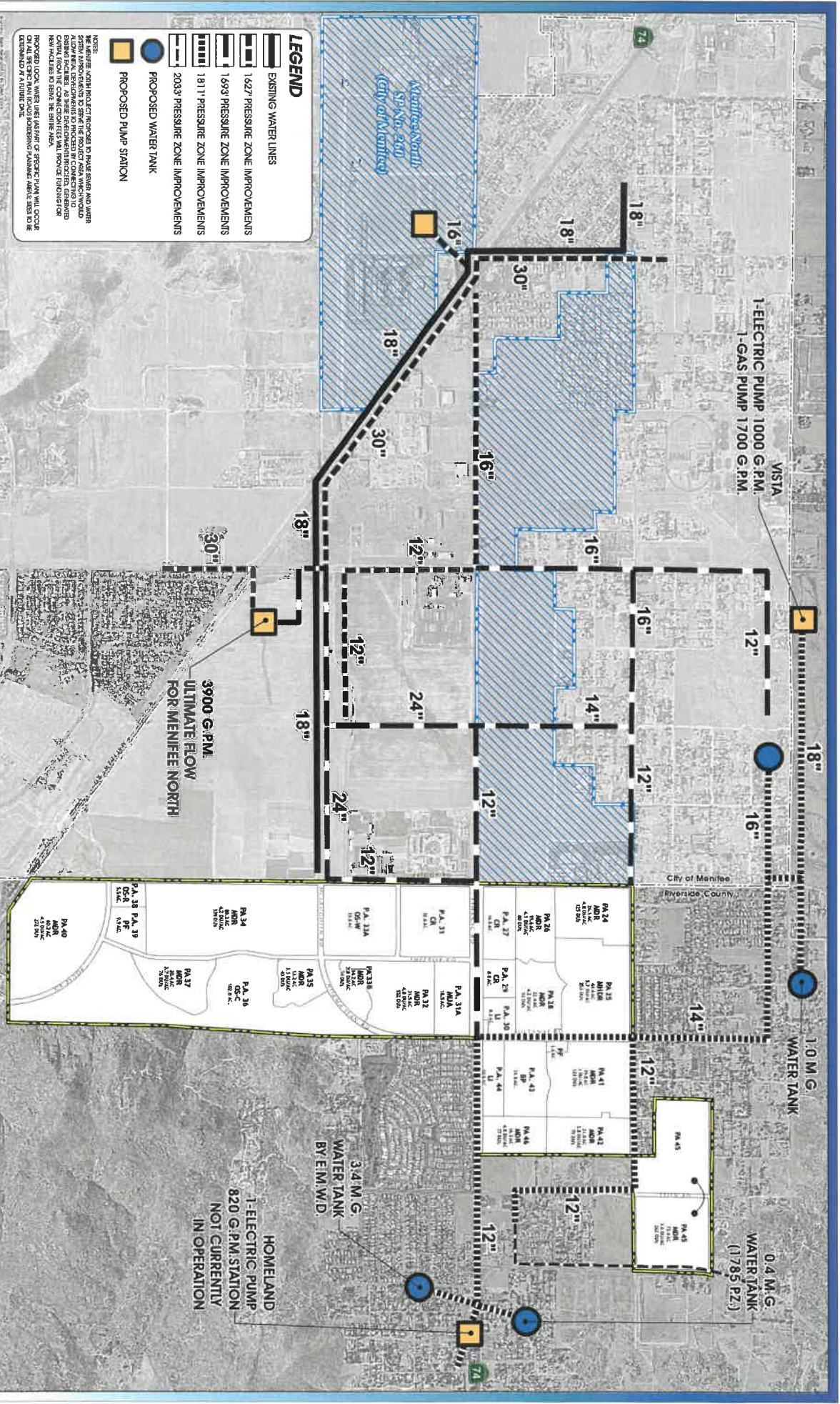
Domestic water will be supplied to the *MENIFEE NORTH* project area by Eastern Municipal Water District (EMWD). EMWD's facilities master plan indicates that system improvements should occur within the project area. The proposed backbone water distribution and storage system improvements for the project area are illustrated on Figure III-7, *Master Water Plan*. The plan for providing water service to the area is based on EMWD's regional planning effort and therefore is compatible with the District's current planning concepts. District water system improvements include approximately 12 million gallons of storage with water lines ranging in diameter from 12" to 30". Pumping improvements include approximately 5,500 gallons per minute of new capacity as well as reworking and/or automation of the Ellis, Homeland and Vista pumping plants.

The project is included within four existing water pressure zones: 1693' zone, 1785' zone, 1811' zone, and 2033' zone. Development is anticipated to occur within Planning Areas 24, 25 and 45 by connecting to the 1811'/1785' zone system with minimal off-site water line improvements.

Planning Areas 33 and 34 will be served by constructing additional pumping capacity at the Vista Pump Station to increase the water supply into the 1811' zone. The storage for Planning Areas 33 and 34 will initially be provided by pressure reduction into the 1693' pressure zone from the 1811'/1785' pressure zone.

Currently, the 1693' zone has no storage. Water is pumped from the 1697' zone through the 1693' zone and into the 1811' zone. Currently, there is approximately one million gallons of storage in the 1811' zone and 0.4 million gallons of storage in the 1785' zone. In EMWD's master plan, the 1811' zone and the 1785' zone merge and continue providing service as the 1811' zone. This will occur once EMWD constructs a 3.4 million gallon storage tank southeasterly of Juniper Flats Road and Highway 74, along with other facilities necessary to fill this tank, providing available storage capacity for new connections.

It is anticipated that EMWD will require the project to construct reclaimed water lines on-site so that when the regional system is complete, the project can ultimately utilize reclaimed water for certain types of irrigation.



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FIGURE III-7

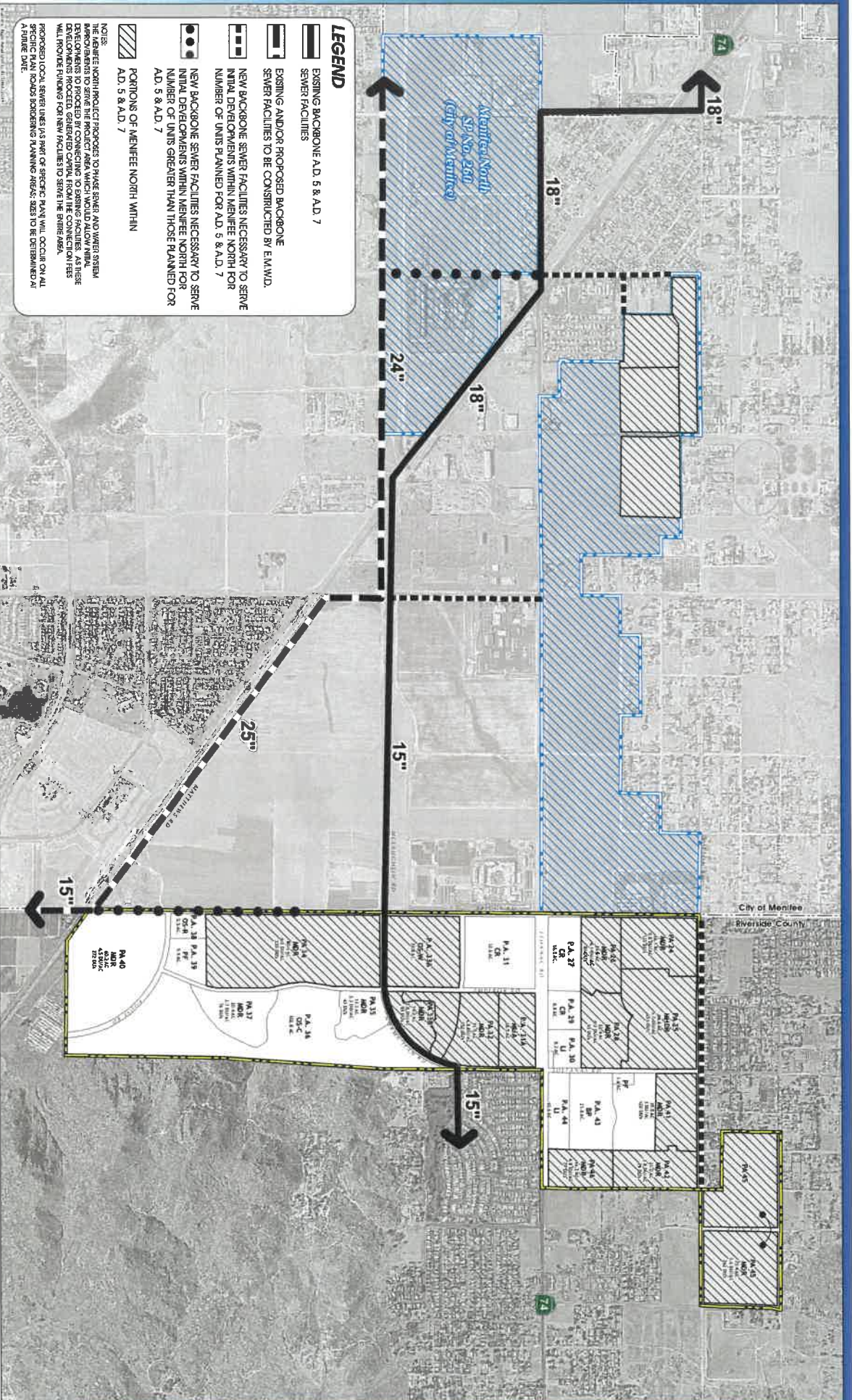
b. Sewer Plan Description

Collection and treatment of wastewater will be provided by Eastern Municipal Water District (EMWD). Portions of the *MENIFEE NORTH* project are located within EMWD Assessment Districts Nos. 5 (Romoland AD) and 7 (Homeland AD). These portions of the project site are eligible to connect to the AD funded facilities for wastewater service. However, due to the project's service demand above that which was anticipated at the time AD Nos. 5 and 7 were formed, some improvements to these systems would be necessary to provide an adequate level of service.

In order for the portions of the project area not located within AD Nos. 5 or 7 to receive sewer service, system improvements will be necessary. EMWD's wastewater facilities master plan describes a conceptual layout of gravity-flow sewer lines that would accomplish the required service. The *MENIFEE NORTH* project would be required to design and construct master-planned facilities which would allow for a system of sewers located within public road right-of-ways which are capable of conveying all on-site generated flow by gravity. Backbone wastewater system improvements necessary to provide an adequate level of service to *MENIFEE NORTH* are illustrated on Figure III-8, *Master Sewer Plan*. For residential areas located within AD Nos. 5 and 7, sewer lines will be constructed to join the existing AD funded sewer facilities to developing areas up to the AD planned densities. Densities greater than planned for the ADs will pay connection fees and construct facilities to join the District funded 24" and larger trunk sewer main that will connect to the expanded Perris Valley Regional Water Reclamation Facility.

c. Water and Sewer Plan Development Standards

- 1) All water and sewer lines shall be placed underground.
- 2) All water and sewer lines shall be designed per the Eastern Municipal Water Districts requirements.
- 3) The infrastructure system will be installed to the requirements of the County Building and Safety Department.
- 4) Water and sewage disposal facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department.
- 5) The project developer shall submit information which describes estimates of the project's reclaimed water demand, and landscape/irrigation conceptual plans to EMWD for review. At the time of EMWD's review, a determination shall be made regarding requirements for reclaimed water use and system improvements by the subject project.



LEGEND

- EXISTING BACKSONE A.D. 5 & A.D. 7 SEWER FACILITIES
- EXISTING AND/OR PROPOSED BACKSONE SEWER FACILITIES TO BE CONSTRUCTED BY E.M.W.D.
- NEW BACKSONE SEWER FACILITIES NECESSARY TO SERVE INITIAL DEVELOPMENTS WITHIN MENIFEE NORTH FOR NUMBER OF UNITS PLANNED FOR A.D. 5 & A.D. 7
- NEW BACKSONE SEWER FACILITIES NECESSARY TO SERVE INITIAL DEVELOPMENTS WITHIN MENIFEE NORTH FOR NUMBER OF UNITS GREATER THAN THOSE PLANNED FOR A.D. 5 & A.D. 7
- PORTIONS OF MENIFEE NORTH WITHIN A.D. 5 & A.D. 7

NOTES:
 1. THESE NOTES APPLY TO THE PROJECT PROPOSED TO PHASE SEWER AND WATER SYSTEM IMPROVEMENTS TO SERVE THE PROJECT AREA WHICH WOULD ALLOW INITIAL DEVELOPMENTS TO PROCEED AT EXISTING FACILITIES. AS THESE DEVELOPMENTS PROCEED, GENERATED CRAWL FROM THE CONNECTION FEES WILL PROVIDE FUNDING FOR NEW FACILITIES TO SERVE THE STRIKE AREA.
 2. PROPOSED LOCAL SEWER LINES AS PART OF SPECIFIC PLAN WILL OCCUR ON ALL SPECIFIC PLAN ROADS BORDERING PLANNING AREAS. SIZES TO BE DETERMINED AT A FUTURE DATE.

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6. OPEN SPACE AND RECREATION PLAN

a. Open Space and Recreation Plan Description

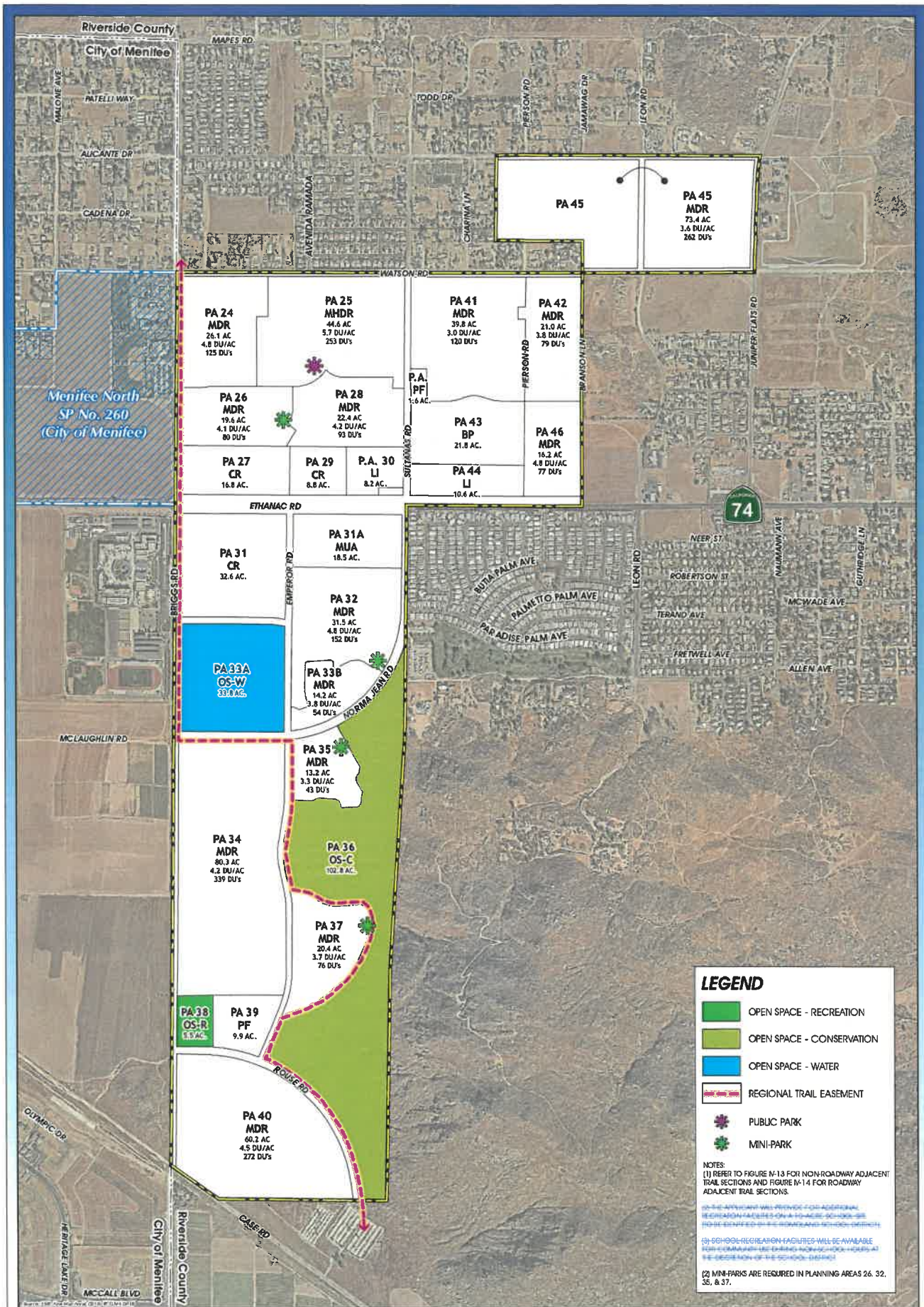
The *MENIFEE NORTH* project provides for an open space and recreation program which offers recreational opportunities in which all members of the community can participate. The program incorporates many diverse elements in a coordinated, cohesive plan that interrelates with and links the various neighborhoods of the community and certain destination points, such as an elementary school, neighborhood parkland, open spaces and shopping facilities. Recreational opportunities vary from passive (i.e. undeveloped open space), to active (i.e. community parks and mini-parks). Varying types and degrees of activities will be available which will provide residents with the opportunity to take quiet "walks in the park," participate in social gatherings, and participate in active outdoor informal recreational activities such as hiking and biking. Figure III-9, *Open Space and Recreation Plan*, depicts the various open spaces and recreational areas that are proposed for *MENIFEE NORTH*. The elements and acreages of the *Open Space and Recreation Plan* are summarized in Table III and discussed below.

The adopted MENIFEE NORTH Specific Plan Amendment No. 2 provided 29.4 acres of neighborhood parkland as well as trails and other open space. However, since the adoption of Amendment No. 2, the City of Menifee incorporated, and annexed the portion of MENIFEE NORTH located west of Briggs Road, which included 23.9 acres of the Specific Plan’s 29.4 acres of recreational facilities.

**Table III
OPEN SPACE AND RECREATION PLAN SUMMARY**

	ACREAGE
Parks	
• Community Park (Planning Area 38)	5.5
• Mini-Parks (Portions of Planning Areas 26, 32, 35, and 37)	5.3
• Public Park (within a portion of Planning Area 25)	4.9
School Recreation Facilities	—*
SUBTOTAL	15.7
Natural Open Space	102.8
Community Trail	—
Landscaped Parkways	—
OVERALL OPEN SPACE AND RECREATION OPPORTUNITIES	118.5

*School recreation facilities will be available for community use during non-school hours at the discretion of the School District.



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FIGURE III-9

LEGEND

- OPEN SPACE - RECREATION
- OPEN SPACE - CONSERVATION
- OPEN SPACE - WATER
- REGIONAL TRAIL EASEMENT
- PUBLIC PARK
- MINI-PARK

NOTES

(1) REFER TO FIGURE III-13 FOR NON-ROADWAY ADJACENT TRAIL SECTIONS AND FIGURE III-14 FOR ROADWAY ADJACENT TRAIL SECTIONS.

(2) CITY PARKS WILL PROVIDE ADDITIONAL RECREATION FACILITIES ON A 10-MINUTE SCHOOL BUS ROUTE SERVICE TO THE SCHOOL DISTRICT.

(3) SCHOOL-RECREATION FACILITIES WILL BE AVAILABLE FOR COMMUNITY USE DURING AFTER-SCHOOL HOURS AT THE DISCRETION OF THE SCHOOL DISTRICT.

(4) MINI-PARKS ARE REQUIRED IN PLANNING AREAS 26, 32, 35, & 37.

- **COMMUNITY PARK:** The *MENIFEE NORTH* Specific Plan includes one community park in Planning Area 38, and is designated as Open Space-Recreation. This 5.5-acre park is located in the southern portion of the community and is designed to offer a variety of active recreational opportunities to *MENIFEE NORTH* residents. The park in Planning Area 38 is located adjacent to the elementary school site, providing an excellent opportunity for sharing facilities. Proposed park amenities include picnic areas, tot lots, sport fields and courts, and barbecue facilities, as well as parking areas and restrooms.
- **PUBLIC PARK:** One (1) 4.9-acre public park is located within residential Planning Area 25 and is designed to offer a variety of recreational opportunities to *MENIFEE NORTH* residents and residents of the surrounding communities. Park amenities may include a sports field, basketball court, tot lots, shaded structures, and walking paths. This park will be owned and maintained by the Valley-Wide Recreation and Park District.
- **MINI-PARKS:** Four mini-parks, totaling approximately 5.3 acres are proposed within the *MENIFEE NORTH* community. The mini-parks, varying in size from 0.2 acres to 4 acres are proposed within Planning Areas 26, 32, 35 and 37. These parks will function as central gathering places for the neighborhoods in which they are located, adding to the overall amenity package for *MENIFEE NORTH*. The mini-parks may be either public or private.
- **NATURAL OPEN SPACE:** The *MENIFEE NORTH* community provides for 102.8 acres of natural open space. The open space—represented by Planning Area 36—is located on the southeastern portions of the site. The open space may allow for some passive recreational activities, depending upon the nature of the vegetation and terrain.
- **REGIONAL TRAIL AND LANDSCAPED PARKWAYS:** A regional trail will be provided in Planning Area 36 and along designated project roadways. Landscaped parkways will be incorporated within the streetscapes of major project roads. These elements will provide additional open space for pedestrian use.
- **SCHOOL RECREATION FACILITIES:** One elementary school is proposed for *MENIFEE NORTH*. Recreational facilities developed on the school sites will be available for community use during non-school hours, at the discretion of the School District. Typical recreational equipment and sports fields which may be provided by the School District include playground equipment, basketball courts, tennis courts, volleyball courts, softball fields, soccer fields and football fields.

The revised Specific Plan limits reflected in Substantial Conformance No. 2 provide for 15.3 acres of dedicated, neighborhood parkland, which include a 5.5-acre community park in Planning Area 38, a 4.9-acre Public Park in Planning Area 25, and 5.3-acres of pocket parks in Planning Areas 26, 32, 35, and 37. In addition, recreation facilities at the school in Planning Area 39 will be available to residents, and passive recreation opportunities are provided in Planning Area 36 (which includes a regional trail).

Riverside County's policy implementing the State Quimby Ordinance (regulating parkland requirements) requires that 5.0 acres of parkland be provided for each 1,000 residents. Using the County's standard of 2.59 persons per single-family dwelling unit (attached garage) and 2,025 dwelling units, *MENIFEE NORTH* is estimated to generate a population of 5,245. As depicted below in Table IIIA - Quimby Act Requirements,

the project would require 26.2 acres of parkland. However, the annexation of the area west of Briggs Road by the City of Menifee removed 23.9 acres of the Specific Plan’s 29.4 acres of recreational facilities. Substantial Conformance No. 2 increases the park acreage within the County portion of the SP from 10.6 to 14.0 acres.

Table IIIA
QUIMBY ACT REQUIREMENTS

LAND USE	SPECIFIC PLAN RESIDENTIAL DENSITY	ORDINANCE 460 HOUSEHOLD GENERATION RATE	NO. OF DWELLING UNITS	TOTAL RESIDENTS	QUIMBY ACREAGE REQUIRED
Single Family Detached	Medium and Medium-High	2.59	2,025	5,245	26.2
TOTAL				5,245	26.2

b. Open Space and Recreation Plan Development Standards

- 1) A community park will be provided for the benefit of all residents within the community.
- 2) At a minimum, the community park will contain the following facilities/equipment: Picnic area(s), tot lot(s), two sport fields or courts, restrooms and parking areas.
- 3) The community park (Planning Area 38), Public Park (Planning Area 25), natural open space (Planning Area 36), the regional trail and landscaped parkways will be publicly owned and maintained. Possible maintenance mechanisms include CSA 146, Valley-Wide Recreation and Park District and the formation of a new Community Service District. The maintenance mechanism shall be selected at the time that the first implementing development application is submitted.
- 4) The mini-parks may either be public or private. If they are public, they shall be owned and maintained as described in item 3) above. If they are private, a neighborhood homeowners' association shall be formed for ownership and maintenance.
- 5) All recreational facilities will be landscaped, and where necessary, irrigated in a manner that is conducive to the type of plant material and landscape setting.
- 6) All recreational facilities will provide parking in accordance with Riverside County standards.
- 7) Landscaping within recreation and open space areas will be further governed by the Development Standards contained with this Specific Plan (Section III.B.7.) and the Design Guidelines contained within this Specific Plan (Section IV).

7. GRADING PLAN

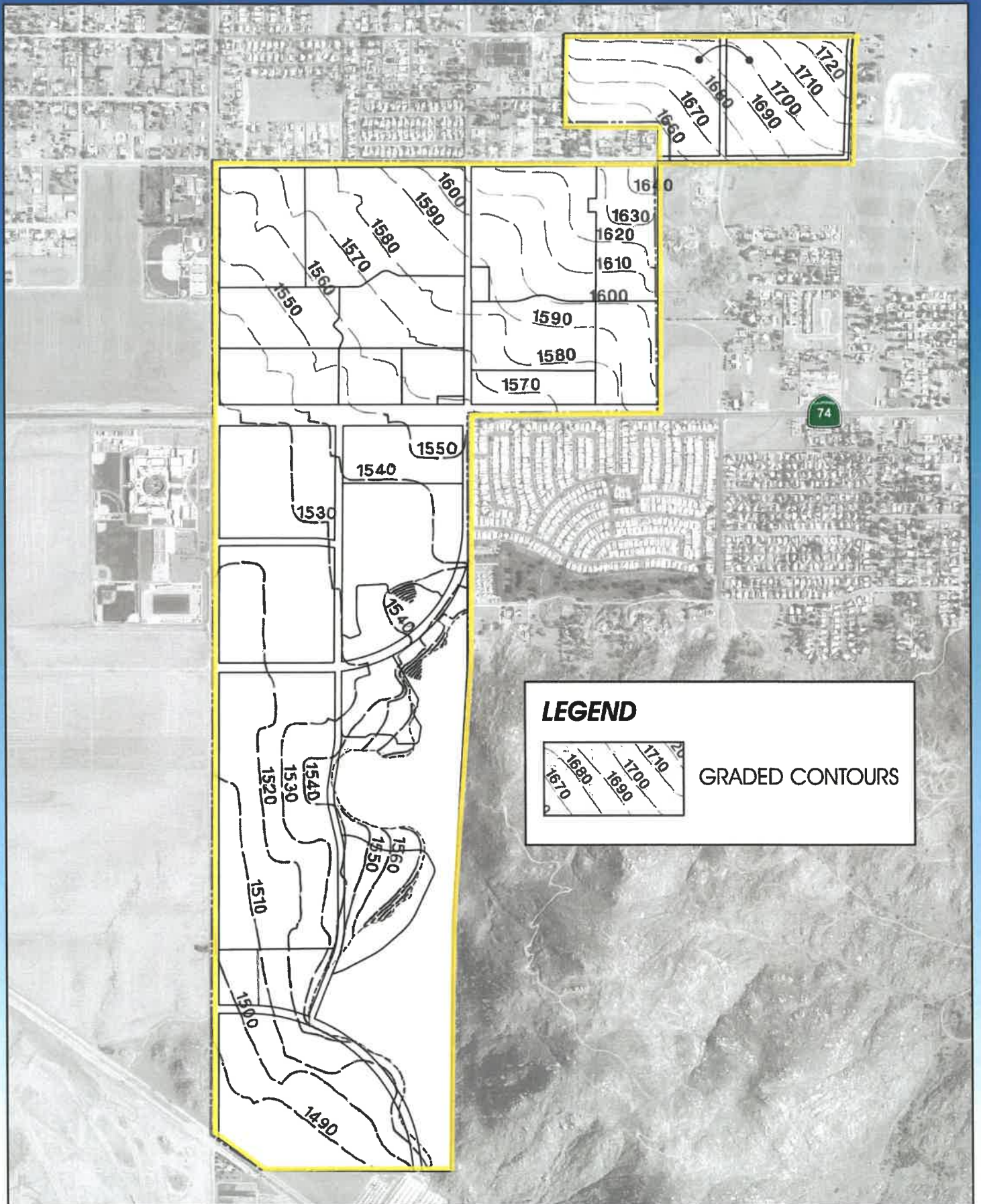
a. Grading Plan Description

The *MENIFEE NORTH* Specific Plan grading is tailored to the existing topography of the project site. It is intended that the proposed plan be sensitive to and reflect natural landforms where possible, incorporating project requirements for drainage and infrastructural improvements so that residential, commercial, industrial and recreational uses are accommodated. (See Figure III-10, *Grading Concept*.)

According to an earthwork quantity take-off conducted by the project engineer, it appears that the project site will balance and will not require import or export.

b. Grading Plan Development Standards

- 1) All grading activities shall be in substantial conformance with the overall *Grading Concept* (Figure III-10).
- 2) Prior to any development within any area of the Specific Plan boundaries, an overall Conceptual Grading Plan for the portion in process shall be submitted for Planning Department approval. The Grading Plan for each such area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that area, and shall include: Techniques employed to prevent erosion and sedimentation during and after the grading process; approximate time frames for grading; identification of areas which may be graded during higher probability rain months (January through March), and preliminary pad and roadway elevations.
- 3) All streets shall have a gradient not exceeding 15%.
- 4) Graded slopes shall be oriented to minimize visual impacts to surrounding areas.
- 5) The overall slope, height and grade of any cut and fill slope shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site.
- 6) The toes and tops of all slopes higher than ten (10) feet shall be rounded with curves with radii designed in proportion to the total height of the slope, where drainage and stability permit such rounding.
- 7) Cut or fill slopes exceeding one hundred (100) feet in horizontal length, if any, shall be graded to meander the toe and top of the slope.



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FIGURE III-10

- 8) Slopes exceeding ten (10) feet in vertical height shall be hydromulched, prior to final acceptance and prior to the beginning of the rain season (October-March).
- 9) Prior to initial grading activities, a soils report and a geotechnical study shall be performed that further analyze on-site soil conditions and slope stability and include appropriate measures to control erosion and dust. (See Preliminary Geotechnical Investigations in Appendices.)
- 10) Detailed grading plans shall be prepared prior to any on-site grading for each project or group of projects.
- 11) All dwelling units shall have a minimum five (5) foot side setback and a minimum ten (10) foot rear setback from the toe of slopes higher than ten (10) feet. County Subdivision Ordinance 348 will be observed regarding setback requirements.
- 12) Where cut and fill slopes are created higher than ten (10) feet, detailed landscaping and irrigation plans shall be submitted to the Planning Department prior to grading plan approval. The plans shall be reviewed for type and density of ground cover, shrubs and trees.
- 13) The applicant shall be responsible for maintenance and upkeep of all planting and irrigation systems until those operations are the responsibility of other parties.
- 14) Angular forms shall be discouraged. The graded form shall reflect natural terrain, where possible.
- 15) Potential brow ditches, terrace drains or other minor swales, determined necessary at future stages of project review, shall be lined with natural erosion control materials or concrete.
- 16) Grading work shall be balanced on-site whenever possible.
- 17) Graded but undeveloped land shall be maintained weed-free and planted with interim landscaping within 90 days of completion of grading, unless building permits are obtained.
- 18) Unless otherwise approved by the County of Riverside Department of Building and Safety, all cut and fill slopes shall be constructed at inclinations of no steeper than two (2) horizontal feet to one (1) vertical foot. The Grading Plan will reflect a contouring intended to control slope erosion.
- 19) Natural features such as significant rock outcrops shall be protected to the greatest extent feasible in the siting of individual lots and building pads.
- 20) A grading permit shall be obtained from the County of Riverside, as required by the County Grading Ordinance 457, prior to grading. The project shall comply with all applicable provisions of Ordinance 457.
- 21) If any historic or prehistoric remains are discovered during grading, a qualified archaeologist should be consulted to ascertain their significance. If human remains are discovered, work shall halt in that area and procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be followed, including notification to the County Coroner.
- 22) Soil stabilizers shall be used to control dust as required by SCAQMD Rule 403.

- 23) The developer or builder for the *MENIFEE NORTH* Specific Plan shall be required, pursuant to requirements of the State Water Resources Control Board, to obtain a National Pollutant Discharge Elimination System (NPDES) construction permit, prior to issuance of grading permits. There is a statewide General Permit applicable to most areas of the state; however, because *MENIFEE NORTH* is located in the San Jacinto Watershed, the project is subject to a special NPDES permit (No. CAG 618005) per Order No. 01-34 as adopted by the California Regional Water Quality Control Board, Santa Ana Region, on January 19, 2001. The developer or builder shall comply with the requirements of the NPDES construction permit by developing and implementing a Storm Water Pollution Prevention Plan (SWPPP), approved by the Executive Officer of the Regional Water Quality Control Board, that specifies Best Management Practices (BMPs) to minimize pollutants in storm water runoff. During construction, the project would follow the specifications per the site's SWPPP.

8. ILLUSTRATIVE LANDSCAPING PLAN

a. Landscaping Plan Descriptions

As illustrated on Figure III-11, *Conceptual Landscape Plan*, project landscaping will play an important role in maintaining project design themes, while emphasizing community continuity. This section of the Specific Plan provides a general description and development standards for the landscaping concept. Detailed landscaping information is provided in the Design Guidelines contained within this Specific Plan (Section IV.D.).

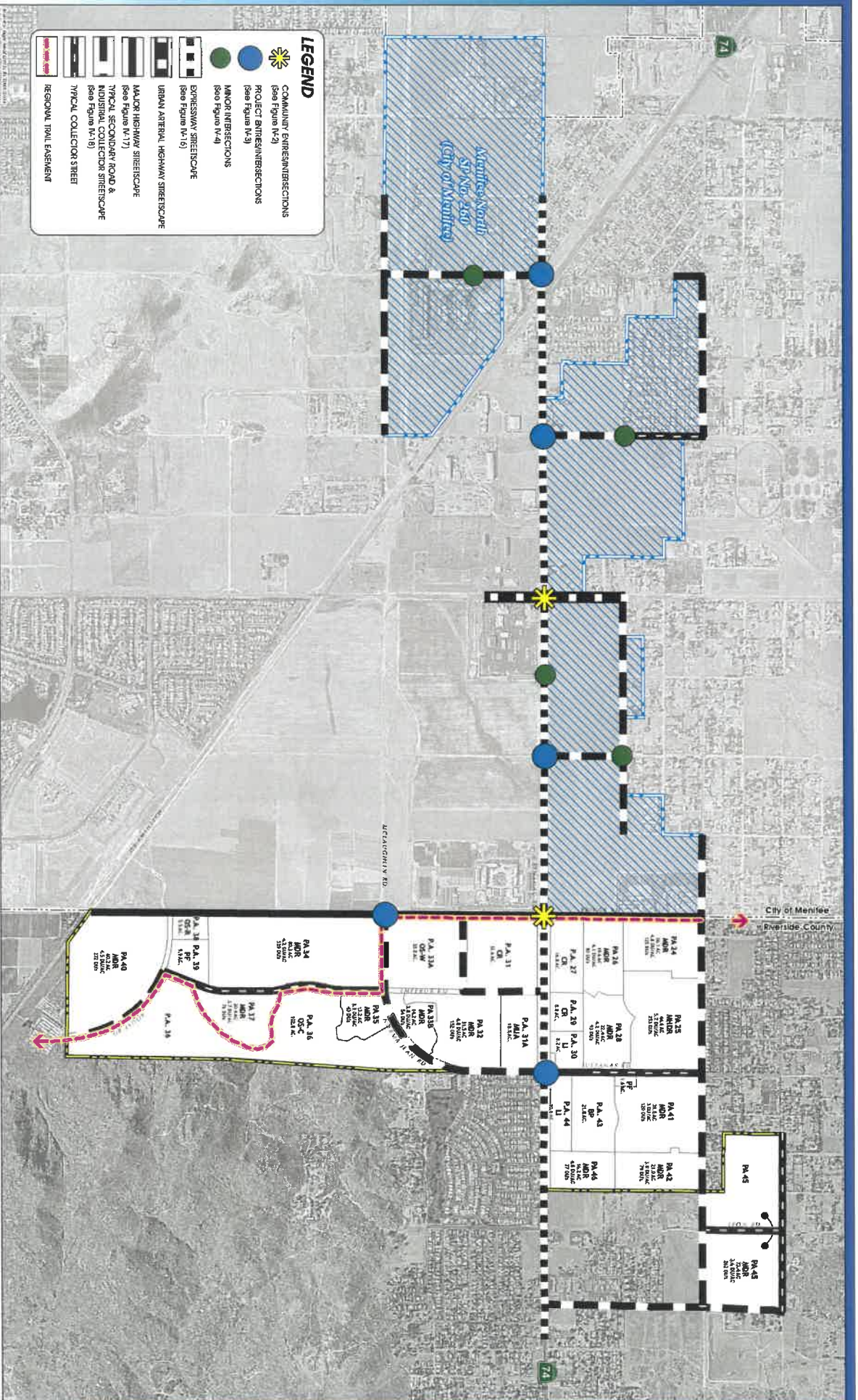
Entry monumentation will provide initial definition for the site, and will be viewed when approaching the site from any direction. Once within the site, entry monumentation will continue to be present at all key intersections. Monumentation will be developed in a hierarchical format which will provide initial community identification for each residential planning area, and the community as a whole.

Landscaping within the project itself will articulate community design elements at the commercial areas, business parks, parks, and schools and will define boundaries and transitions between differing land uses and easements. Individual neighborhoods and residential development enclaves will also be distinguished by varied planting themes. Special treatments including land use transition areas, will be provided between certain planning areas identified in the Planning Area Development Standards (Section III.B.).

Landscaping will be used to identify the hierarchy of the street system, from major access roads to interior residential streets, creating definite landscaped corridors. This is accomplished by careful considerations of the relationship between street and plant materials characteristics such as size, form, texture and color.

b. Landscaping Plan Development Standards

- 1) All detailed landscaping programs for planning areas and roadways shall be prepared by a qualified landscape architect for review by County staff and decision-making agencies.
- 2) Project entry statements shall be designed with landscaping and architectural treatments that project a high quality image for the mixed-use development.
- 3) The landscaping design for the site shall include turf, trees, shrubs and ground cover compatible with natural vegetation on-site, where feasible. Detailed landscaping design information is provided in the Section IV, *Design Guidelines* of this Specific Plan.
- 4) Special treatment areas shall be designed to provide definition to certain planning areas as identified in Section III.B.
- 5) Major entrance roads into the *MENIFEE NORTH* project shall have planted medians and landscaped shoulders to define the project's design concept. The introductory landscape theme shall include elements such as tree clustering to reinforce the project theme and character.



LEGEND

- COMMUNITY INTERSECTIONS (See Figure IV-2)
- PROJECT INTERSECTIONS (See Figure IV-3)
- MINOR INTERSECTIONS (See Figure IV-4)
- REGIONAL STRESCAPE (See Figure IV-5)
- URBAN ARTERIAL HIGHWAY STRESCAPE (See Figure IV-6)
- MAJOR HIGHWAY STRESCAPE (See Figure IV-7)
- TYPICAL SECONDARY ROAD & INDUSTRIAL COLLECTION STRESCAPE (See Figure IV-8)
- TYPICAL COLLECTION STREET
- REGIONAL TRAIL FASHEMENT

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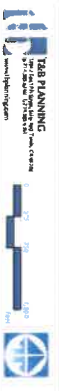


FIGURE III-11
CONCEPTUAL LANDSCAPE PLAN
 III-34

- 6) Planted raised medians (according to Ordinance 461 Standard No. 113) may be established within any roadway right-of-way as long as access and safety criteria can be met as approved by the County Transportation Department.
- 7) Prior to recordation of any final subdivision map, improvement plans for the respective landscaped areas, or plans to mitigate an environmental impact for the stage of development, shall be submitted to the County Planning Department for approval. The improvement plans shall include, but not be limited to the following:
 - Final grading plan.
 - Irrigation plans certified by a landscape architect.
 - A landscape plan with seed mixes for mulching and staking methods; locations, type, size and quantity of plantings.
 - A hardscape plan with location, type and quantity of potential recreational amenities/facilities (in medium and medium-high density residential areas).
 - Fence treatment plans.
 - Special treatment/buffer area treatment plans.
- 8) The master developer shall be responsible for maintenance and upkeep of all slope plantings, common landscaped areas, and irrigation systems until such time as these operations are the responsibility of other parties.
- 9) At the time of recordation of any tentative subdivision which contains a common greenbelt or open space area, the subdivision shall have those common areas conveyed to the master property-owners' association or appropriate public maintenance agency.
- 10) The landscaping plan shall reflect the following water conservation methods, whenever possible: landscape with low water-using plants, wherever feasible; group plants of similar water use to reduce over-irrigation of low water-using plants; use mulch extensively, as mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction; install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach plant roots. Drip irrigation, soil moisture sensors, and automatic irrigation systems are a few methods of increasing irrigation efficiency.
- 11) Front yard landscaping shall be provided on all lots smaller than one-half acre. Typical plans will be submitted during tract map processing.
- 12) For further Landscape Development Standards, please refer to Section IV.D., Design Guidelines.

9. PUBLIC FACILITY SITES PHASING PLAN

a. Public Facility Phasing Description

In order to ensure timely development of public facilities, a phasing plan has been prepared for the community parks (Planning Area 38), Public Park (Planning Area 25), the elementary schools (Planning Area 39) , and the mini-parks within Planning Areas 26, 32, 35, and 37. The public facility sites phasing plan is depicted in Figure III-12.

Public facility construction shall be phased as provided by the Public Facilities Phasing Table (Table IV), below:

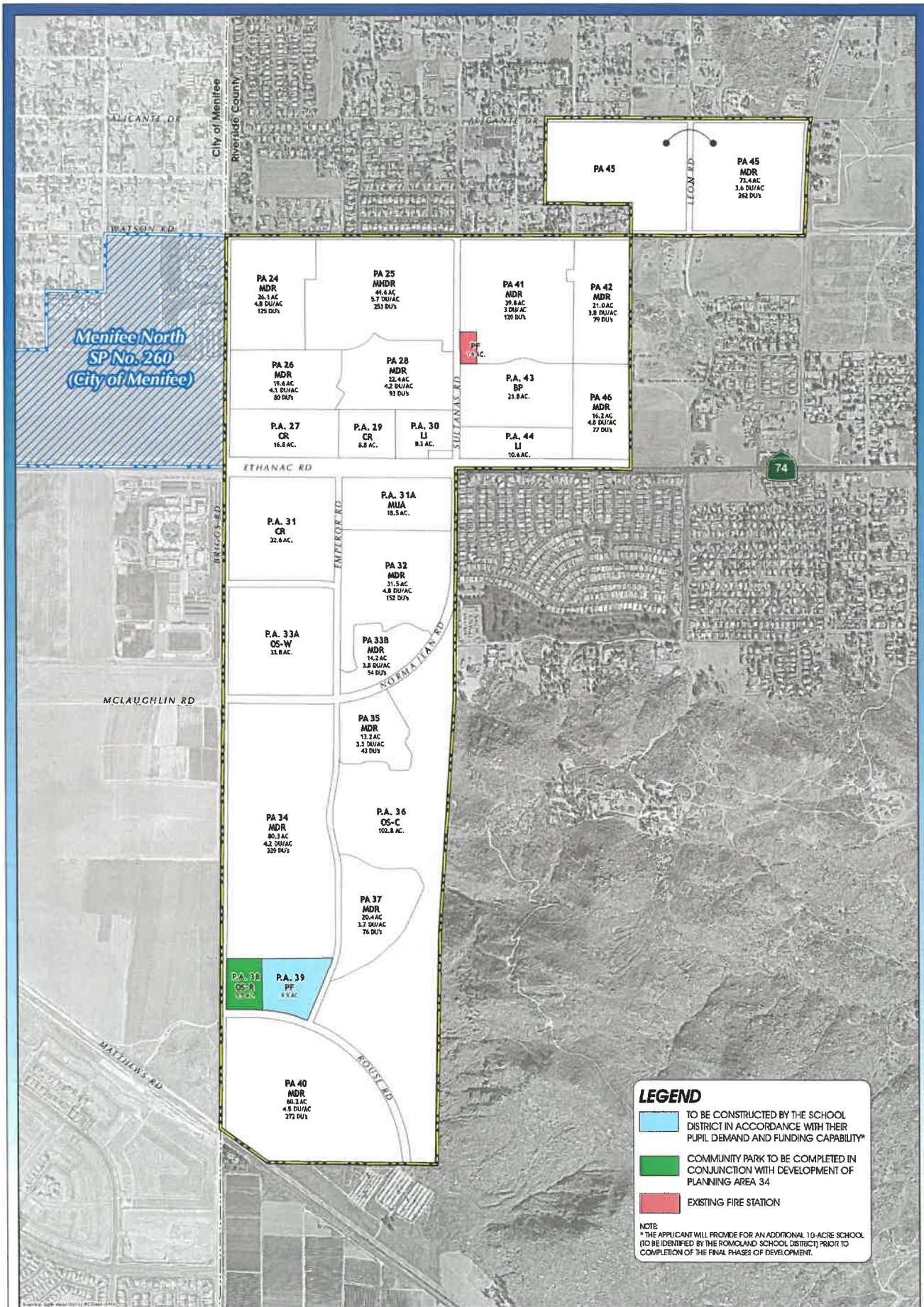
**Table IV
PUBLIC FACILITIES PHASING**

PLANNING AREA	PUBLIC FACILITY	ACREAGE	MILESTONES AND REQUIREMENTS
25 (portion)	Public Park	4.9	To be completed during Phase I, prior to issuance of the 280th building permit in Planning Areas 24 and 25.
26 (portion)	Mini-Park	0.2	To be completed during Phase I, prior to issuance of the 60th building permit in Planning Area 26.
32 (portion)	Mini-Park	4.0 *	To be completed during Phase I, prior to issuance of the 25th building permit in Planning Area 32.
35 (portion)	Mini-Park	0.4	To be completed during Phase I, prior to issuance of the 21st building permit in Planning Area 35.
38	Community Park	5.5	To be completed during Phase I in conjunction with the development of Planning Area 34.
37 (portion)	Mini-Park	0.2	To be completed during Phase III, prior to issuance of the 23rd building permit in Planning Area 37.
39	Elementary School	9.9	To be constructed by the School District in accordance with their pupil demand and funding capabilities.
	Fire Station	1.6	Existing.

** The acreage of the mini-park in Planning Area 32 is an approximation.*

b. Public Facility Phasing Standards

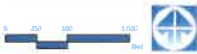
- 1) Improvement plans for mini-park sites shall accompany the first development application for the Planning Area in which the park is contained.
- 2) Improvement plans for the 5.5-acre community park (Planning Area 38) shall accompany the first development application for Planning Area 34 or 40, whichever occurs first.
- 3) Improvement plans for the Public Park within Planning Area 25 shall accompany the first development application for Planning Area 25.



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FIGURE III-12

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LEGEND

- TO BE CONSTRUCTED BY THE SCHOOL DISTRICT IN ACCORDANCE WITH THEIR PUPIL DEMAND AND FUNDING CAPABILITY*
- COMMUNITY PARK TO BE COMPLETED IN CONJUNCTION WITH DEVELOPMENT OF PLANNING AREA 34
- EXISTING FIRE STATION

NOTE:
* THE APPLICANT WILL PROVIDE FOR AN ADDITIONAL 10-ACRE SCHOOL (TO BE IDENTIFIED BY THE RIVERSIDE SCHOOL DISTRICT) PRIOR TO COMPLETION OF THE FINAL PHASES OF DEVELOPMENT.

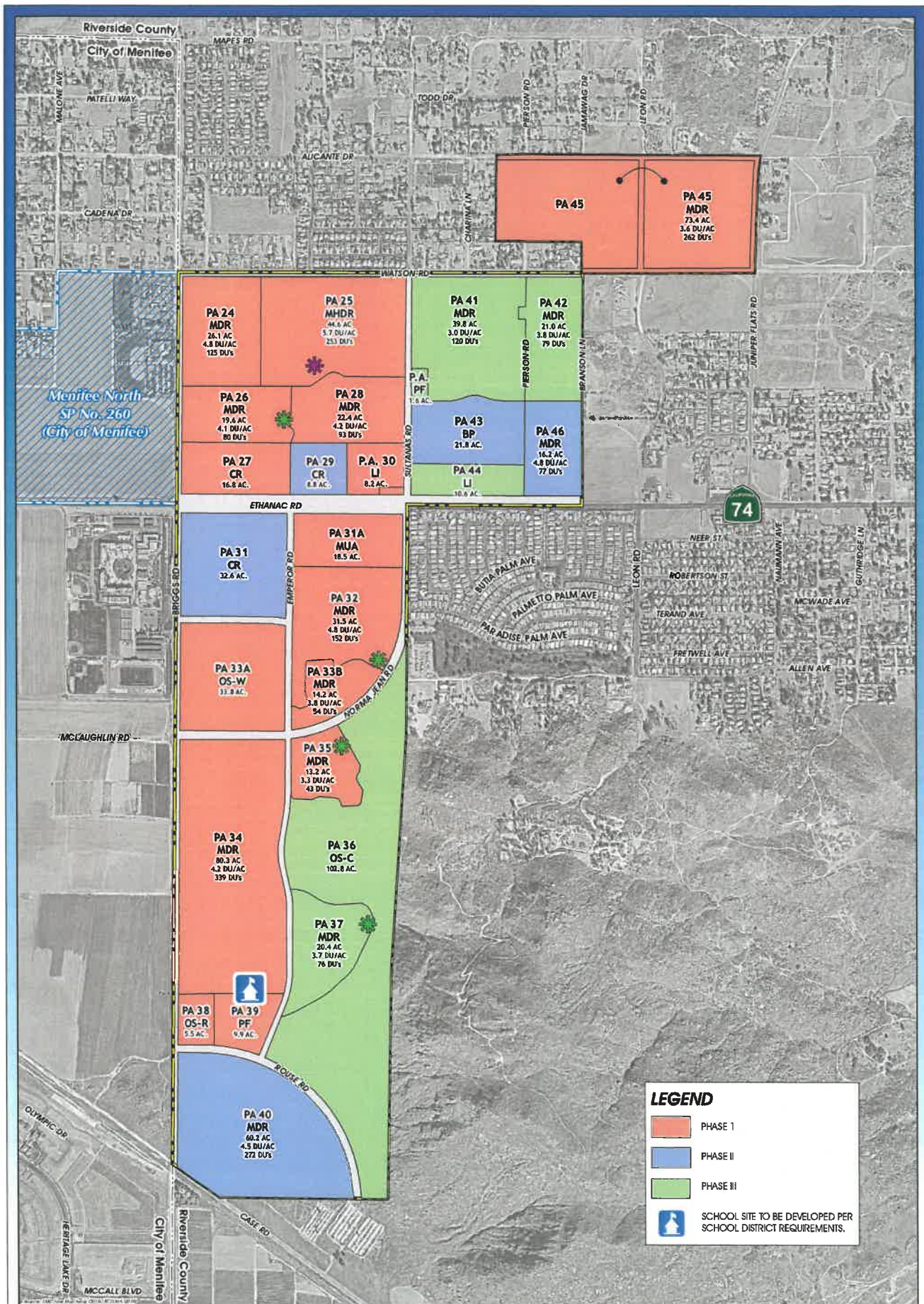
10. PROJECT PHASING PLAN

a. **Project Phasing Plan Description**

MENIFEE NORTH has three phases to be developed in response to market demands and according to a logical and orderly extension of roadways, public utilities and infrastructure. Figure III-13, *Phasing Plan*, is provided as a visual guide to how development is anticipated to proceed. Table V, *Phasing Summary*, outlines the acreages and number of dwelling units of each phase.

b. **Project Phasing Standards**

- 1) Prior to recordation of any final subdivision map, improvement plans for the respective landscaped areas, or plans to mitigate an environmental impact for that stage of development, shall be submitted to the County Planning Department for approval. The improvement plans shall include, but not be limited to the following:
 - Final grading plan.
 - Irrigation plans certified by a landscape architect.
 - A landscape plan with seed mixes for mulching, staking methods and locations, type, size and quantity of plant materials.
 - Fence treatment plans.
 - Special treatment/buffer area treatment plans.
- 2) Each planning area shall include development of common open space areas, infrastructure and adjacent landscape development zones.
- 3) Construction of the development permitted hereby, including recordation of final subdivision maps, may be done progressively in stages, provided adequate vehicular access is constructed for all dwelling units in each stage of development and further provided that such phase of development conforms substantially with the intent and purpose of the Specific Plan Phasing Program.
- 4) Prior to the first subdivision map approval in each planning area, the applicant shall provide evidence to the Planning Department of progress towards completion of the development standards outlined for that planning area.
- 5) The phasing sequence described herein is conceptual based on current market demand. Certain planning areas may be developed out of the expected sequence, provided the required infrastructure and services are available at the time of development.



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FIGURE III-13

**TABLE V
PHASING PLAN**

LAND USE	PLANNING AREA	ACRES	MAXIMUM DWELLING UNITS
PHASE I			
Medium Density Residential	24	26.1	125
Medium-High Density Residential	25	44.6	253
Medium Density Residential	26	19.6	80
Commercial Retail	27	16.8	—
Medium Density Residential	28	22.4	93
Light Industrial	30	8.2	—
Mixed Use/Planning Area	31A	18.5	—
Medium Density Residential	32	31.5	152
Medium Density Residential	33B	14.2	54
Medium Density Residential	34	80.3	339
Medium Density Residential	35	13.2	43
Open Space - Recreation	38	5.5	—
Medium Density Residential	45	73.4	262
SUBTOTAL - PHASE I		372.6	1396
PHASE II			
Commercial Retail	29	8.8	—
Commercial Retail	31	32.6	—
Medium Density Residential	40	60.2	272
Business Park	43	21.8	—
SUBTOTAL - PHASE II		123.4	272
PHASE III			
Medium Density Residential	37	20.4	76
Medium Density Residential	41	39.8	120
Medium Density Residential	42	21.0	79
Light Industrial	44	10.6	—
Medium Density Residential	46	16.2	77
SUBTOTAL - PHASE III		108.0	352
OTHER LAND USES			
Public Facility (School)	39	9.9	—
Major Roads	—	74.8	—
Easements/Existing Uses	—	0.6	—
Public Facility (existing Fire Station)	—	1.6	—
Open Space-Conservation	—	102.8	—

III. SPECIFIC PLAN

**MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 2
SUBSTANTIAL CONFORMANCE NO. 2**

LAND USE	PLANNING AREA	ACRES	MAXIMUM DWELLING UNITS
Open Space-Water	33A	33.8	—
SUBTOTAL - OTHER LAND USES		225.8	—
PROJECT GRAND TOTAL		829.2	2,025

III. SPECIFIC PLAN

**MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 2
SUBSTANTIAL CONFORMANCE NO. 2**

11. COMPREHENSIVE MAINTENANCE PLAN

Successful operation of maintenance districts and associations are important in maintaining quality in the project area. It is anticipated that maintenance responsibilities for common project facilities will be divided among a Master Maintenance Organization, Neighborhood Associations or similar financing mechanisms. The decision regarding the maintenance mechanism will be made at a future stage of project design and review in concert with County agencies.

a. **Master Maintenance Organization**

Common areas identified in the Specific Plan shall be owned and maintained by a permanent public or private master maintenance organization, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas (including those in commercial areas). Areas of responsibility would include the community parks, the community center, parkway landscaping medians, entry monuments, open space and the community trail. The following are possible maintenance mechanisms:

- 1) CSA 146 - is not currently empowered to handle landscape maintenance. The portion of the CSA covering *MENIFEE NORTH* could be empowered to meet the project's maintenance needs.
- 2) Valley-Wide Recreation and Park District - could maintain all project level facilities. The District currently performs similar functions in Hemet and in the Meniffee project south of *MENIFEE NORTH*. *MENIFEE NORTH* is currently within the Valley-Wide sphere of influence but is not within or abutting the current District boundaries. Under the current procedures and regulations, annexation of the project site and certain intervening properties would be necessary.
- 3) Community Service District (CSD) - A new CSD could be formed, designed specifically for the *MENIFEE NORTH* project.

b. **Residential Neighborhood Associations**

In certain residential areas of the project, smaller associations may be formed to assume maintenance responsibility for common areas and facilities that benefit only residents in those areas. Potential private recreation centers, mini-parks, common open space areas, and potential private roadways exemplify facilities that may be under the jurisdiction of a neighborhood association.

c. **Commercial Retail/Business Park/Light Industrial/Mixed Use Planning Areas**

Commercial Retail, Business Park, Light Industrial, and Mixed Use Planning Areas may have their own private associations. If no association is formed, a common maintenance charge will be assessed to cover common area maintenance. Maintenance for these planning areas also may be assumed by individual property owners.

d. Project Roadways

All public project roadways and private streets will be designed and constructed to standards acceptable to the County. All public roads will be entered into the County system of roads for operation and maintenance, as approved by the Riverside County Board of Supervisors. Private roadways, if any, will be maintained by a private homeowners' association.

e. School Sites

It is anticipated that maintenance responsibilities for one elementary school site in Planning Area 39 will be overseen by the governing School District.

B. PLANNING AREA DEVELOPMENT STANDARDS

Development standards for *MENIFEE NORTH* have been established at three levels: *General Development Provisions*, which were addressed in Section III; *Design Guidelines*, which are provided in Section IV; and *Planning Area Development Standards* to which this section is devoted. In addition, the standards of the Specific Plan Zone applicable to *MENIFEE NORTH* shall apply.

Planning areas were selected on the basis of logical, separate units of development. Criteria considered in this process included uniformity of use as it pertains to zoning, relationship to adjoining product and surrounding topography.

The planning area graphics for this section (Figures III-14 through 26) were derived from the *Conceptual Landscape Plan* (Figure III-11). The site plans depicted herein are only conceptual in nature. Although development may conform closely to some elements of the illustrative plans provided in Section IV it is anticipated that actual lotting will not be determined until the tract map stage.

A Specific Plan Zoning Ordinance was prepared and submitted separately from this Specific Plan document. The zoning provisions within that Ordinance establish use restrictions for each planning area. The zoning provisions should be used in conjunction with the planning standards for each respective planning area.

Development standards and corresponding figures for Planning Areas 1 through 23 have been deleted from Section III.B (Specific Plan, Planning Area Development Standards) of this document because these Planning Areas are outside the jurisdiction of Riverside County. As a result, subsections B.1 through B.23 have been deleted, and Planning Area development standards begin with subsection B.24.

Figure sequencing has also been updated to account for the removal of Planning Areas 1 through 23.

24. PLANNING AREA 24: MEDIUM DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 24, as depicted in Figure III-14, provides for development of 26.1 acres of Medium Density Residential uses with minimum lot sizes of 5,000 square feet. A maximum total of 125 dwelling units are planned at a target density of 4.8 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

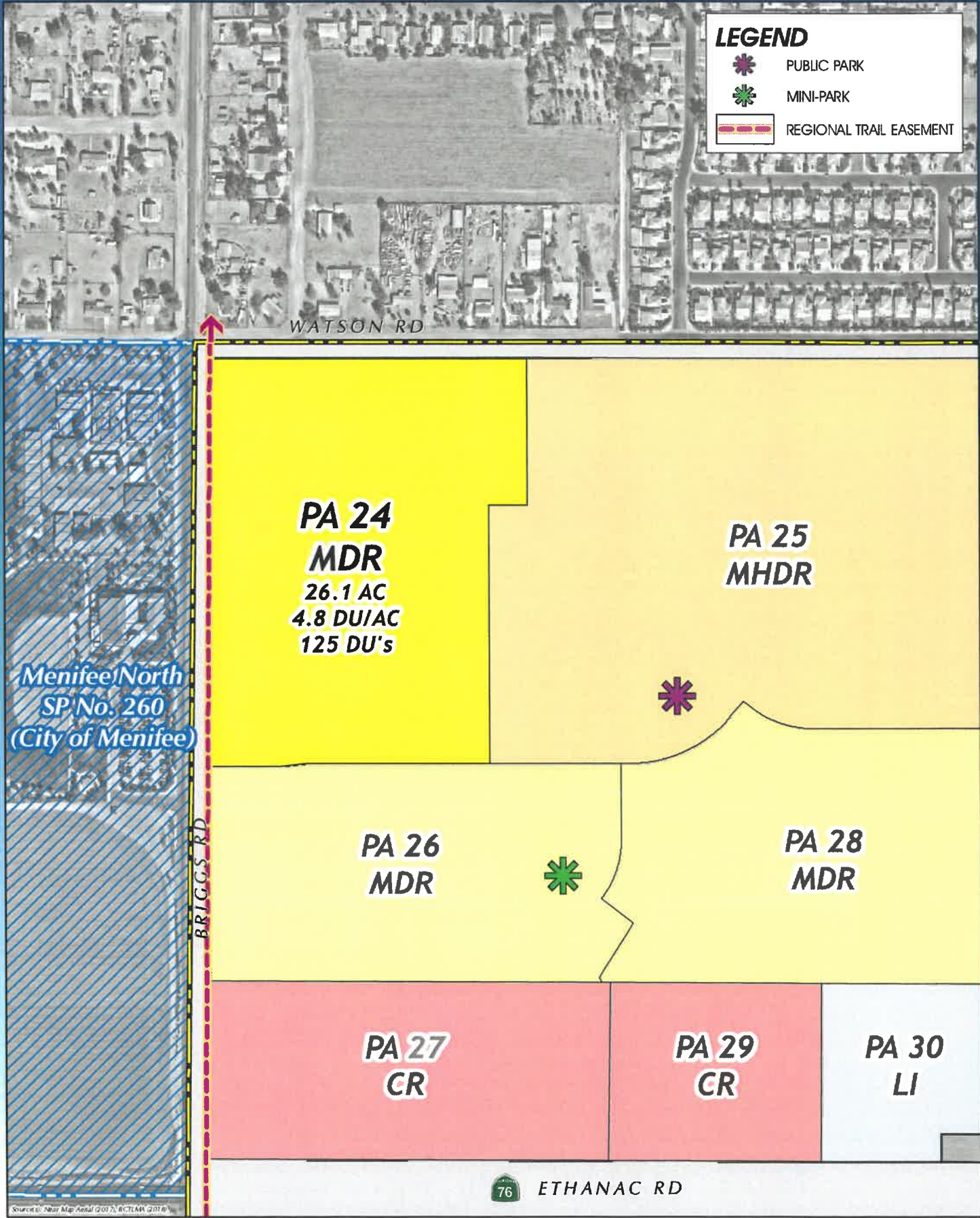
- 1) Access to Planning Area 24 shall be provided from Briggs Road.
- 2) Roadway landscape treatments, such as those depicted in Figures IV-17 and 18, shall be provided along Briggs Road, and Watson Road.
- 3) A drainage channel edge treatment shall be provided between the residential uses in Planning Area 24 and the adjacent drainage channel proposed along the northern edges of this planning area, as shown on Figure IV-9.
- 4) A special landscape treatment, as shown on Figure IV-8, shall be provided along Watson Road to limit views of this planning area from existing adjacent residential uses.
- 6) A regional trail easement is proposed along Briggs Road, as displayed on Figure IV-14.
- 7) A retaining wall, which results in an increase in the Solid Wall height of up to two (2) feet may be constructed along Planning Area 24's perimeter abutting Briggs Road.
- 8) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 9) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan

III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan

LEGEND

-  PUBLIC PARK
-  MINI-PARK
-  REGIONAL TRAIL EASEMENT



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FIGURE III-14

25. PLANNING AREA 25: MEDIUM-HIGH DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 25, as depicted in Figure III-15, provides for development of 44.6 acres of Medium-High Density Residential uses with minimum lot sizes of 3,500 square feet. A maximum total of 253 dwelling units are planned at a target density of 5.7 du/ac. A 4.9-acre Public Park is located within Planning Area 25 and provides amenities that may include, but are not limited to, a sports field, basketball court, tot lots, shaded structures, and walking paths.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Access to Planning Area 25 shall be provided from Sultanas Road and Watson Road.
- 2) A special landscape treatment, as shown in Figure IV-8, shall be provided along Watson Road to limit views of this planning area from existing adjacent residential uses.
- 3) The Public Park within Planning Area 25 will be owned and maintained by the Valley-Wide Recreation and Park District.
- 4) Improvement plans for the Public Park within Planning Area 25 shall accompany the first development application for Planning Area 25.
- 5) The Public Park within Planning Area 25 shall be completed prior to the issuance of the 280th building permit in Planning Areas 24 and 25.
- 6) A drainage channel edge treatment, as depicted on Figure IV-9, shall be established between the residential uses in Planning Area 25 and the adjacent drainage channel proposed along the northern edge of the planning area.
- 7) A retaining wall, which results in an increase in the Solid Wall height of up to two (2) feet may be constructed along Planning Area 25's perimeter abutting Sultanas Road.
- 8) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 9) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

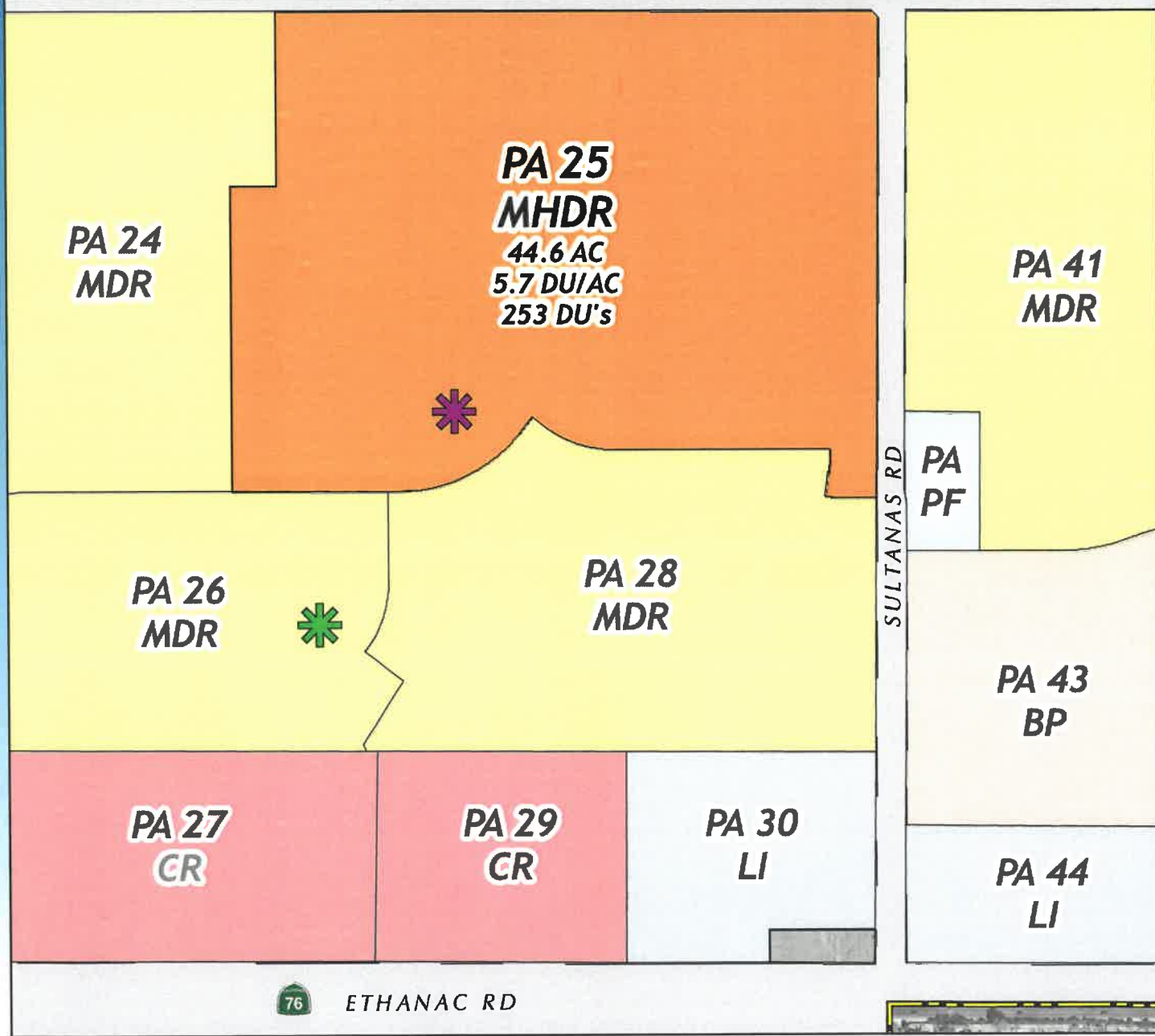
III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan

III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan



LEGEND

-  PUBLIC PARK
-  MINI-PARK



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FIGURE III-15

26. PLANNING AREA 26: MEDIUM DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 26, as depicted in Figure III-16, provides for development of 19.6 acres of Medium Density Residential uses with minimum lot sizes of 6,000 square feet. A maximum total of 80 dwelling units are planned at a target density of 4.1 du/ac. A mini-park site is provided within Planning Area 26.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

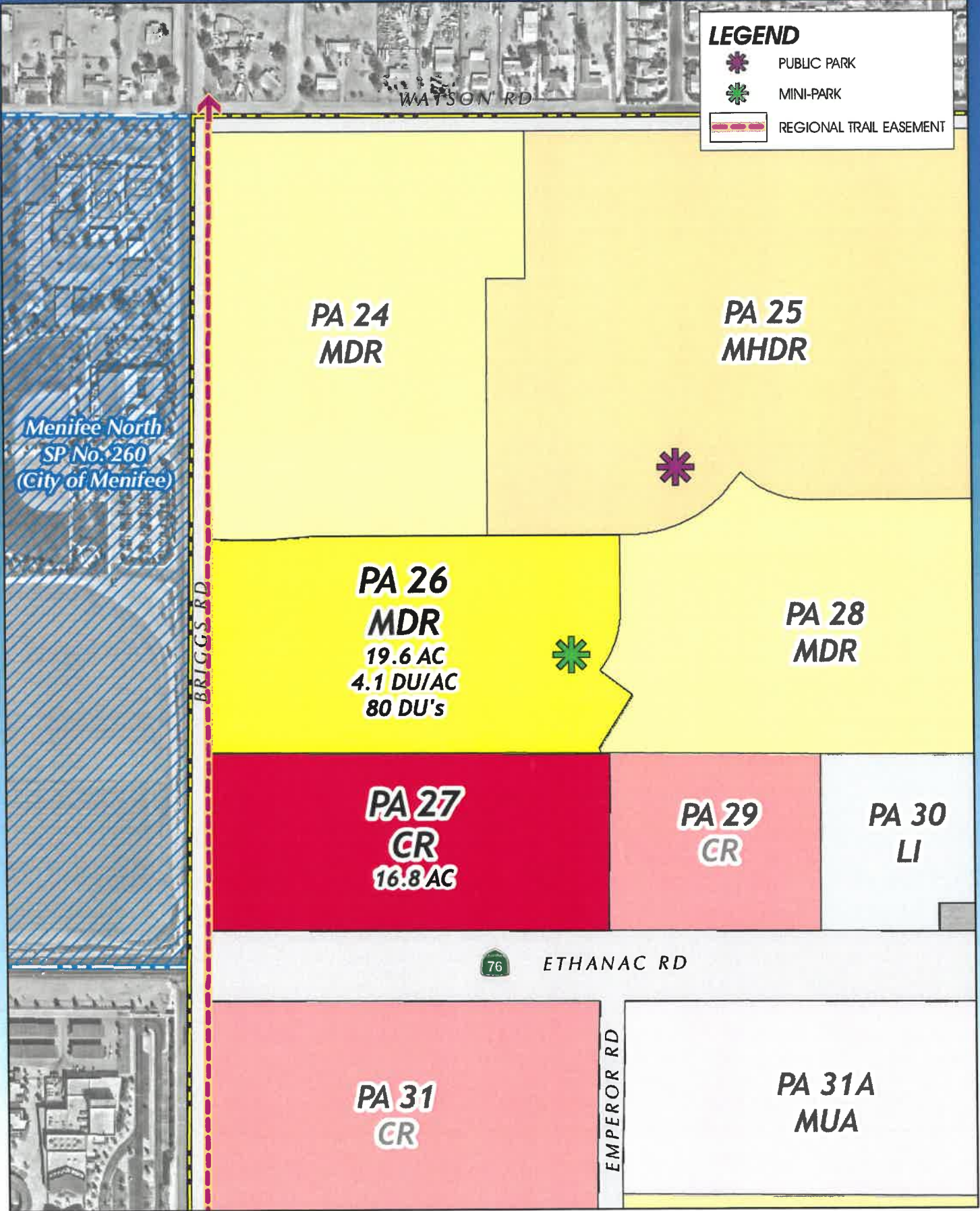
- 1) Primary access to Planning Area 26 shall be provided from Briggs Road.
- 2) A regional trail easement, as shown on Figure IV-14, is proposed along Briggs Road at the planning area's western boundary.
- 3) Roadway landscape treatments, as illustrated in Figures IV-17, shall be provided along Briggs Road.
- 4) A drainage channel edge treatment, as depicted on Figure IV-10, shall be established between the residential uses in Planning Area 26 and the proposed drainage channel along Briggs Road.
- 5) A retaining wall, which results in an increase in the Solid Wall height of up to two (2) feet may be constructed along Planning Area 26's perimeter abutting Briggs Road.
- 6) Improvement plans for the mini-park site within Planning Area 26 shall accompany the first development application for Planning Area 26.
- 7) The mini-park within Planning Area 26 shall be completed prior to the issuance of the 60th building permit in Planning Area 26.
- 7) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 8) A special landscaped treatment, as depicted on Figure IV-12, shall be established between the residential uses in Planning Area 26 and the adjacent commercial retail uses in Planning Area 27.
- 9) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

- III.A.1: Specific Land Use Plan
- III.A.2: Circulation Plan
- III.A.3: Drainage Plan
- III.A.4: Water and Sewer Plans
- III.A.5: Open Space and Recreation Plan

- III.A.6: Grading Plan
- III.A.7: Landscaping Plan
- III.A.8: Public Facilities Phasing Plan
- III.A.9: Phasing Plan

LEGEND

-  PUBLIC PARK
-  MINI-PARK
-  REGIONAL TRAIL EASEMENT



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FIGURE III-16

27. PLANNING AREA 27: COMMERCIAL RETAIL

a. Descriptive Summary

Planning Area 27, as depicted in Figure III-16, provides for development of 16.8 acres devoted to Commercial Retail uses.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 27 shall be provided from Highway 74 (as approved by Cal- Trans) and Briggs Road.
- 2) A community entry/intersection statement, as depicted on Figure IV-2, shall be provided at the intersection of Highway 74 and Briggs Road.
- 3) A regional trail easement is proposed along the western boundary of Planning Area 27, as shown on Figure IV-14.
- 4) Roadway landscape treatments, as illustrated in Figures IV-16 and 17 are planned along Highway 74 and Briggs Road respectively.
- 5) A drainage channel edge treatment, as depicted on Figure IV-10, is proposed between the commercial uses in Planning Area 27 and the proposed drainage channel along Briggs Road.
- 6) In conjunction with the first implementing plot plan submitted for this planning area, a conceptual site plan for the entire planning area shall be provided to the Riverside County Planning Department for informational purposes. This site plan shall show how the proposed plot plan integrates into the remainder of the planning area, to ensure proper design and layout of the parking and street access.
- 7) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 8) A special landscaped treatment, as depicted on Figure IV-12, shall be established between the commercial uses in Planning Area 27 and the adjacent residential uses in Planning Area 26.
- 9) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan	III.A.6: Grading Plan
III.A.2: Circulation Plan	III.A.7: Landscaping Plan
III.A.3: Drainage Plan	III.A.8: Public Facilities Phasing Plan
III.A.4: Water and Sewer Plans	III.A.9: Phasing Plan
III.A.5: Open Space and Recreation Plan	

28. PLANNING AREA 28: MEDIUM DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 28, as depicted on Figure III-17, provides for the development of 21.8 acres of Medium Density Residential uses with minimum lot sizes of 6,000 square feet. A maximum total of 93 dwelling units are planned at a target density of 4.2 du/ac.

b. Land Use and Development Standards

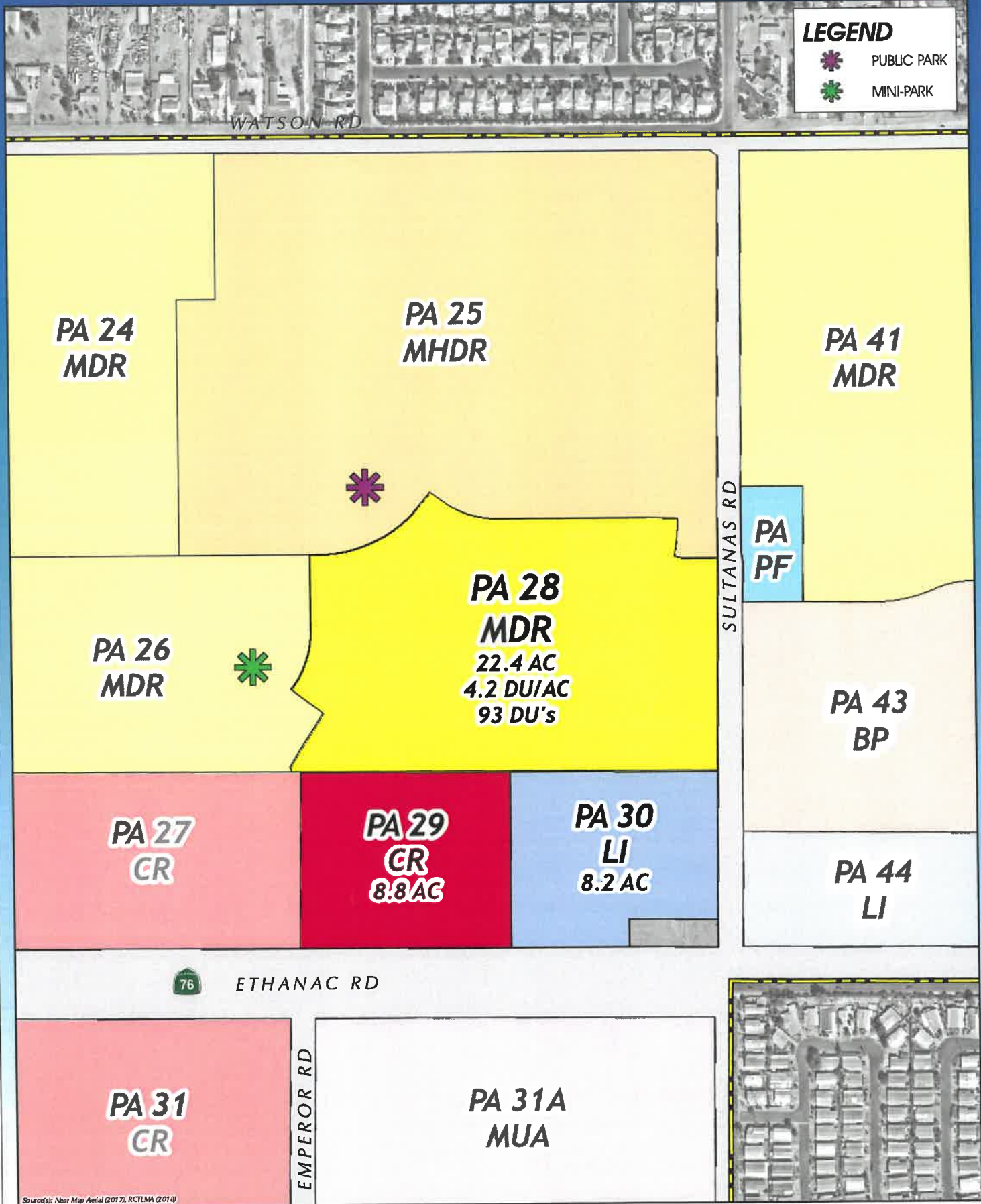
Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 28 shall be provided from Sultanas Road.
- 2) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 3) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:
- 4) A special landscaped treatment, as depicted on Figure IV-12, shall be established between the residential uses in Planning Area 28 and the adjacent non-residential uses in Planning Areas 29 and 30.
- 5) A retaining wall, which results in an increase in the Solid Wall height of up to two (2) feet may be constructed along Planning Area 28's perimeter abutting Sultanas Road.
- 6) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

- III.A.1: Specific Land Use Plan
- III.A.2: Circulation Plan
- III.A.3: Drainage Plan
- III.A.4: Water and Sewer Plans
- III.A.5: Open Space and Recreation Plan

- III.A.6: Grading Plan
- III.A.7: Landscaping Plan
- III.A.8: Public Facilities Phasing Plan
- III.A.9: Phasing Plan



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FIGURE III-17

29. PLANNING AREA 29: COMMERCIAL RETAIL

a. Descriptive Summary

Planning Area 29, as depicted on Figure III-17, provides for the development of 8.8 acres devoted to Commercial Retail uses.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 29 shall be provided from Highway 74 (as approved by Cal- Trans).
- 2) Roadway landscape treatments, as illustrated in Figures IV-16 shall be established along Highway 74.
- 3) In conjunction with the first implementing plot plan submitted for this planning area, a conceptual site plan for the entire planning area shall be provided to the Riverside County Planning Department for informational purposes. This site plan shall show how the proposed plot plan integrates into the remainder of the planning area, to ensure proper design and layout of the parking and street access.
- 4) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 5) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:
- 6) A special landscaped treatment, as depicted on Figure IV-12, shall be established between the commercial retail uses in Planning Area 29 and the adjacent residential uses in Planning Area 28.
- 7) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan

III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan

30. PLANNING AREA 30: LIGHT INDUSTRIAL

a. Descriptive Summary

Planning Area 30, as depicted in Figure III-17, provides for development of 8.2 acres devoted to Light Industrial uses.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 30 shall be provided from Highway 74 (as approved by CalTrans) and Sultanas Road.
- 2) A project entry/intersection statement, as depicted on Figure IV-3, shall be provided at the intersection of Highway 74 and Sultanas Road.
- 3) Roadway landscape treatments, as illustrated in Figures IV-16 and 18, are planned along Highway 74 and Sultanas Road, respectively.
- 4) In conjunction with the first implementing plot plan submitted for this planning area, a conceptual site plan for the entire planning area shall be provided to the Riverside County Planning Department for informational purposes. This site plan shall show how the proposed plot plan integrates into the remainder of the planning area, to ensure proper design and layout of the parking and street access.
- 5) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 6) A special landscaped treatment, as depicted on Figure IV-12, shall be established between the light industrial uses in Planning Area 30 and the adjacent residential uses in Planning Area 28.
- 7) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan

III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan

31. PLANNING AREA 31: COMMERCIAL RETAIL

a. Descriptive Summary

Planning Area 31, as depicted in Figure III-18, provides for development of 32.6 acres devoted to Commercial Retail uses.

b. Land Use and Development Standards

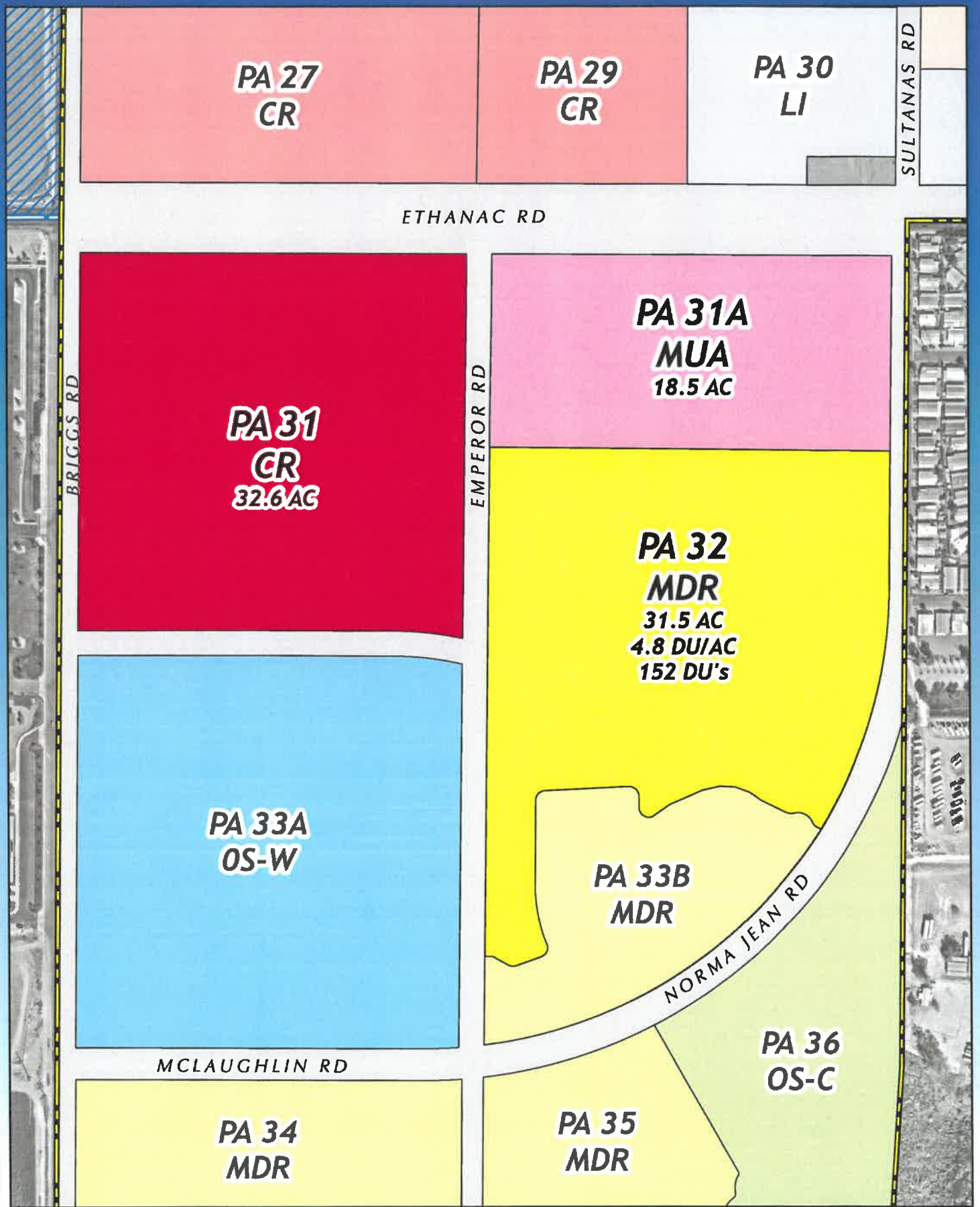
Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 31 shall be provided from Highway 74 (right-turn in and out only as approved by CalTrans), Emperor Road, Street "B," and Briggs Road.
- 2) A community entry/intersection statement, as depicted on Figure IV-2, shall be constructed at the intersection of Highway 74 and Briggs Road.
- 3) A regional trail easement, as depicted on Figure IV-14, is proposed at the western boundary of Planning Area 31, along Briggs Road.
- 4) Roadway landscape treatments, as illustrated in Figures IV-16, 17, and 18, are planned along Highway 74, Briggs Road, Street "B," and Emperor Road, respectively.
- 5) A drainage channel edge treatment, as depicted on Figure IV-10, is proposed between the commercial retail uses in Planning Area 31 and the proposed drainage channel along Briggs Road.
- 6) In conjunction with the first implementing plot plan submitted for this planning area, a conceptual site plan for the entire planning area shall be provided to the Riverside County Planning Department for informational purposes. This site plan shall show how the proposed plot plan integrates into the remainder of the planning area, to ensure proper design and layout of the parking and street access.
- 7) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 8) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan

III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan



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FIGURE III-18



31A. PLANNING AREA 31A: MIXED USE PLANNING AREA

a. Descriptive Summary

Planning Area 31A, as depicted on Figure III-18, provides for the development of 18.5 acres of Mixed Use. This planning area could develop with a mix of limited commercial and high density residential land uses. The maximum density for residential use is 16.0 du/ac. The maximum DU shall not exceed 300 subject to County approval of plot plan layouts and density.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Access to Planning Area 31A shall be provided from Emperor Road and Highway 74 (as approved by CalTrans). Access shall be prohibited from Norma Jean Road.
- 2) A project entry/intersection statement, as depicted on Figure IV-3, shall be provided at the intersection of Highway 74 and Sultanas Road.
- 3) Roadway landscape treatments, as illustrated in Figure IV-16 shall be established along Highway 74.
- 4) To limit views of this planning area from existing adjacent residential uses to the east, a special roadway landscape treatment shall be provided on Sultanas Road, as shown in Figure 19.
- 5) A landscape transition area shall be provided between the commercial uses in Planning Area 31A and the adjacent residential uses in Planning Area 32, as shown in Figure IV-12.
- 6) In conjunction with the first implementing plot plan submitted for this planning area, a conceptual site plan for the entire planning area shall be provided to the Riverside County Planning Department for informational purposes. This site plan shall show how the proposed plot plan integrates into the remainder of the planning area, to ensure proper design and layout of the parking and street access.
- 7) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 8) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan

III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan

32. PLANNING AREA 32: MEDIUM DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 32, as depicted on Figure III-18, provides for the development of 31.5 acres of medium density residential uses with minimum lot sizes of 5,000 square feet. A maximum total of 152 dwelling units are planned at a target density of 4.8 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Access to Planning Area 32 shall be provided from Norma Jean/Sultanas Road and Emperor Road.
- 2) A landscape transition area, as shown on Figure IV-12, shall be established between the residential uses in Planning Area 32 and the adjacent mixed use development in Planning Area 31A.
- 3) To limit views of this planning area from existing adjacent residential uses to the east, a special roadway landscape treatment shall be provided on Norma Jean/Sultanas Road, as shown in Figure 18A.
- 4) A mini-park shall be developed within Planning Area 32, comprising approximately 4 acres.
- 5) A 6-foot tall combo wall composed of a low splitface block wall with tubular steel view fence shall be developed along the rear property lines of residential lots that abut the Mini-Park.
- 6) Where the project site boundary abuts Paradise Palm Drive, access to the adjacent golf course will be re-established at no cost to Highland Palm residents as right-of-way improvements in this area proceed.
- 7) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 8) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

- | | |
|-----------------------------------------|-----------------------------------------|
| III.A.1: Specific Land Use Plan | III.A.6: Grading Plan |
| III.A.2: Circulation Plan | III.A.7: Landscaping Plan |
| III.A.3: Drainage Plan | III.A.8: Public Facilities Phasing Plan |
| III.A.4: Water and Sewer Plans | III.A.9: Phasing Plan |
| III.A.5: Open Space and Recreation Plan | |

33A. PLANNING AREA 33A: OPEN SPACE-WATER

a. Descriptive Summary

Planning Area 33A, as depicted in Figure III-19, provides for development of a 33.8 acre drainage basin, with a designated use of Open Space-Water. This drainage basin is a significant part of the master drainage plan for the Specific Plan.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Access to Planning Area 33A shall be provided from Street "B", Briggs Road and McLaughlin Road.
- 2) A regional trail easement, as depicted on Figure IV-14, is proposed to border Planning Area 33A on the west, along Briggs Road.
- 3) Roadway landscape treatments, as depicted in Figure IV-17 and Figure IV-18, shall be provided along Briggs Road and Street "B", respectively.
- 4) A drainage basin edge treatment shall be established between Briggs Road and McLaughlin Road and the basin, as shown in Figure IV-9.
- 5) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan

III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan

ETHANAC RD

PA 31A
MUA

PA 31
CR

EMPEROR RD

PA 32
MDR

PA 33A
OS-W
33.8 AC

PA 33B
MDR
14.2 AC
3.8 DU/AC
54 DU's

NORMA JEAN RD

MCLAUGHLIN RD

PA 36
OS-C

PA 34
MDR

PA 35
MDR



BRIGGS RD

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FIGURE III-19



33B. PLANNING AREA 33B: MEDIUM DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 33B, as depicted in Figure III-19, provides for development of 14.2 acres of medium density residential uses with minimum lot sizes of 5,000 square feet. A maximum total of 54 dwelling units are planned at a target density of 3.8 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Access to Planning Area 33B shall be provided from Norma Jean Road.
- 2) A 6-foot tall combo wall composed of a low splitface block wall with tubular steel view fence shall be developed along the rear property lines of residential lots that abut the Mini-Park located in Planning Area 32.
- 3) Where the project site boundary abuts Paradise Palm Drive, access to the adjacent golf course will be re-established at no cost to Highland Palm residents as right-of-way improvements in this area proceed.
- 4) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 5) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan

III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan

34. PLANNING AREA 34: MEDIUM DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 34, as depicted in Figure III-20, provides for development of 80.3 acres of medium density residential uses with minimum lot sizes of 5,000 square feet. A maximum total of 339 dwelling units are planned at a target density of 4.2 du/ac. The number of dwelling units is restricted to accommodate several neighborhoods of differing lot sizes. Lot sizes shall not exceed 10,000 square feet. The maximum density may be increased to 6.0 du/ac with a 5,000 square foot minimum lot size if this planning area is designed for and restricted to senior citizen housing or if this planning area is designed as a mobile home park or subdivision.

b. Land Use and Development Standards

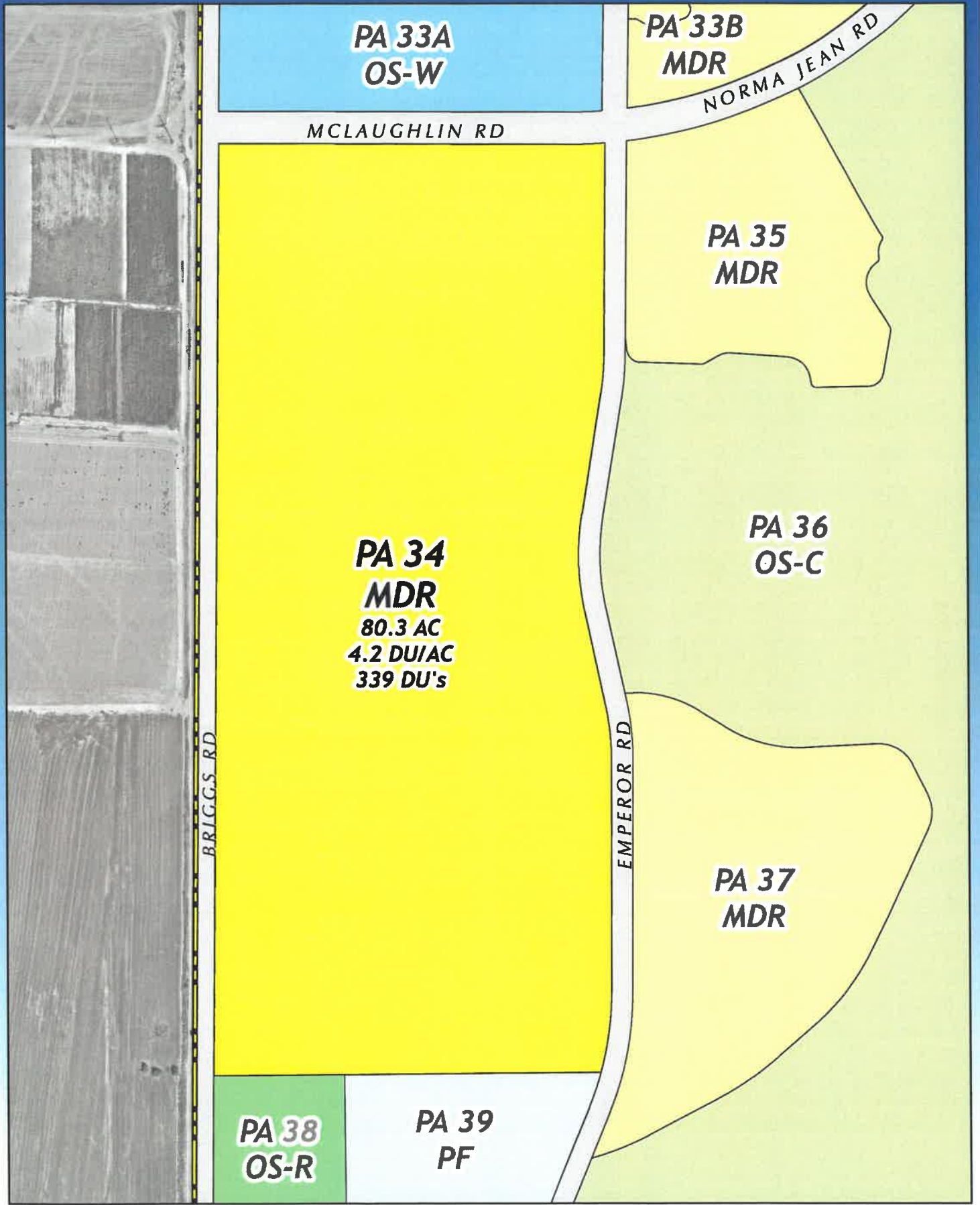
Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Access to Planning Area 34 shall be provided from Briggs Road, Emperor Road and McLaughlin Road.
- 2) A project entry/intersection statement, as shown on Figure IV-3, shall be developed at the intersection of McLaughlin Road and Briggs Road.
- 3) A roadway landscape treatment, as depicted in Figure IV-17, shall be provided along Briggs Road.
- 4) Special landscape transition areas shall be established between the residential uses in Planning Area 34 and the adjacent park and school uses in Planning Areas 38 and 39, as shown in Figure IV-11.
- 5) A regional trail easement, as depicted on Figure IV-14, is proposed to border Planning Area 34 to the north along McLaughlin Road.
- 6) A more detailed geologic investigation shall be performed for development adjacent to the steep hillside (Double Butte margin) area relative to slope stability, rock fall and debris flow.
- 7) A drainage channel edge treatment, as depicted in Figure IV-9, shall be established between the residential uses in Planning Area 34 and the proposed drainage channel along Briggs Road.
- 8) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 9) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan

III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan



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FIGURE III-20

35. PLANNING AREA 35: MEDIUM DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 35, as depicted on Figure III-21, provides for the development of 13.2 acres of medium density residential uses with minimum lot sizes of 6,000 square feet. A maximum total of 43 dwelling units are planned at a target density of 3.3 du/ac.

b. Land Use and Development Standards

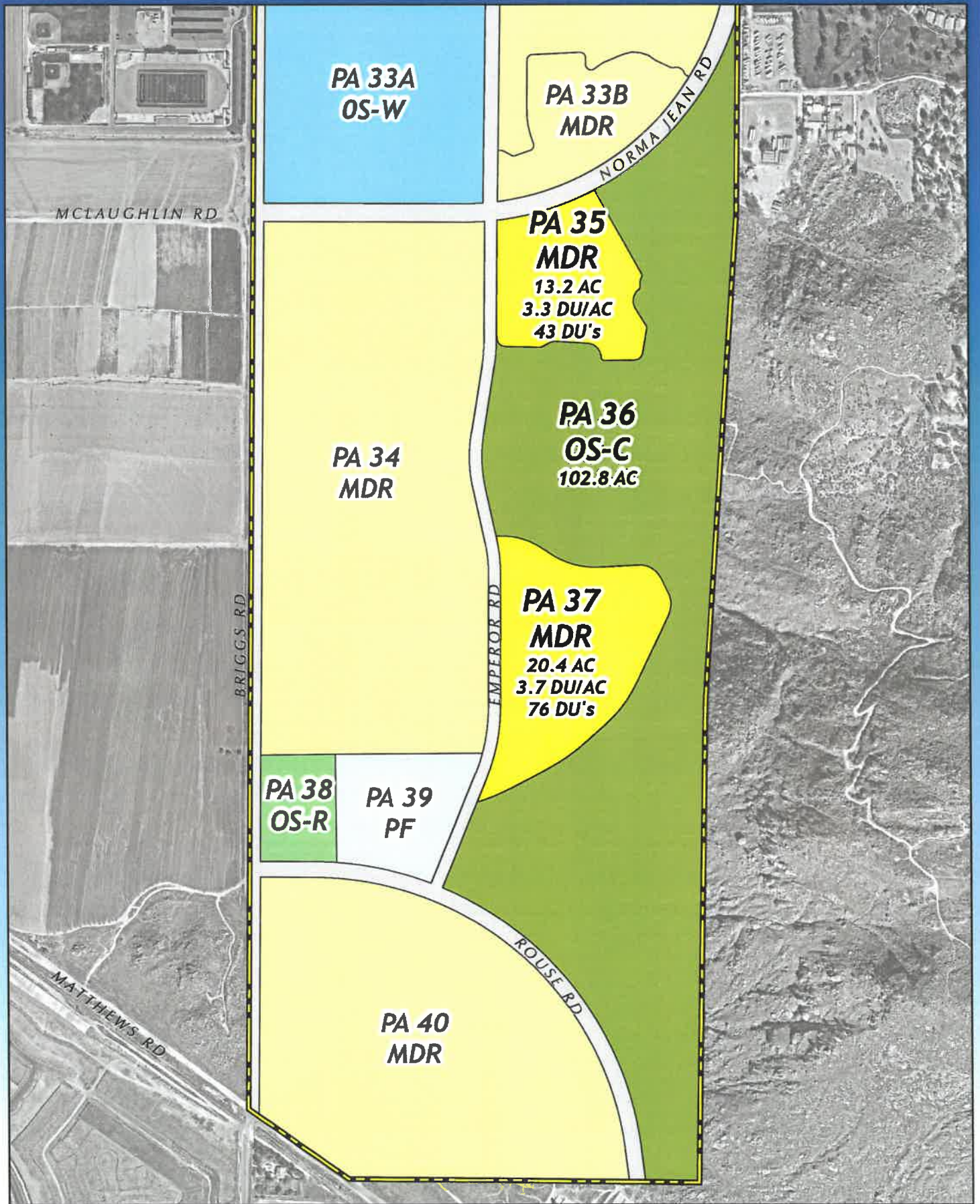
Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Access to Planning Area 35 shall be provided from McLaughlin Road and Emperor Road.
- 2) A regional trail easement, as depicted on Figure IV-14, is proposed along the western edge of Planning Area 35, adjacent to Emperor Road.
- 3) A more detailed geologic investigation shall be performed for development adjacent to the steep hillside (Double Butte margin) area relative to slope stability, rock fall and debris flow.
- 4) A 0.4-acre mini-park shall be developed within Planning Area 35.
- 5) Where the project site boundary abuts Paradise Palm, access to the adjacent golf course will be re-established at no cost to Highland Palm residents as right-of-way improvements in this area proceed.
- 6) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 7) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

- III.A.1: Specific Land Use Plan
- III.A.2: Circulation Plan
- III.A.3: Drainage Plan
- III.A.4: Water and Sewer Plans
- III.A.5: Open Space and Recreation Plan

- III.A.6: Grading Plan
- III.A.7: Landscaping Plan
- III.A.8: Public Facilities Phasing Plan
- III.A.9: Phasing Plan



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FIGURE III-21

36. PLANNING AREA 36: OPEN SPACE-CONSERVATION

a. Descriptive Summary

Planning Area 36, as depicted on Figure III-21, provides for preservation of 102.8 acres for natural open space.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Access to Planning Area 36 shall be provided from Emperor Road and Rouse Road.
- 2) A regional trail easement, as depicted on Figures IV-13 and 14, is proposed to follow the westernmost boundary of Planning Area 36, adjacent to Rouse Road, Emperor Road, and Planning Area 37.
- 3) A roadway landscape treatment, as depicted in Figure IV-18, shall be provided along Rouse Road.
- 4) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 5) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

- | | |
|-----------------------------------------|-----------------------------------------|
| III.A.1: Specific Land Use Plan | III.A.6: Grading Plan |
| III.A.2: Circulation Plan | III.A.7: Landscaping Plan |
| III.A.3: Drainage Plan | III.A.8: Public Facilities Phasing Plan |
| III.A.4: Water and Sewer Plans | III.A.9: Phasing Plan |
| III.A.5: Open Space and Recreation Plan | |

37. PLANNING AREA 37: MEDIUM DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 37, as depicted on Figure III-21, provides for the development of 20.4 acres of medium density residential uses with minimum lot sizes of 6,000 square feet. A maximum total of 76 dwelling units are planned at a target density of 3.7 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Access to Planning Area 37 shall be provided from Emperor Road.
- 2) A regional trail easement, as depicted on Figure IV-13, is proposed along the boundary of Planning Area 37, adjacent to Planning Area 36 (the natural open space area).
- 3) A more detailed geologic investigation shall be performed for development adjacent to steep hillside (Double Butte margin) area relative to slope stability, rock fall and debris flow.
- 4) A 0.2-acre mini-park shall be developed within Planning Area 37.
- 5) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 6) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

- | | |
|-----------------------------------------|-----------------------------------------|
| III.A.1: Specific Land Use Plan | III.A.6: Grading Plan |
| III.A.2: Circulation Plan | III.A.7: Landscaping Plan |
| III.A.3: Drainage Plan | III.A.8: Public Facilities Phasing Plan |
| III.A.4: Water and Sewer Plans | III.A.9: Phasing Plan |
| III.A.5: Open Space and Recreation Plan | |

38. PLANNING AREA 38: OPEN SPACE-RECREATION

a. Descriptive Summary

Planning Area 38, as depicted in Figure III-22, provides for the development of 5.5 acres as a Community Park. Planning Area 38 will be landscaped and, at a minimum, will include such uses as picnic areas, tot lots, restrooms and parking facilities. In addition, the park may include two or more of the following: exercise course, playfield, basketball (half-court), sand volleyball court, soccer field, baseball field, group barbecue or shade arbor. A conceptual site plan is provided in the Design Guidelines, Section IV (Figure IV-15).

b. Land Use and Development Standards

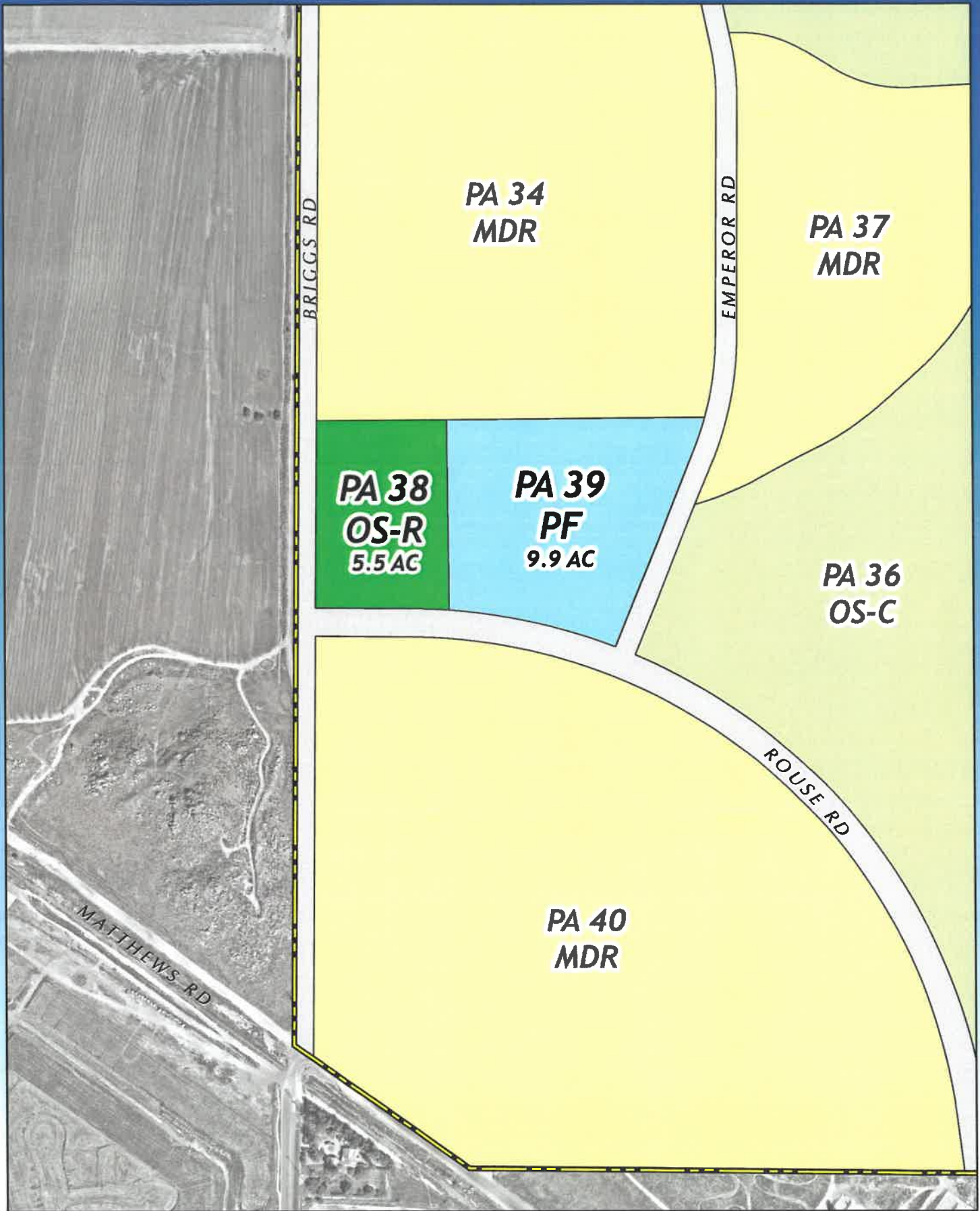
Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Access to Planning Area 38 shall be provided from Briggs Road and Rouse Road.
- 2) A special landscape transition area shall be established between the park uses in Planning Area 38 and the adjacent residential uses in Planning Area 34, as shown on Figure IV-11.
- 3) A special landscape treatment, as depicted on Figure IV-15, shall be established between the park uses in Planning Area 38 and the adjacent school in Planning Area 39.
- 4) Roadway landscape treatments, such as those depicted in Figures IV-17 and 18, shall be provided along Briggs Road and Rouse Road, respectively.
- 5) A drainage channel edge treatment, as depicted in Figure IV-9, is proposed between the park uses in Planning Area 38 and the drainage channel proposed along Briggs Road.
- 6) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 7) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan

III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan



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FIGURE III-22



39. PLANNING AREA 39: PUBLIC FACILITY

a. Descriptive Summary

Planning Area 39, as depicted on Figure III-22, provides for development of 9.9 acres as an Elementary School. If at some future point in time the school district should decline to purchase this site for development of an elementary school, then the project proponent reserves the right to develop this site with Medium-High Density Residential use. A maximum total of 50 dwelling units would be allowed at a target density of 5.0 du/ac. This may be allowable by transferring an equal number of excess units available from previously developed planning area(s) which do not accomplish the maximum number permitted for those planning areas. In any case, the total number of permitted units for the Specific Plan area shall not be exceeded.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Access to Planning Area 39 shall be provided from Rouse Road and Emperor Road.
- 2) A roadway landscape treatment, as depicted in Figure IV-18, shall be provided along Rouse Road.
- 3) A special landscape treatment shall be established between the school uses in Planning Area 39 and the adjacent park uses in Planning Area 38, as shown on Figure IV-15.
- 4) A landscape transition area, as shown in Figure IV-11, shall be provided between the school uses in Planning Area 39 and the adjacent residential uses in Planning Area 34.
- 5) A more detailed geologic investigation shall be performed for development adjacent to the steep hillside (Double Butte margin) area relative to slope stability, rock fall and debris flow.
- 6) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 7) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan

III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan

40. PLANNING AREA 40: MEDIUM DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 40, as depicted on Figure III-23, provides for development of 60.2 acres of medium density residential uses with minimum lot sizes of 6,000 square feet. A maximum total of 272 dwelling units are planned at a target density of 4.5 du/ac.

b. Land Use and Development Standards

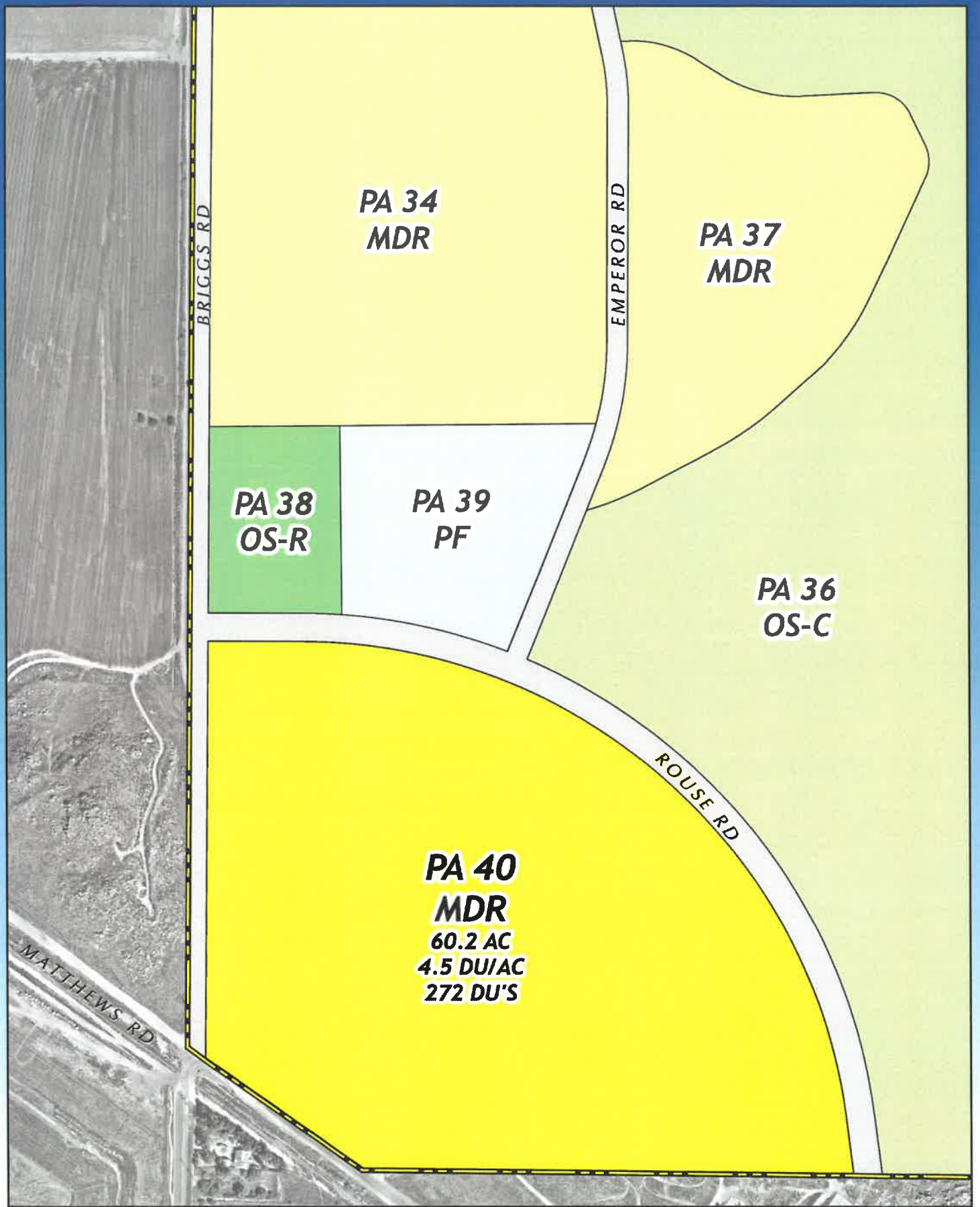
Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Access to Planning Area 40 shall be provided from Rouse Road and Briggs Road.
- 2) Roadway landscape treatments, such as those depicted in Figures IV-17 and 18, shall be provided along Briggs Road and Rouse Road, respectively.
- 3) A special landscape treatment, as shown in Figure IV-7, shall be established between the residential uses in Planning Area 40 and the existing adjacent residential uses and the existing Metrolink line.
- 4) A drainage channel edge treatment, as shown in Figure IV-9, shall be established between the residential uses in Planning Area 40 and the proposed drainage channel along Briggs Road.
- 5) A more detailed geologic investigation shall be performed for development adjacent to the steep hillside (Double Butte margin) area relative to slope stability, rock fall and debris flow.
- 6) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 7) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan

III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan



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FIGURE III-23



41. PLANNING AREA 41: MEDIUM DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 41, as depicted on Figure III-24, provides for development of 39.8 acres of medium density residential uses with minimum lot sizes of 7,200 square feet. A maximum total of 120 dwelling units are planned at a target density of 3.0 du/ac.

b. Land Use and Development Standards

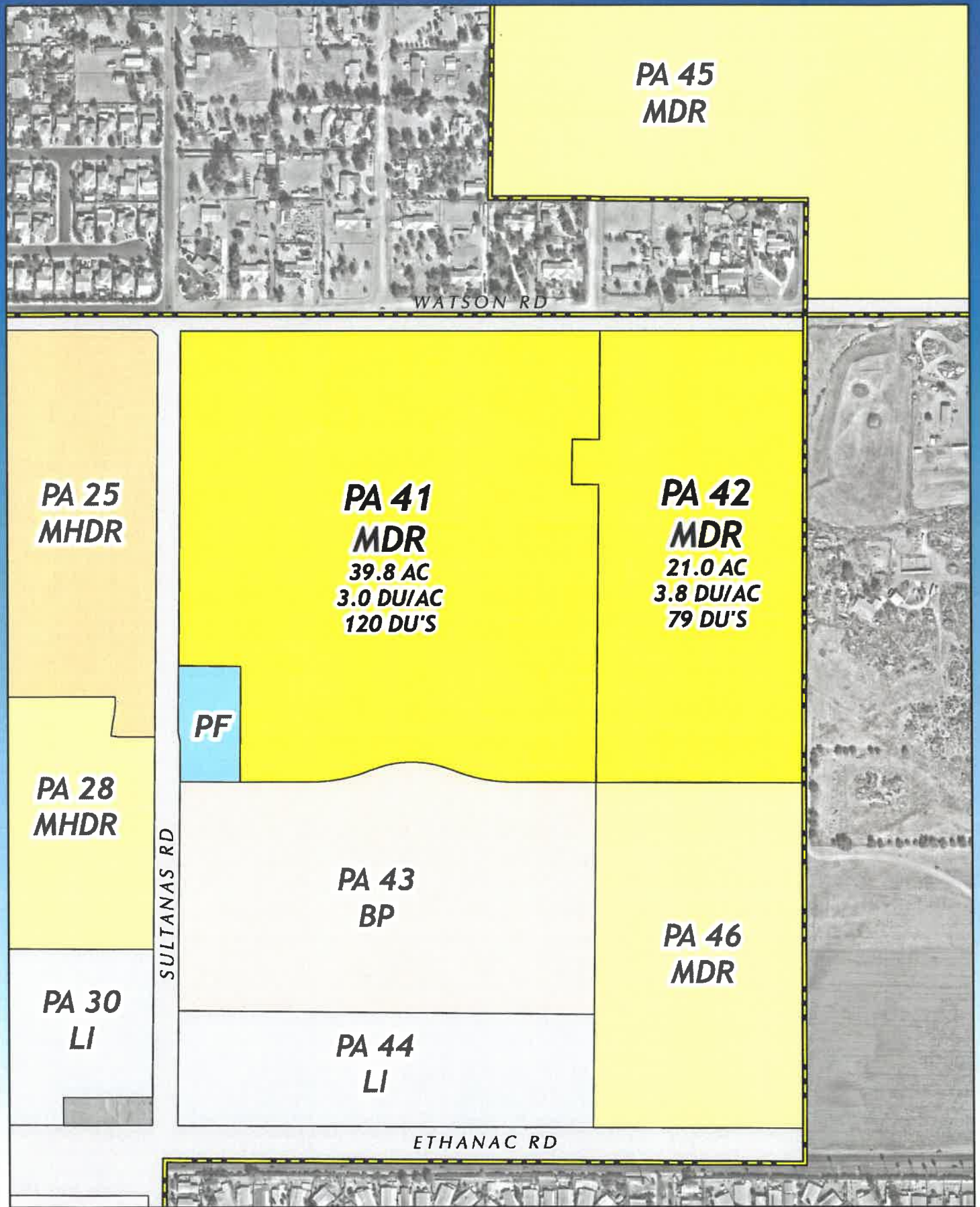
Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Access to Planning Area 41 shall be provided from Sultanas Road and Watson Road.
- 2) A minor intersection statement shall be developed at the intersection of Sultanas Road and the southwest corner of the fire station parcel, as shown on Figure IV-4.
- 3) A drainage channel edge treatment, as depicted on Figure IV-9, shall be established between the residential uses in Planning Area 41 and the drainage channel proposed adjacent to Watson Road.
- 4) Roadway landscape treatments, as depicted in Figure IV-18, shall be provided along Watson Road .
- 5) A special landscape treatment area shall be established between the residential uses in Planning Area 41 and the adjacent business park uses in Planning Area 43, as shown on Figure IV-12.
- 6) A special landscape treatment, as shown on Figure IV-8, shall be provided along Watson Road to limit views of this planning area from existing adjacent residential uses.
- 7) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 8) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan

III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan



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FIGURE III-24

42. PLANNING AREA 42: MEDIUM DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 42, as depicted on Figure III-24, provides for the development of 21.0 acres of medium density residential uses with minimum lot sizes of 7,200 square feet. A maximum total of 79 dwelling units are planned at a target density of 3.8 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Access to Planning Area 42 shall be provided from Watson Road and/or a local road from the south.
- 2) A drainage channel edge treatment, as depicted on Figure IV-9, shall be established between the residential uses in Planning Area 42 and the proposed drainage channel adjacent to Watson Road.
- 3) A special landscape treatment, as shown on Figure IV-8, shall be provided along Watson Road to limit views of this planning area from existing adjacent residential uses.
- 4) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 5) Roadway landscape treatments, as depicted in Figure IV-18, shall be provided along Watson Road.
- 6) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan

III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan

43. PLANNING AREA 43: BUSINESS PARK

a. Descriptive Summary

Planning Area 43, as depicted in Figure III-25, provides for development of 21.8 acres devoted to Business Park uses.

b. Land Use and Development Standards

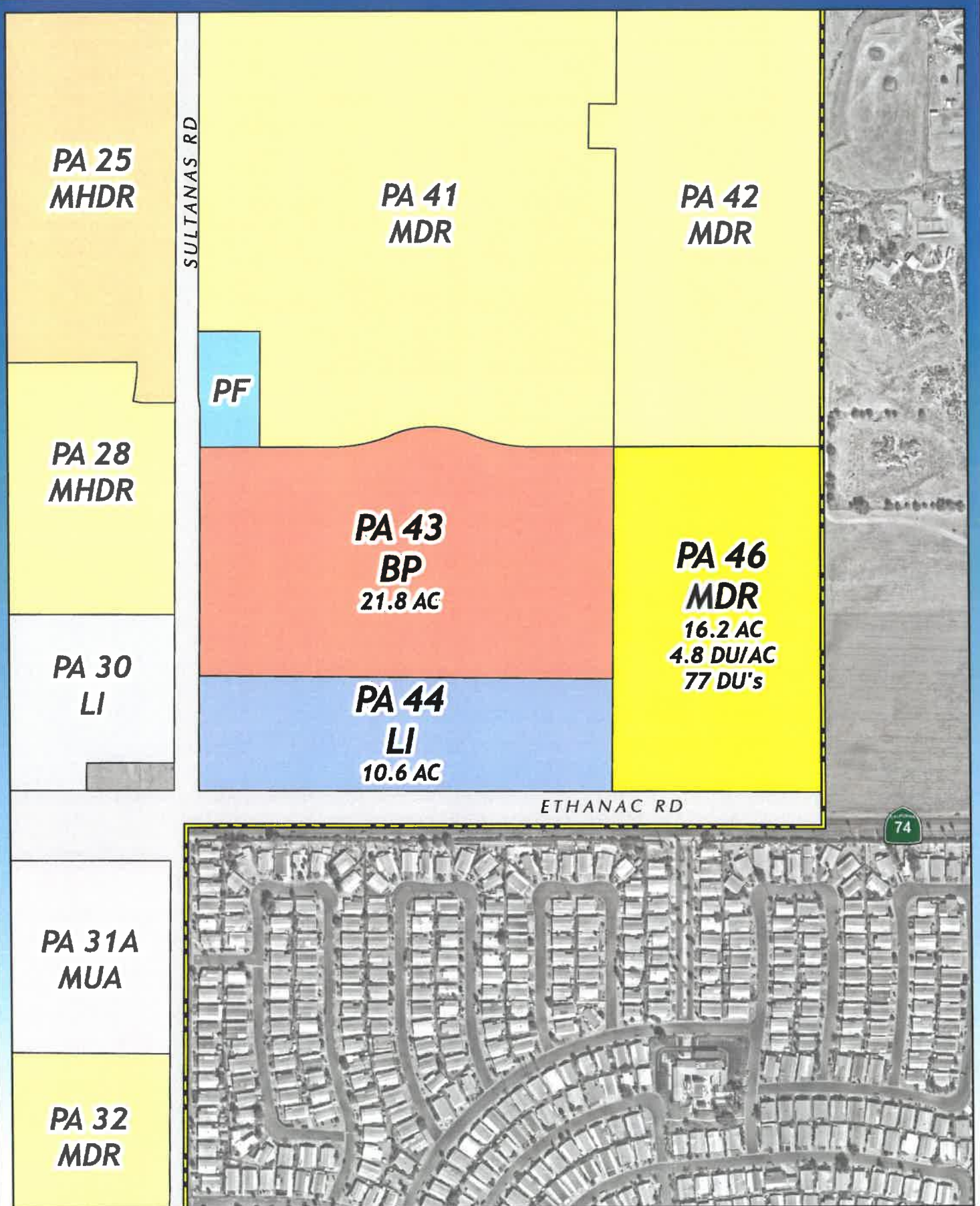
Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 43 shall be provided from Sultanas Road.
- 2) A minor intersection statement shall be developed at the intersection of Sultanas Road and the northwestern corner of Planning Area 43, as shown on Figure IV-4.
- 3) In conjunction with the first implementing plot plan submitted for this planning area, a conceptual site plan for the entire planning area shall be provided to the Riverside County Planning Department for informational purposes. This site plan shall show how the proposed plot plan integrates into the remainder of the planning area, to ensure proper design and layout of the parking and street access.
- 4) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 5) A special landscape treatment area shall be established between the business park uses in Planning Area 43 and the adjacent residential uses in Planning Area 41, as shown on Figure IV-12.
- 6) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

- III.A.1: Specific Land Use Plan
- III.A.2: Circulation Plan
- III.A.3: Drainage Plan
- III.A.4: Water and Sewer Plans
- III.A.5: Open Space and Recreation Plan

- III.A.6: Grading Plan
- III.A.7: Landscaping Plan
- III.A.8: Public Facilities Phasing Plan
- III.A.9: Phasing Plan



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FIGURE III-25

44. PLANNING AREA 44: LIGHT INDUSTRIAL

a. Descriptive Summary

Planning Area 44, as depicted in Figure III-25, provides for development of 10.6 acres devoted to Light Industrial uses.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 44 shall be provided from Highway 74 (as approved by CalTrans), and Sultanas Road.
- 2) A project entry/intersection statement, as depicted on Figure IV-3, shall be developed at the intersection of Highway 74 and Sultanas Road.
- 3) Roadway landscape treatments, as illustrated in Figures IV-16 and 18, are planned along Highway 74 and Sultanas Road, respectively.
- 4) In conjunction with the first implementing plot plan submitted for this planning area, a conceptual site plan for the entire planning area shall be provided to the Riverside County Planning Department for informational purposes. This site plan shall show how the proposed plot plan integrates into the remainder of the planning area, to ensure proper design and layout of the parking and street access.
- 5) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 6) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan

III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan

45. PLANNING AREA 45: MEDIUM DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 45, as depicted on Figure III-26, provides for development of 73.4 acres of medium density residential uses with minimum lot sizes of 7,200 square feet. A maximum total of 262 dwelling units are planned at a target density of 3.6 du/ac.

b. Land Use and Development Standards

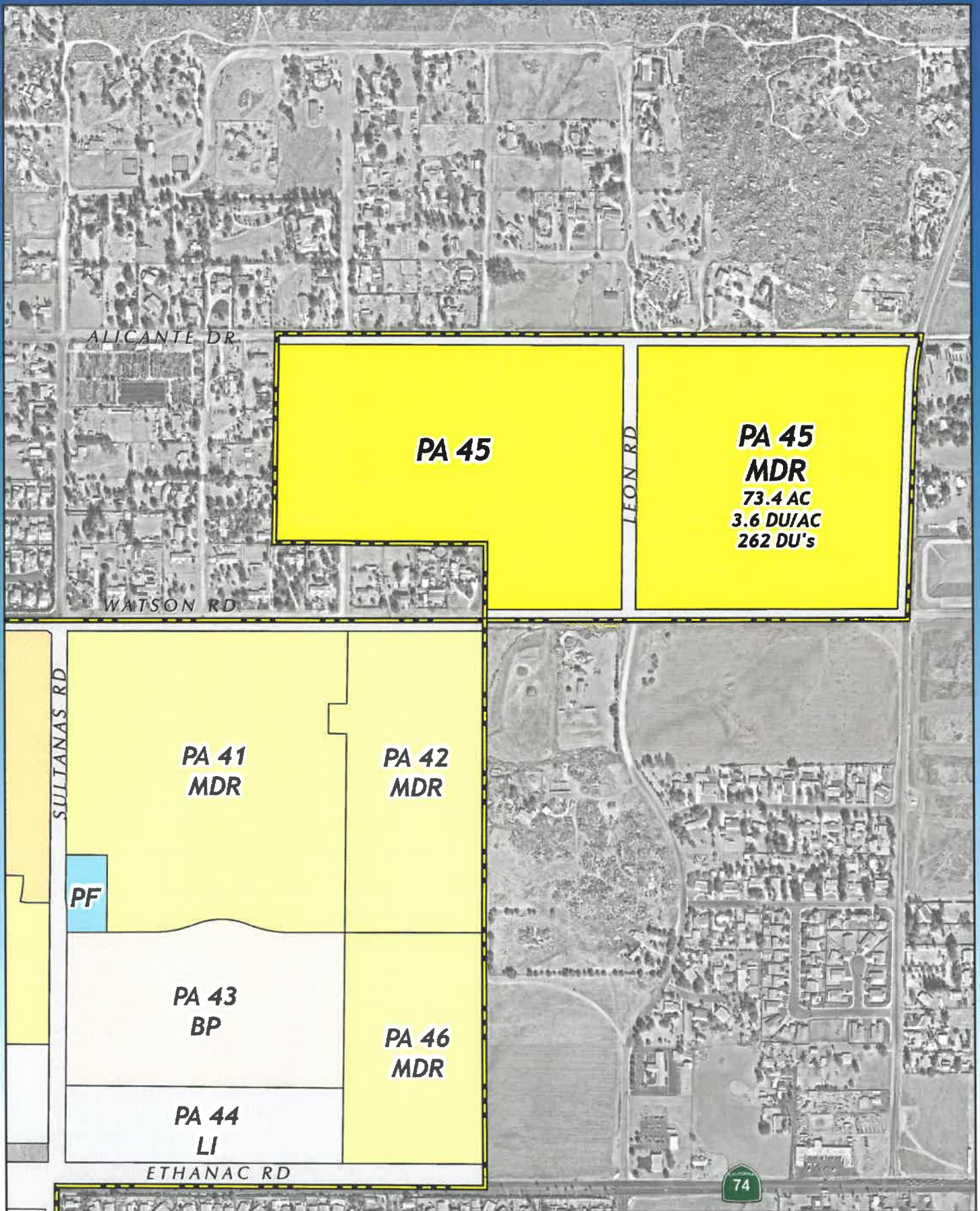
Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Access to Planning Area 45 shall be provided from Watson Road, Leon Road, and Juniper Flats Road.
- 2) Roadway landscape treatments, as shown on Figure IV-18, shall be established along Juniper Flats Road, and Watson Road.
- 3) A special landscape treatment, as shown on Figure IV-8, shall be provided along Watson Road and Juniper Flats Road to limit views of this planning area from existing adjacent residential uses.
- 4) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 5) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

- III.A.1: Specific Land Use Plan
- III.A.2: Circulation Plan
- III.A.3: Drainage Plan
- III.A.4: Water and Sewer Plans
- III.A.5: Open Space and Recreation Plan

- III.A.6: Grading Plan
- III.A.7: Landscaping Plan
- III.A.8: Public Facilities Phasing Plan
- III.A.9: Phasing Plan



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FIGURE III-26

46. PLANNING AREA 46: MEDIUM DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 46, as depicted on Figure III-25, provides for development of 16.2 acres of medium density residential uses with minimum lot sizes of 7,200 square feet. A maximum total of 77 dwelling units are planned at a target density of 4.8 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Access to Planning Area 46 shall be provided from Highway 74.
- 2) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 3) Roadway landscape treatment, as illustrated in Figure IV-15, is planned along Highway 74.
- 4) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

- | | |
|-----------------------------------------|-----------------------------------------|
| III.A.1: Specific Land Use Plan | III.A.6: Grading Plan |
| III.A.2: Circulation Plan | III.A.7: Landscaping Plan |
| III.A.3: Drainage Plan | III.A.8: Public Facilities Phasing Plan |
| III.A.4: Water and Sewer Plans | III.A.9: Phasing Plan |
| III.A.5: Open Space and Recreation Plan | |

IV. DESIGN GUIDELINES

A. PURPOSE AND INTENT

Generally speaking, these guidelines have been devised as a method for achieving a high quality, cohesive design fabric for the community that will develop within the *MENIFEE NORTH* Specific Plan area.

More specifically, the purpose of these Design Guidelines is:

- To provide the County of Riverside with the necessary assurance that the Specific Plan area will develop in accordance with the quality and character proposed herein;
- To provide guidance to developers, builders, engineers, architects, landscape architects and other professionals in order to maintain the desired design quality;
- To provide guidance to County staff, the Planning Commission and the Board of Supervisors in the review of future development projects in the Specific Plan area;
- To provide guidance in the formulation of CC&Rs for the use of land in the Specific Plan area;
- To provide guidance in the formulation of concise development guidelines for the various planning areas within the Specific Plan boundaries.
- To provide development guidelines which permit the *MENIFEE NORTH* Specific Plan area to develop its own theme and character while allowing it to interface and respond to the character and design fabric of adjacent specific plan areas which may be currently under review or are proposed in the future.

The Design Guidelines provided herein are intended to function as a living document. They are subject to modification over time to allow for response to anticipated conditions, such as changes in taste, community desires and the marketplace, or significant changes within adjacent specific planning areas.

B. GENERAL GUIDELINES

As demonstrated by the conceptual Landscape Plan, Figure IV-1, careful thought has been given to integrate the structural and aesthetic elements of a balanced, active community. To ensure that this carefully considered plan is implemented in a manner that will bring *MENIFEE NORTH* a sense of its own character, a central theme has been established, as described below.

1. PROJECT THEME

The underlying design concept and theme for *MENIFEE NORTH* incorporates a suburban corridor along the highly visible Highway 74, transitioning outward with adjacent compatible land uses, to a more rural project edge. The project provides for unifying elements in each planning area. Streetscape corridors, entry monumentation, and project-wide design guidelines will provide unifying characteristics to strengthen the overall theme. Additionally, the project will create a community identity through control of elements such as architecture, landscaping, color palette of building materials, paving, community theme walls, fencing, lighting, street furniture, signage and graphics.

Landscaping plays a significant role in establishing *MENIFEE NORTH*'s distinctive character. The project's mixed use concept seeks to develop an association of different land uses by utilizing landscaping, which has been designed to strengthen the overall theme of the development, through the use of specific plant and hardscape materials, while still allowing for specific land use individuality.

2. PROJECT SETTING

a. Preservation of Natural Open Space and Hillsides

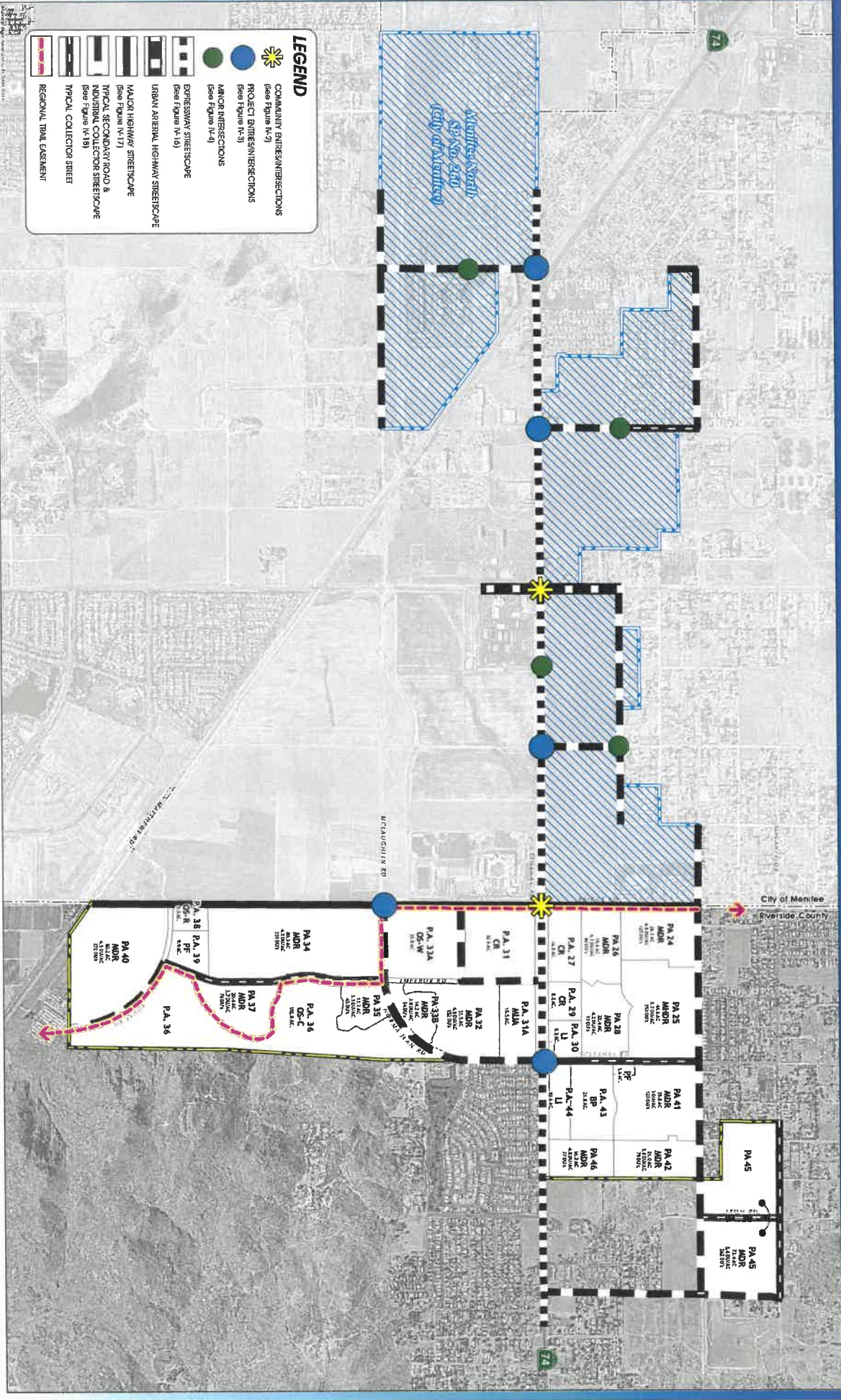
A significant amount of natural open space exists east of Briggs Road and south of Highway 74. This area is located in hillside portions of the project and can be seen from several areas of the surrounding valley. A key aspect of the *MENIFEE NORTH* Specific Plan is the preservation of this hillside area, which accounts for approximately 103 acres.

b. Development of Improved Recreational Open Space

The *MENIFEE NORTH* Specific Plan proposes the integration of recreational trails, community parks, a public park, mini-parks and school playgrounds to create a master recreational program which provides adequate areas to accommodate active recreational needs of the future residents of the site.

c. Creation of an Integrated Land Use Concept

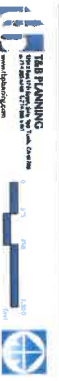
In designing the land use plan for *MENIFEE NORTH*, it was intended that several opportunities be created as a means to provide a sense of arrival and to establish the overall theme. A hierarchy was developed which would establish this arrival theme, and which would provide a feeling of transition from varying intensity of land use. This hierarchy consists of Community Entries and Intersections, Project Entries and Intersections, Minor Intersections and Neighborhood Entries.



LEGEND

- COMMUNITY ENTRIES/INTERSECTIONS (see Figure IV-2)
- PROJECT ENTRIES/INTERSECTIONS (see Figure IV-9)
- MAJOR INTERSECTIONS (see Figure IV-4)
- EXPRESSWAY INTERSECTIONS (see Figure IV-16)
- URBAN ARTERIAL HIGHWAY STREETSCAPE
- MAJOR HIGHWAY STREETSCAPE (see Figure IV-17)
- TYPICAL SECONDARY ROAD & INDUSTRIAL COLLECTOR STREETSCAPE (see Figure IV-18)
- TYPICAL COLLECTOR STREET
- REGIONAL TRIAL EASEMENT

MENIFEE NORTH SP 260 - A2, SC2



CONCEPTUAL LANDSCAPE PLAN
IV-3

FIGURE IV-1

C. COMMUNITY ELEMENTS

The *Conceptual Landscape Plan*, Figure IV-1, consists of community elements that reflect continuity throughout the project. Community elements such as entries, intersections, streetscapes, walls, fences and land use transitions will serve as a unifying element. Individually, these elements identify with specific land use, however through the consistent use of similar forms and materials, are designed to be a reinforcement of the overall project theme.

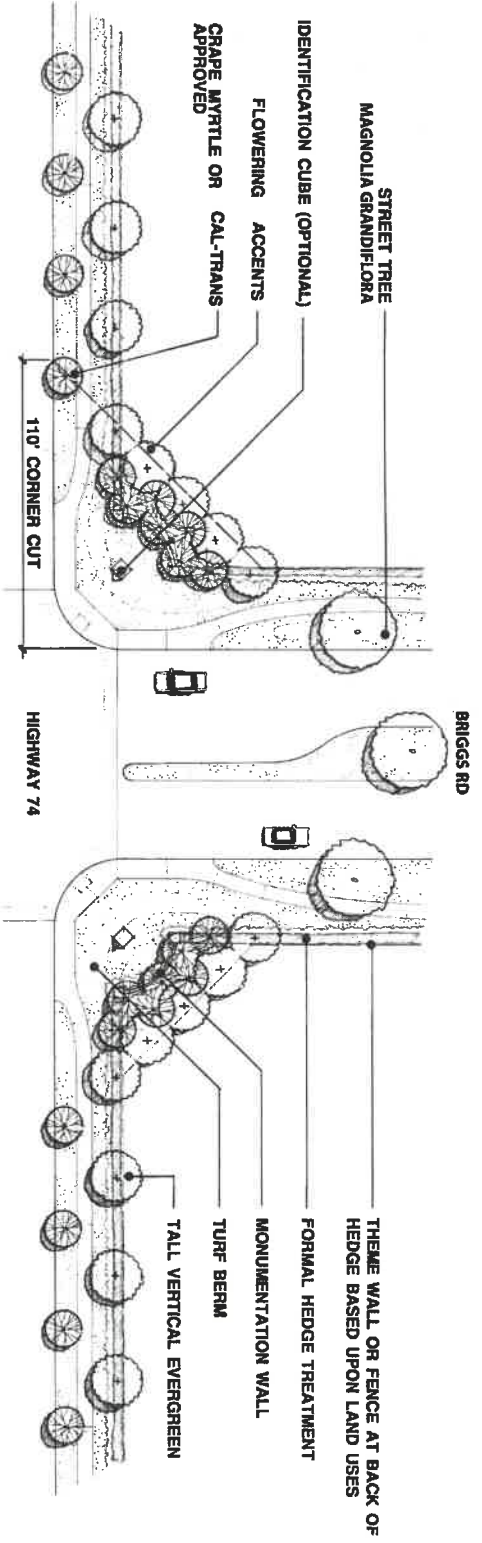
1. PROJECT MONUMENTATION TREATMENTS

Project monumentation is proposed at key entries and intersections which will become major focal points of the project's identification. Monumentation treatments in some situations share the same level of hierarchy, however must identify and be compatible with varied land uses. For this reason the forms, size and materials of these treatments have been carefully designed to be compatible with residential as well as non-residential uses. A hierarchy of monumentation statements, as discussed generally above and detailed below, has been established for *MENIFEE NORTH*.

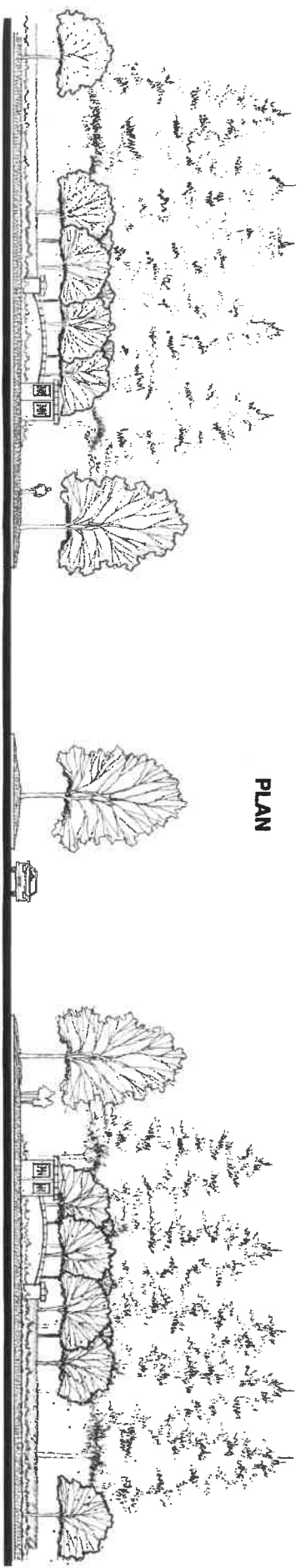
a. **Community Entries and Intersections** (Figure IV-2)

Community entries, as illustrated in Figure IV-2, occur at Arterial Highway and Major Highway intersections, and are *MENIFEE NORTH*'s "Gateway" to business and residential communities. These entries will serve to visually and physically announce major arrival points within *MENIFEE NORTH*. The overall sense of entry is created by a harmonious blend of thematic features that include:

- A 110-foot corner cutoff monumentation treatment.
- A 22-foot turf grass threshold introducing the monumentation treatment.
- Freestanding community identification cube compatible with community theme walls.
- A 25-foot radius monumentation wall, compatible with community theme walls, back up identification cube.
- Small flowering accent trees, which match the trees at Highway 74, in a formal grouping to provide color and to reinforce the overall streetscape theme.
- Tall evergreen trees behind flowering accent trees to provide a solid visual backdrop and to reinforce the overall streetscape theme.
- Formal hedge row treatment with a foreground of flowering ground cover to define physical limits of the entry statement and to provide screening of parked cars in commercial areas.
- Community entries may incorporate community theme walls or fencing at the back of landscape development zone limits, depending on adjacent land use requirements. See Figure IV-2.



PLAN



MENIFEENORTH SP 260 - A2, SC2



COMMUNITY ENTRIES AND INTERSECTIONS
IV-5

FIGURE IV-2

Community intersections are intended to occur in conjunction with community entries, where identification is not necessary or compatible with adjacent land uses. Intersections may incorporate community theme walls or fencing depending on adjacent land use requirements. See Figures IV-2.

b. Project Entries and Intersections (Figure IV-3)

Project entries, as illustrated in Figure IV-3, are the second level of hierarchy for monumentation, and occur at intersections of Arterial Highways and Major Highways. Project entry statements occur in a formal symmetrical configuration on both sides of the street and announce arrival to individual business or residential communities. Thematic features include:

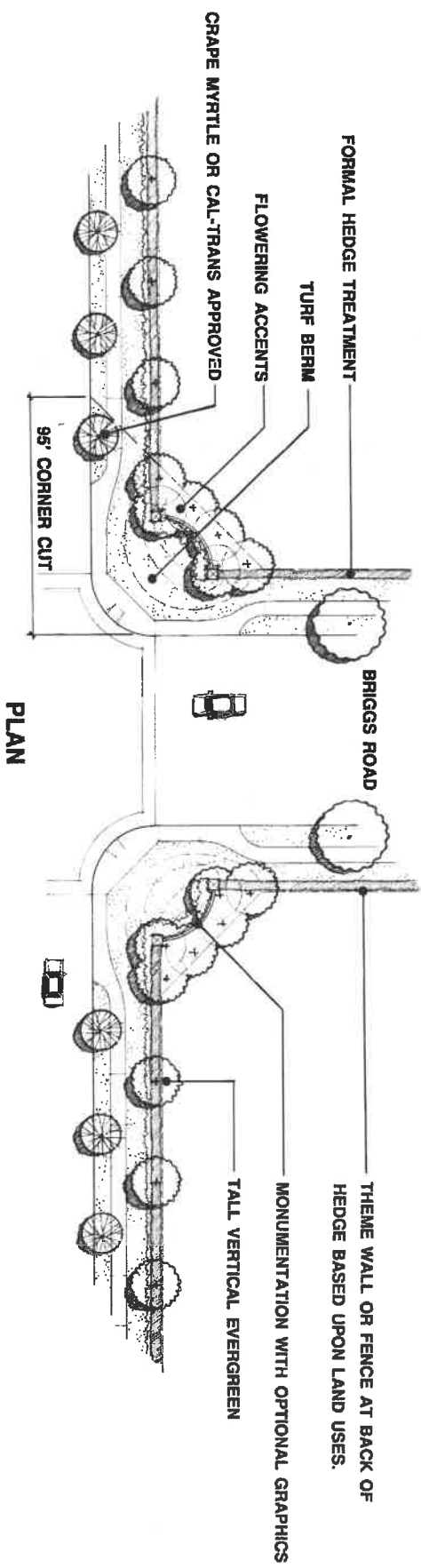
- A 95-foot corner cutoff monumentation treatment.
- A 22-foot turf grass threshold introducing the monumentation treatment.
- A 25-foot radius monumentation wall, identifying the project area by name. Graphics and materials are to be compatible with the overall community theme.
- Formal grouping of tall evergreen trees to provide continuity with community entries.
- Formal hedge row treatment, duplicating the appearance of community entries.
- Project entries may incorporate community theme walls or fencing at the back of landscape development zone limit depending on adjacent land use requirements. See Figure IV-3.

Project intersections are to be used in conjunction with project entries where continuity is desired, however project identification is not. These monumentations share the same thematic features with the exception of signage graphics. Intersections may incorporate a community theme wall or fencing, depending on adjacent land use requirements.

c. Minor Intersections (Figure IV-4)

Minor intersections, as illustrated in Figure IV-4, are the third level of hierarchy for *MENIFEE NORTH*. Treatments reflect similar thematic features of previously described monumentations as follows:

- A 60-foot corner cutoff monumentation treatment.
- A 20-foot turf grass threshold.
- Formal grouping of tall evergreen trees to provide continuity with community and project monumentation treatments.
- Formal hedge row treatment compatible with other monumentation.

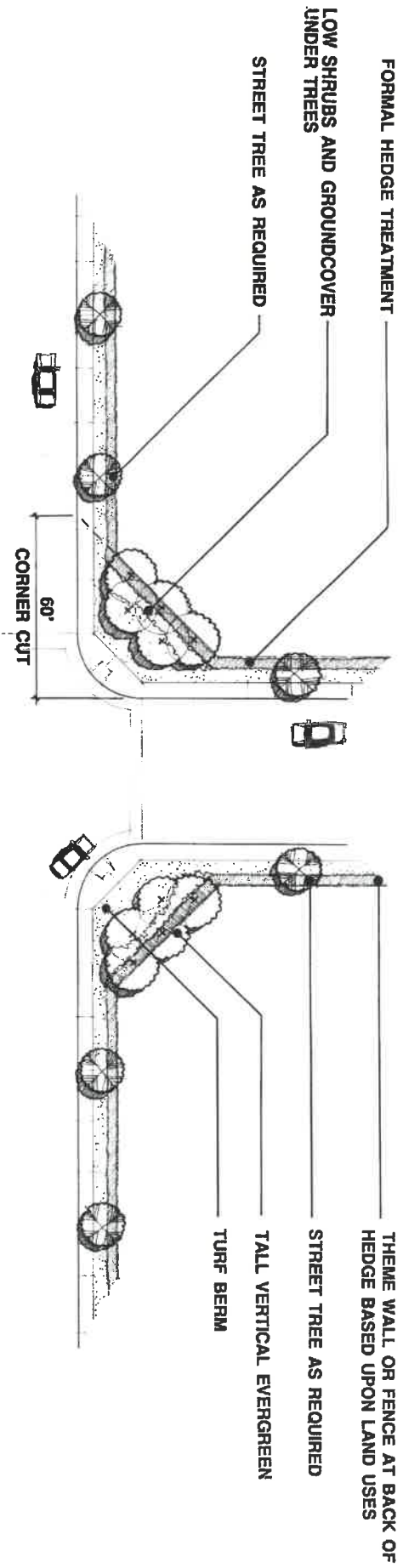


MENIFEE NORTH SP 260 - A2, SC2

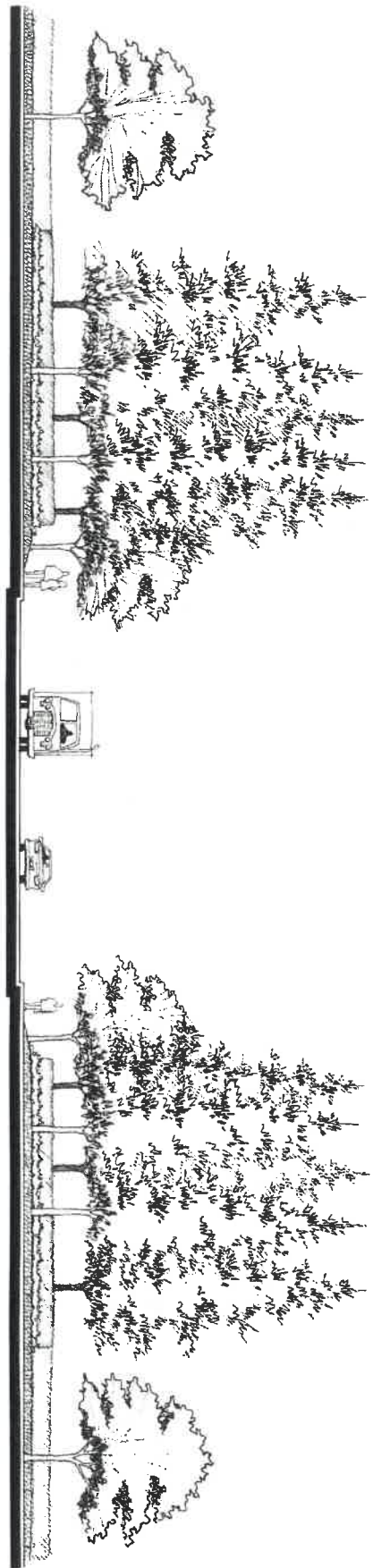


PROJECT ENTRIES AND INTERSECTIONS IV-7

FIGURE IV-3



PLAN



SECTION

MENIFEE NORTH SP 260 - A2, SC2



- Intersections may incorporate community theme walls or fencing, depending on adjacent land use requirements. See Figure IV-4.

d. Neighborhood Entries / Business Monument Signage (Figures IV-5 and IV-6)

Neighborhood Entries (see Figure IV-5) and Business Monument Signage (see Figure IV-6) share the fourth level of hierarchy and complete the monumentations for *MENIFEE NORTH*. These treatments are intended for future local streets that have not been identified on the *Conceptual Landscape Plan*, but will occur as part of the actual project design. Individual users are encouraged to reflect forms, materials, and graphics of other project monumentations to provide overall continuity and strengthen the theme of *MENIFEE NORTH*'s community elements.

2. LAND USE TRANSITIONS

In an attempt to create a high-quality, environmentally sensitive and aesthetically pleasing community, the *MENIFEE NORTH* Specific Plan proposes different types of transition treatments. These treatments will provide environmental design and land use edge treatments which facilitate a mixed use concept. They will also allow for land uses of similar intensity or compatibility to interlink, while allowing land uses of dissimilar intensity or limited compatibility to be physically separated or buffered from each other. The land use transitions, interfaces and edge treatments proposed for *MENIFEE NORTH* are intended to:

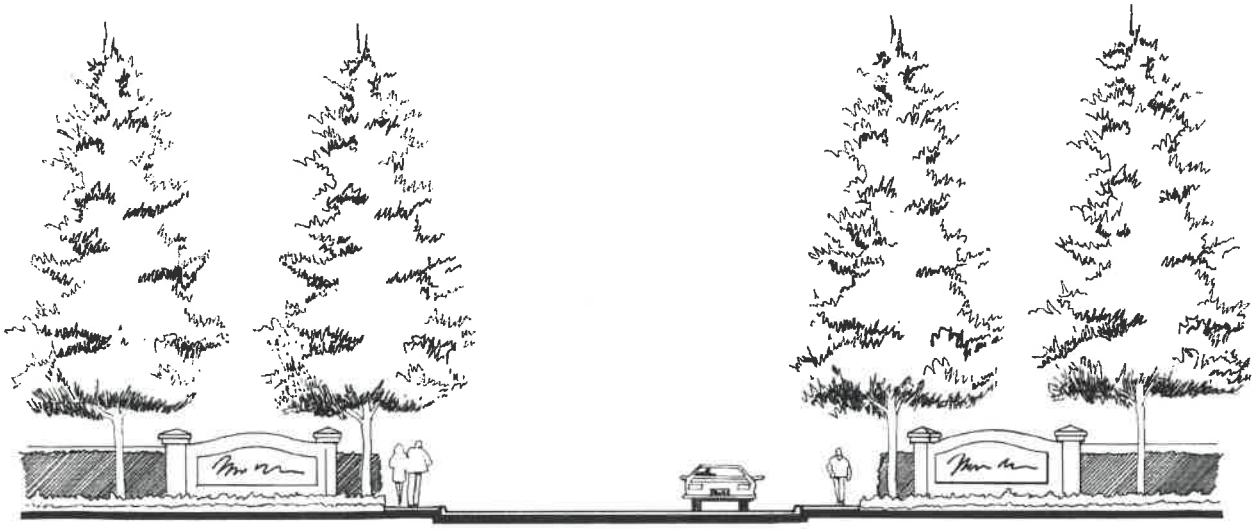
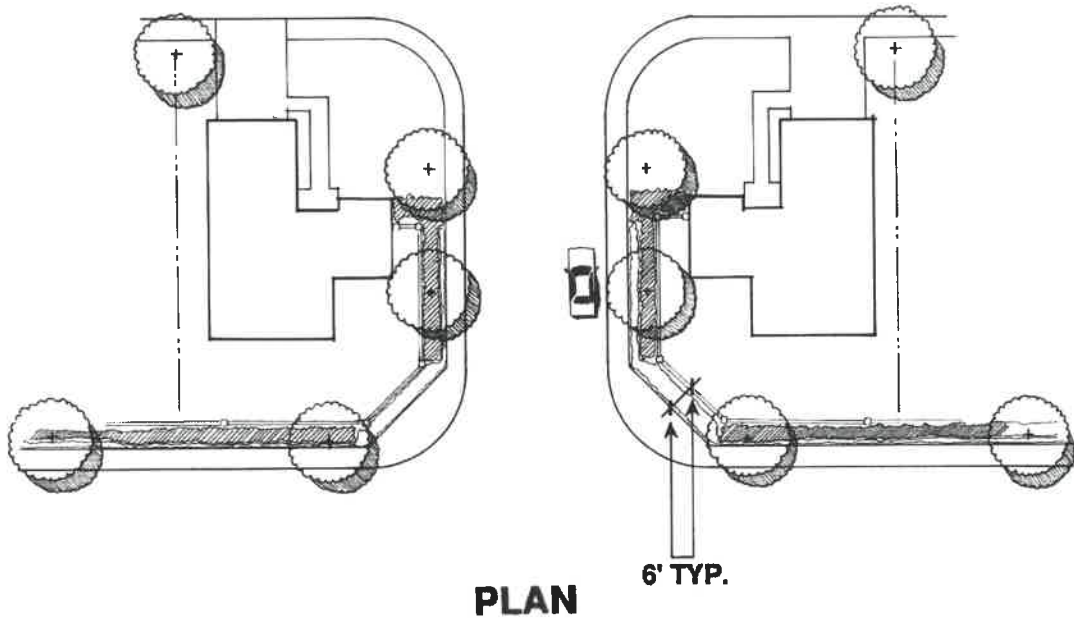
- Provide for the separation and buffering of dissimilar land uses or residential densities by employing community design elements.
- Ensure proper treatment of sensitive areas, such as open space and hillsides.
- Establish design criteria for creating effective linkages between natural and improved open space and residential, industrial, commercial, business park and educational uses.

The recommended locations for each of these land use transitions are detailed in the *Planning Area Development Standards* (Section III.B). A description of each transition is provided below.

a. On-Site Residential / Adjacent Existing Residential Interface (Figure IV-7)

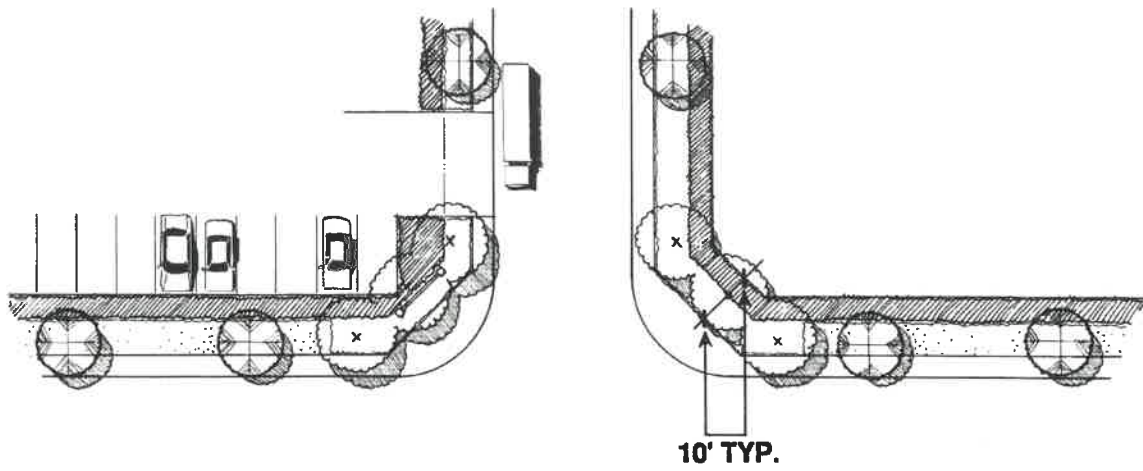
This interface occurs along the northern and eastern portions of the project. This interface is created where proposed low, medium and medium-high density residential land uses within *MENIFEE NORTH* are adjacent to existing off-site rural properties. Figure IV-7 illustrates the on-site residential/existing adjacent residential land use transition which incorporates the following guidelines:

- To retain the rural nature of these interfaces, a 40-foot backyard setback is provided for on-site residential lots to create a landscaped buffer.
- Encourage on-site residential lots to establish generous backyard landscaping with informal groupings of both vertical and canopy trees to limit views from adjacent existing residential properties to proposed residential roof lines.

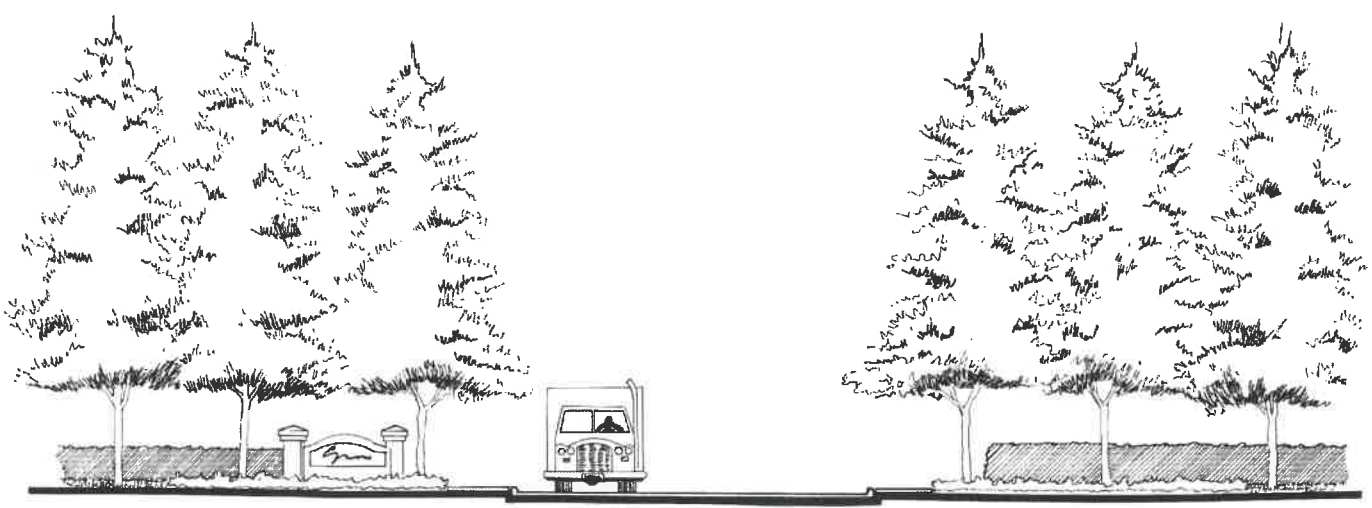


MENIFEE NORTH SP 260 - A2, SC2

FIGURE IV-5



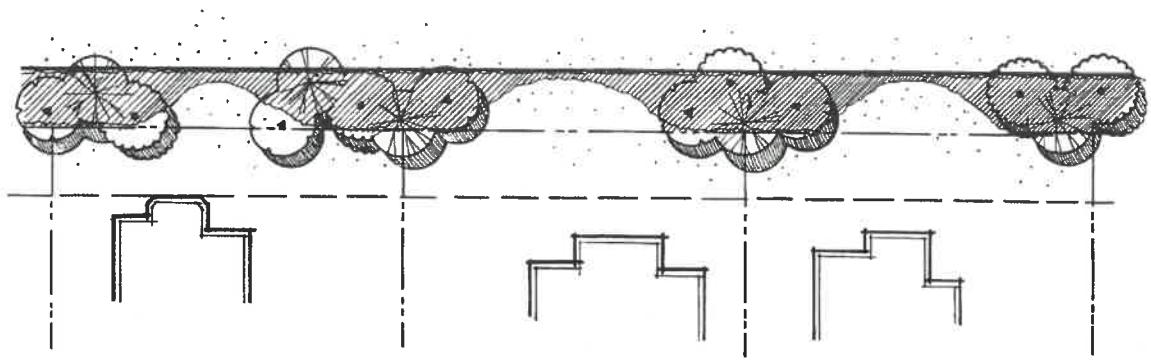
PLAN



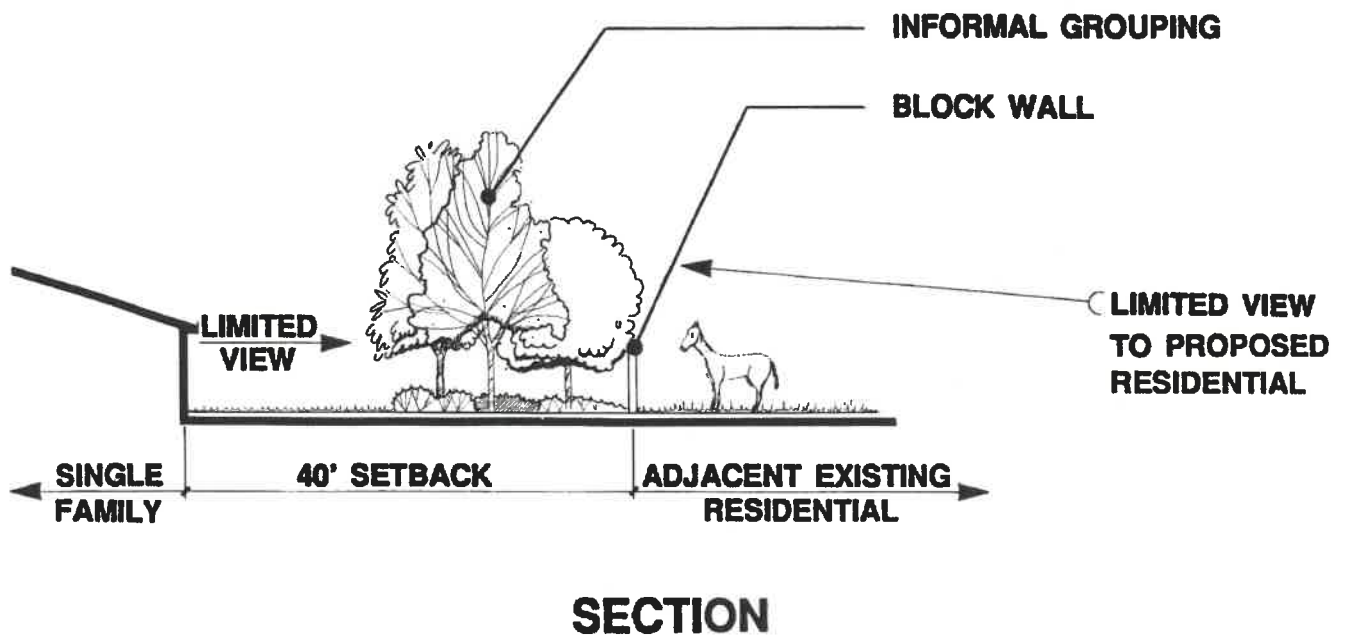
SECTION

MENIFEE NORTH SP 260 - A2, SC2

FIGURE IV-6



**PROPOSED SINGLE FAMILY
PLAN**



SECTION

MENIFEE NORTH SP 260 - A2, SC2

FIGURE IV-7

- A 6-foot high community theme wall shall be provided at the property line.
- Where grading changes occur, incorporate contour grading techniques, avoiding sharp cut manufactured slopes to create a more natural appearance.

b. Secondary Road Streetscape / Adjacent Existing Residential Interface (Figure IV-8)

This land use transition is created where streetscape improvements for Watson Road or Juniper Flats Road are adjacent to adjacent existing rural properties. The 88-foot street right-of-way would separate on-site residential and school land uses from off-site uses. This land use transition, as illustrated in Figure IV-8, incorporates the following guidelines:

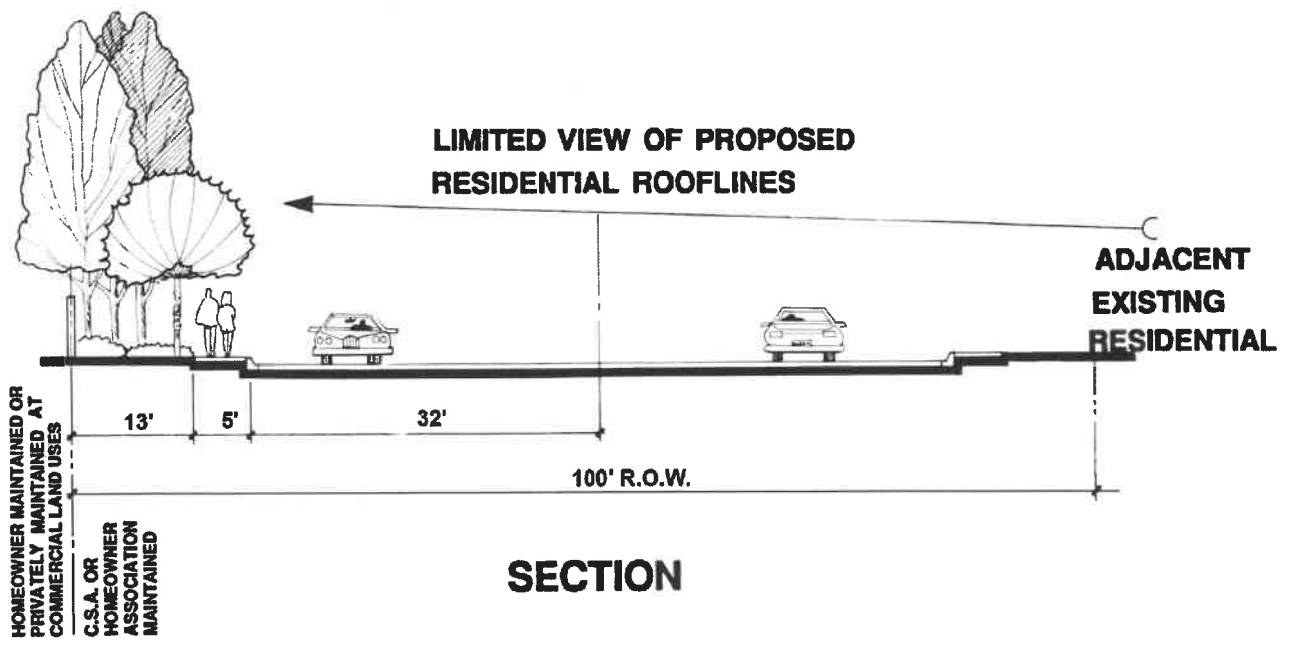
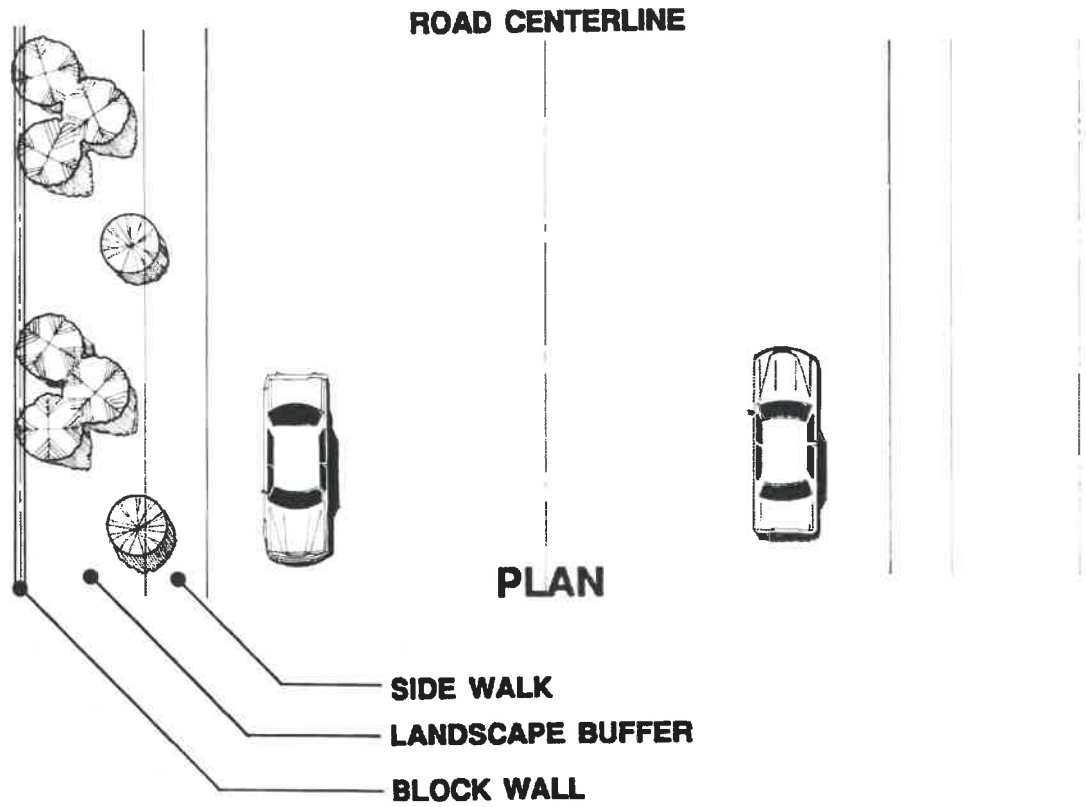
- Watson Road and Juniper Flats Road shall incorporate an 11-foot landscape development zone with informal groupings of trees and small flowering accents to retain a rural feeling while limiting views.
- On-site residential lots are encouraged to provide generous backyard landscaping with informal groupings of trees to limit views from adjacent existing residential properties to proposed residential roof lines.
- A 6-foot high community theme wall shall be provided at the property line of residential lots and school property abutting the Watson Road or Juniper Flats Road right-of-way.

Along portions of Watson Road, a channel right-of-way further separates on-site residential and school uses from off-site development, limiting view potential.

c. Drainage Channel / Residential, School and Park Interface (Figure IV-9)

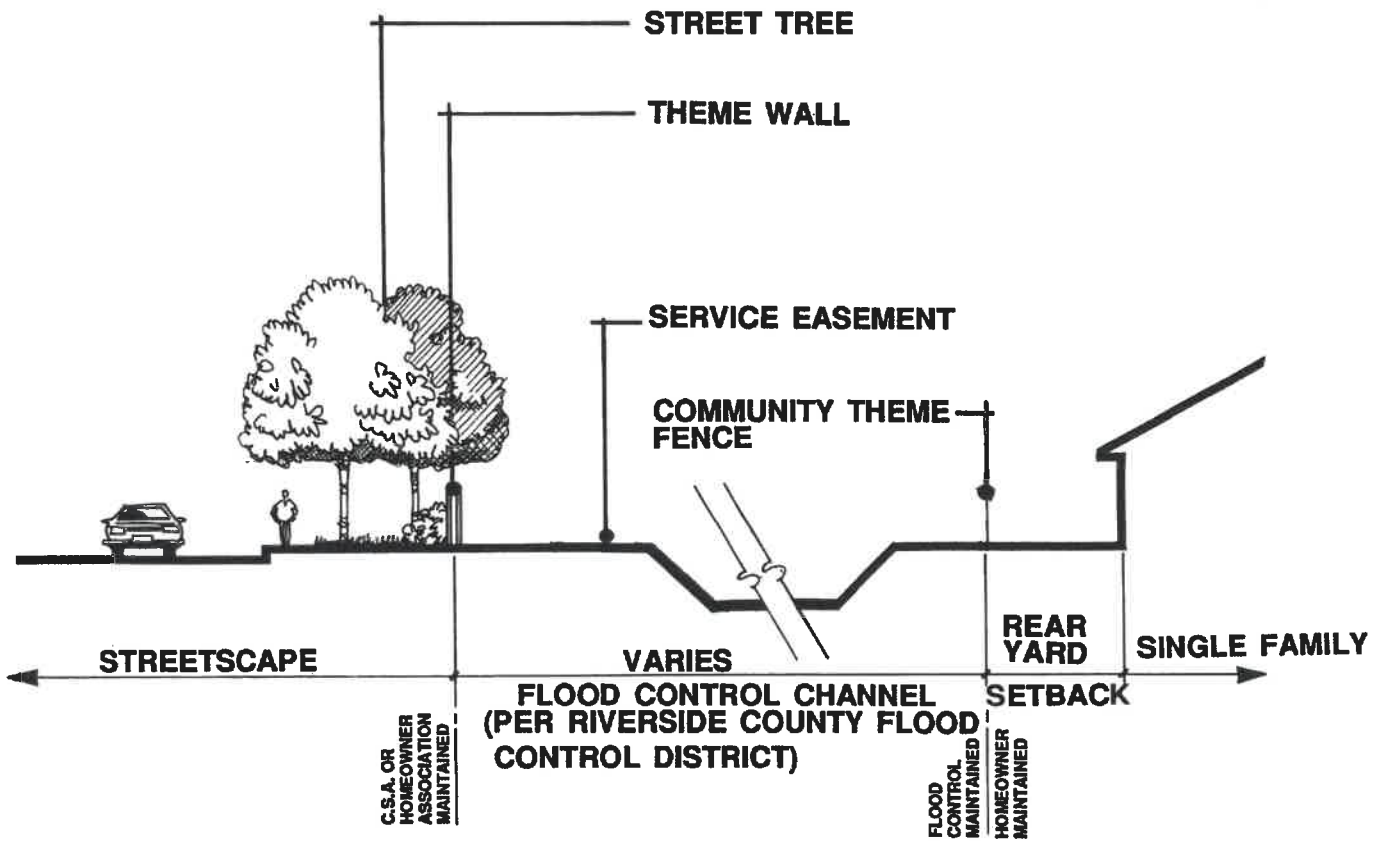
There are several areas within the *MENIFEE NORTH* project where drainage channels interface with residential uses and school and park property. Generally these channels are located adjacent to Watson, Briggs and McLaughlin Roads, between the street right-of-way and residential lots, a school or park area. This interface is illustrated on Figure IV-9 and incorporates the following guidelines:

- Streetscape landscaping between the street curb and the back of the landscape development zone shall be as required by the *Conceptual Landscape Plan*, Figure IV-1.
- A 6-foot high community theme wall shall be provided at the streetscape side of the channel and a 6-foot high community theme fence shall be provided at the residential, park or school side of the channel. Figure IV-21 illustrates the *Community Walls and Fencing Plan* for *MENIFEE NORTH*.
- Generous residential backyard setbacks are encouraged to allow for appropriate landscape buffers on individual lots.



MENIFEE NORTH SP 260 - A2, SC2

FIGURE IV-8



WATSON/BRIGGS/MCLAUGHLIN INTERFACE

MENIFEE NORTH SP 260 - A2, SC2

FIGURE IV-9

d. Drainage Channel / Commercial Retail Interface
(Figure IV-10)

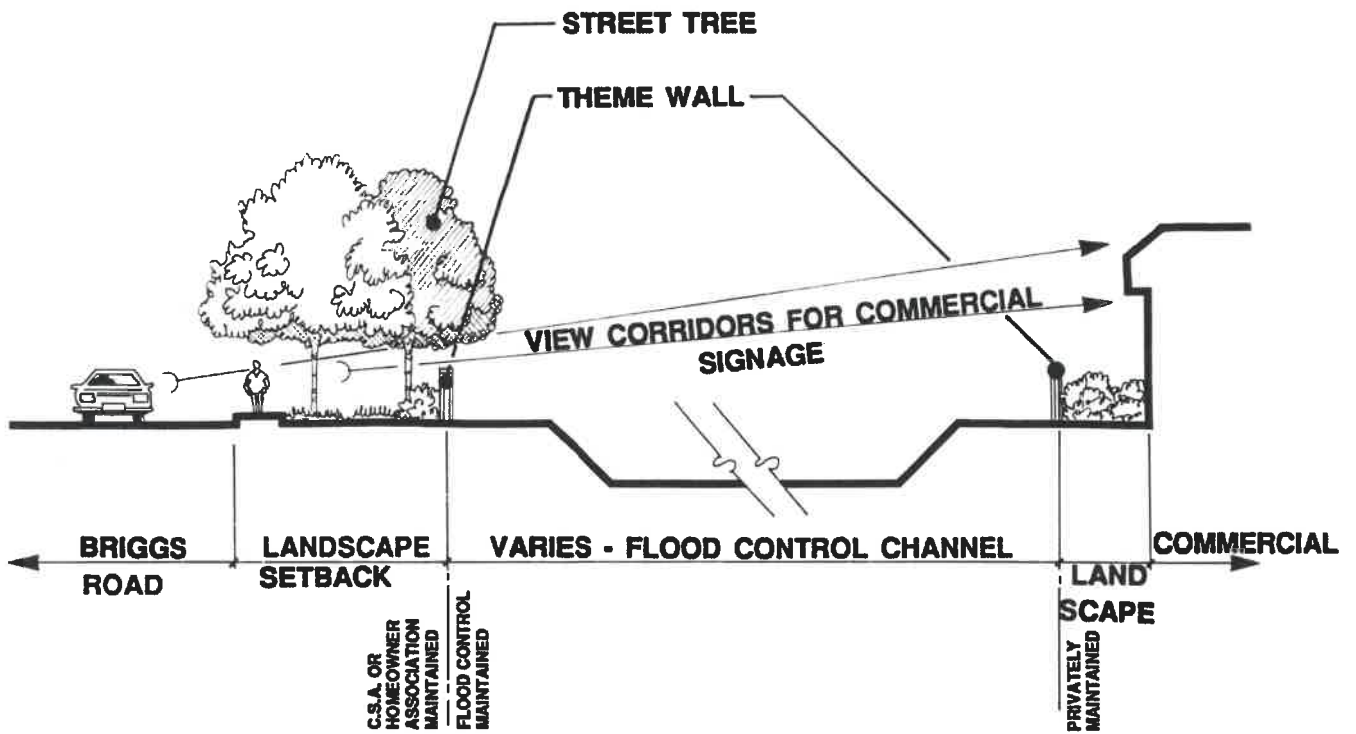
Edge conditions created where Commercial Retail land uses interface with the flood control channel adjacent to Briggs Road is illustrated in Figure IV-10 and incorporates the following guidelines:

- Streetscape landscaping between the street curb and the back of the landscape development zone shall be as required by the *Conceptual Landscape Plan*, Figure IV-1.
- A 6-foot high community theme wall shall be provided at both sides of channel. Figure IV-21 illustrates the *Community Walls and Fencing Plan* for *MENIFEE NORTH*.
- Site plans for Commercial Retail uses should strive to create reverse frontage products at this edge condition, however allowing for signage on the rear of buildings for good visibility from Briggs Road. Signage and graphics should be compatible with the overall community theme.

e. Residential / Park or School Interface (Figure IV-11)

At edge conditions where proposed park improvements are adjacent to proposed and existing single family residential land uses, the following guidelines apply:

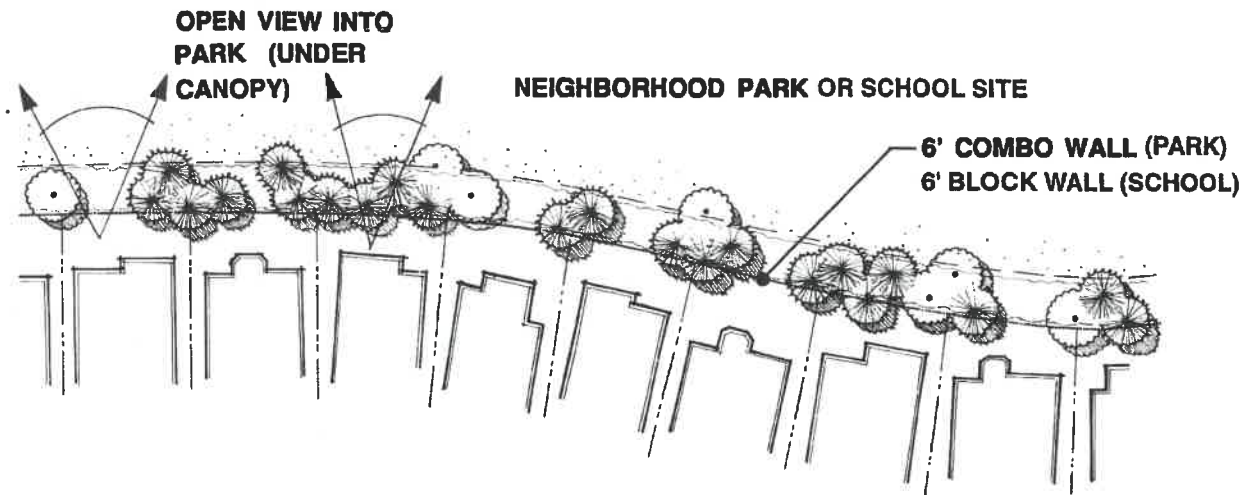
- A 6-foot high combination low stucco wall with tubular steel fence shall be provided at the property line to allow open spacious view into park from adjacent residential uses, while limiting public intrusion into private lots.
- A 20-foot wide landscaped buffer shall be established at the park edge.
- Landscape tree plantings for the park site should stress the use of tall skyline tree plantings to retain views into the park site. Trees such as Eucalyptus species, plane trees and California Sycamores should be planted in random informal groves or groupings. Tree plantings should generally be concentrated along the outer edges of the park to allow for the maximization of unrestricted usable open space.
- Site plans for adjacent residential land uses should strive to provide direct, convenient circulation connections to park site.
- Encouraged graceful mounding should be designed throughout park to create a natural appearance.



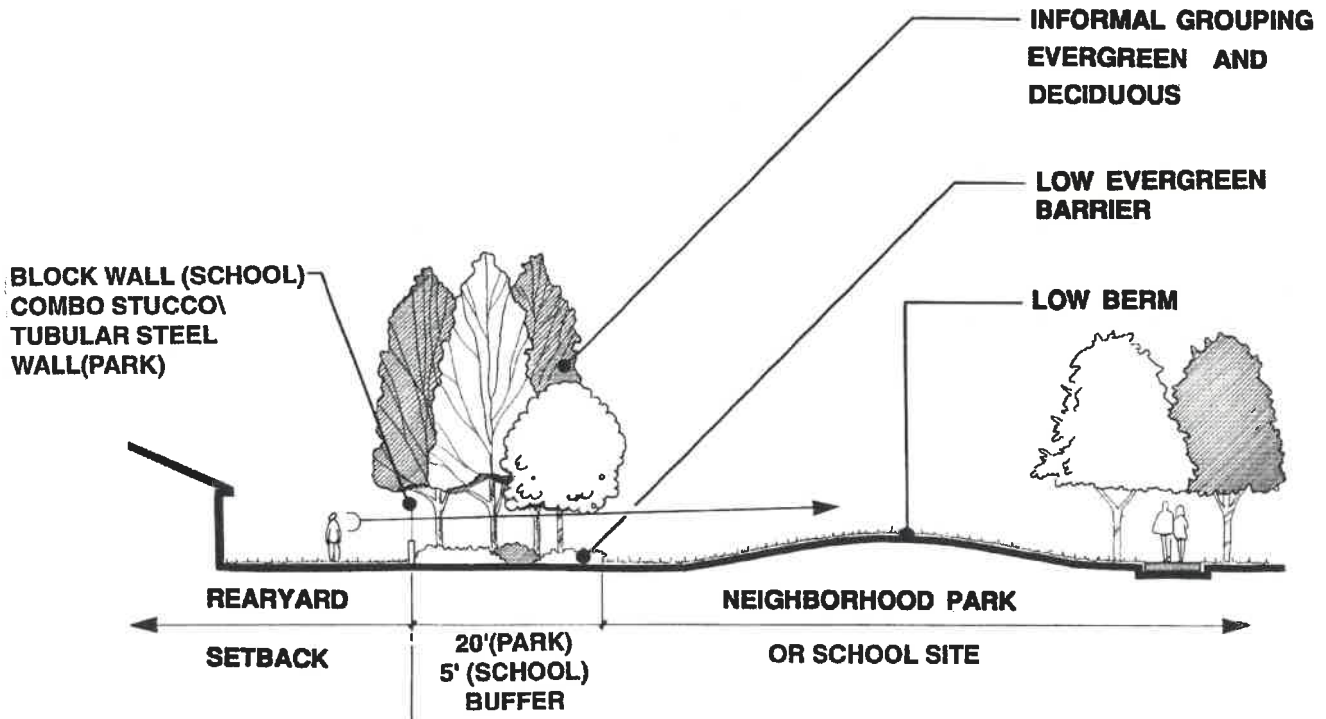
MENIFEE NORTH SP 260 - A2, SC2

FIGURE IV-10

DRAINAGE CHANNEL / COMMERCIAL RETAIL INTERFFACE



PLAN



SECTION

HOMEOWNER
MAINTAINED

HOMEOWNER
ASSOCIATION,
C.S.A. OR
VALLEY WIDE
PARK & RECREATION
DISTRICT MAINTAINED
OR SCHOOL DISTRICT
MAINTAINED

MENIFEE NORTH SP 260 - A2, SC2

FIGURE IV-11

RESIDENTIAL / PARK OR SCHOOL INTERFACE

At conditions created where proposed school improvements are adjacent to residential properties, the following guidelines apply:

- A 6-foot high solid block wall which is compatible in appearance with community theme wall shall be provided at the property line.
 - A minimum 5-foot wide planting area should be provided on the school yard side of the property line.
 - Landscape tree plantings for the outdoor recreation areas of the school should stress the use of tall skyline tree plantings.
- g. Residential / Business Park, Mixed-Use Planning Area, Light Industrial, or Commercial Retail Interface (Figure IV-12)**

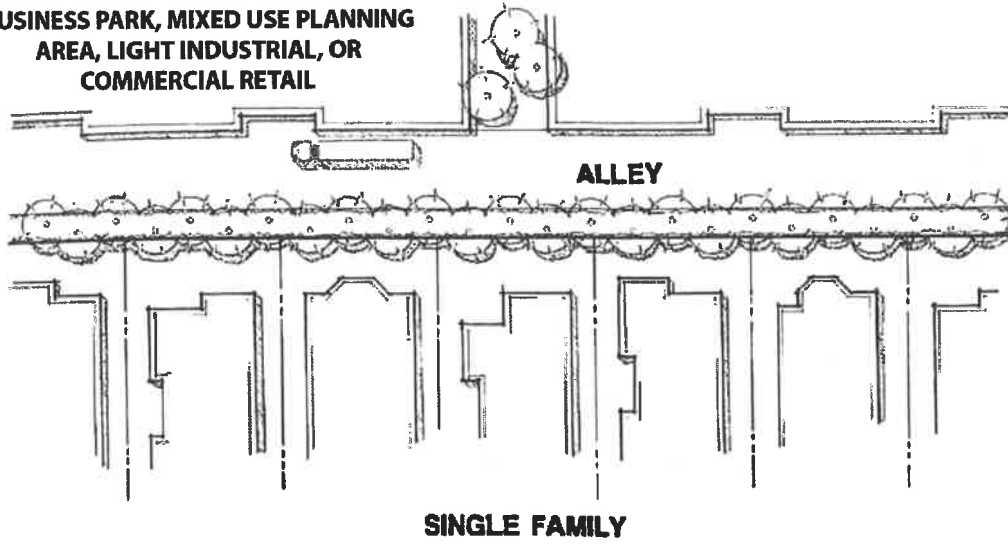
This interface, shown in Figure IV-12 occurs where residential land uses, either existing or proposed, are adjacent to Business Park, Mixed Use Planning Area, Light Industrial, or Commercial Retail land uses. The following guidelines apply:

- Site plans should strive to orient parking, vehicular circulation and loading and storage areas away from the residential interface. Where parking, vehicular circulation, loading or storage areas occur adjacent to residential areas, they should be separated from the residential areas by a minimum 10-foot wide landscaping screening buffer.
- A 10-foot wide planting area shall be incorporated along the business park, light industrial, commercial retail, or mixed use planning area side of the screen wall.
- Screening shall be provided at the commercial retail/business park/light industrial/mixed-use planning area edge by a 6 foot high decorative wall which is compatible in appearance with the community walls.
- Commercial retail, business park, light industrial and mixed-use planning areas visible from adjacent residential lots shall be liberally and informally planted with a combination of vertical trees, canopy trees, shrubs, and groundcovers.
- Site plans for single family lots should strive to construct units a minimum of 15 feet from the property line adjacent to the transition area.

h. Residential / Regional Trail / Open Space Interface (Figure IV-13)

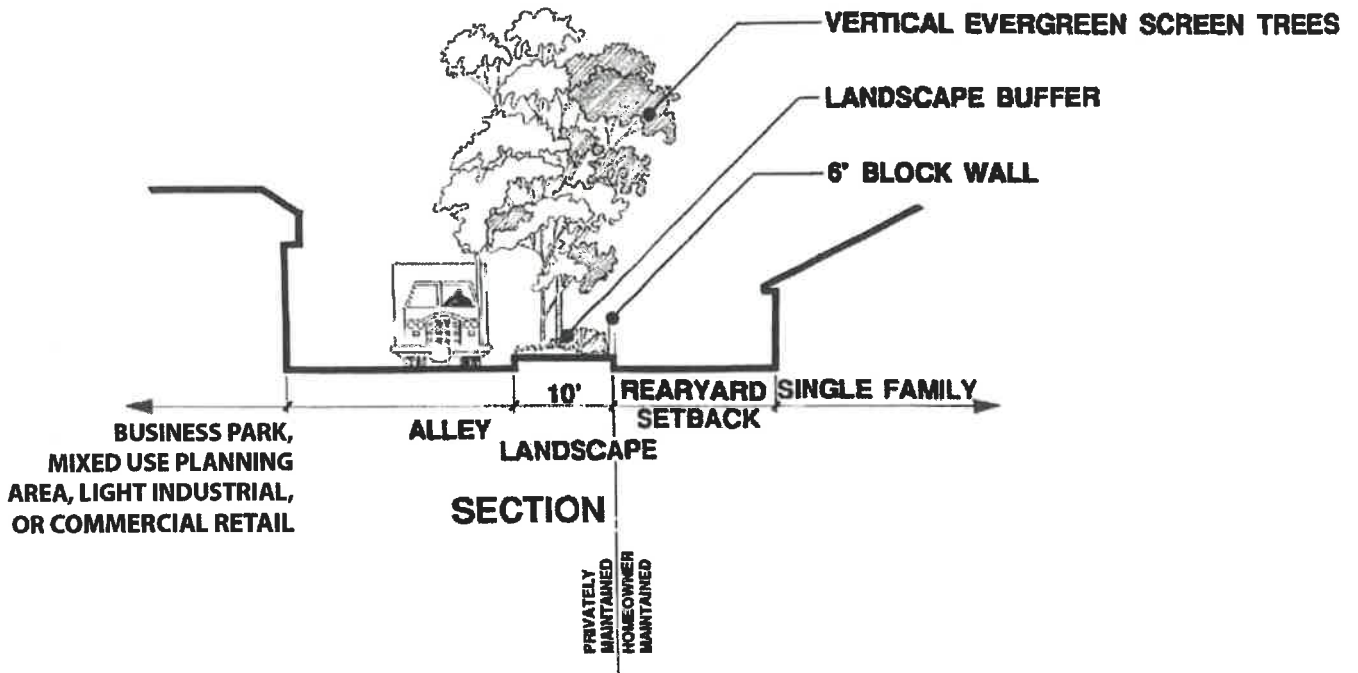
This interface occurs where residential planning areas are adjacent to the regional trail and open space areas. In areas where grading will be required at up-hill natural slopes, a fuel modification interface shown on Figure IV-13, is proposed. This treatment will ensure proper revegetated edge conditions, provide for an aesthetic transition

**BUSINESS PARK, MIXED USE PLANNING
AREA, LIGHT INDUSTRIAL, OR
COMMERCIAL RETAIL**



SINGLE FAMILY

PLAN

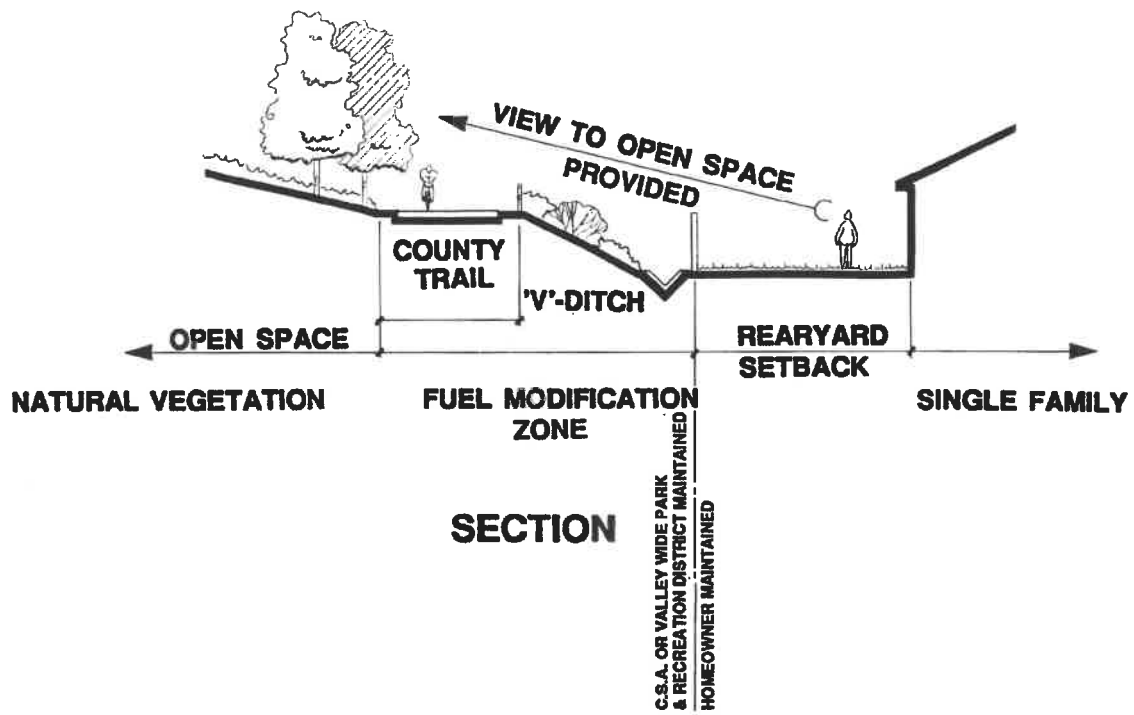
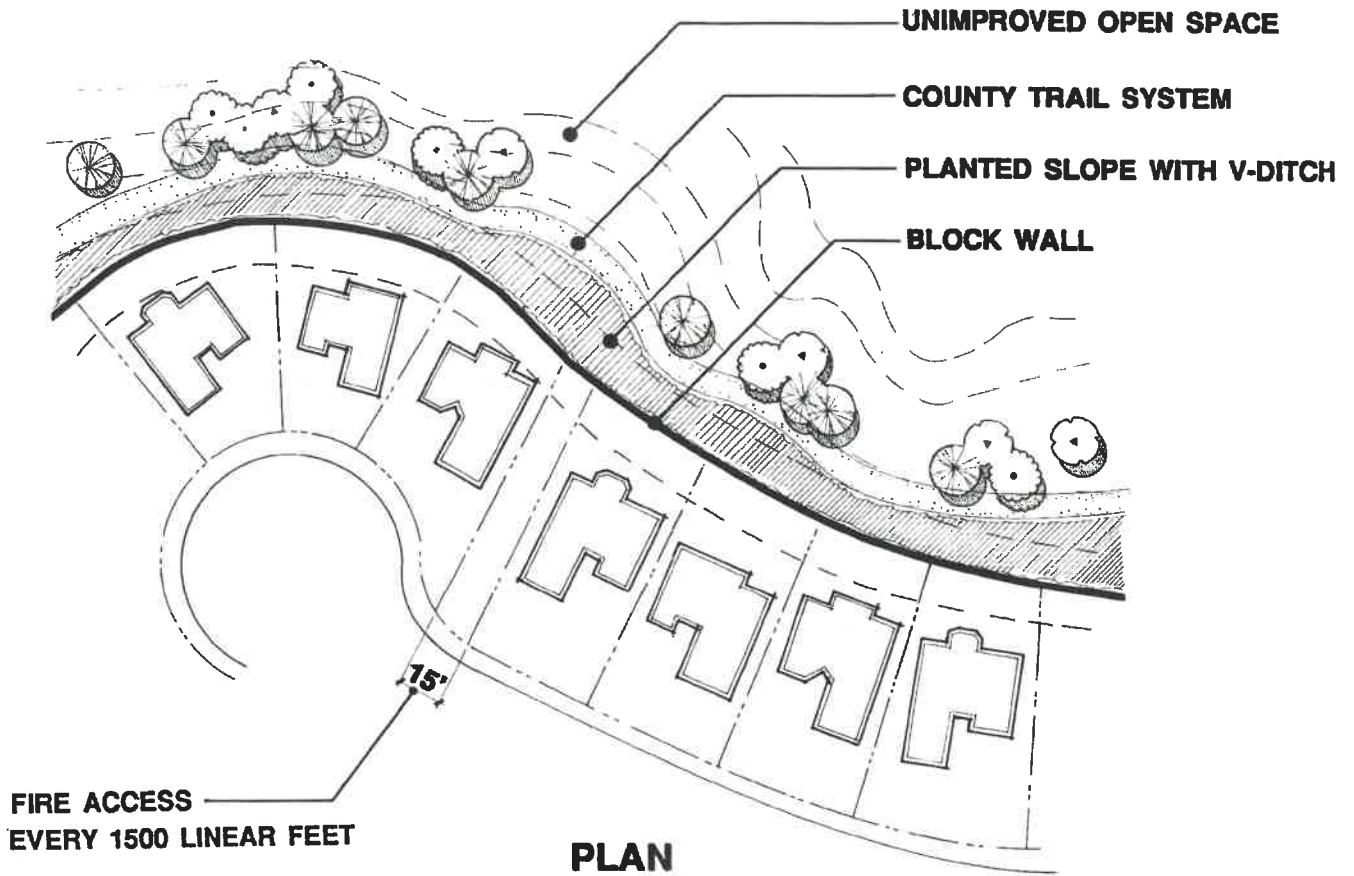


SECTION

MENIFEE NORTH SP 260 - A2, SC2

FIGURE IV-12

**RESIDENTIAL / BUSINESS PARK, MIXED USE PLANNING AREA,
LIGHT INDUSTRIAL, OR COMMERCIAL RETAIL INTERFACE**



MENIFEE NORTH SP 260 - A2, SC2

FIGURE IV-13

RESIDENTIAL / REGIONAL TRAIL / OPEN SPACE INTERFACE

between natural and created conditions and if, and when necessary, reduce fire hazards. Per the Riverside County Fire Department the following guidelines apply:

- A 6-foot high solid masonry wall shall be provided at the rear of residential lots.
- Masonry walls shall provide for access openings for fire equipment every 1,500 linear feet.
- All areas disturbed by grading shall be revegetated with fire retardant plants subject to Riverside County Fire Departments approval.
- Any trees planted shall be located a minimum of 30 feet from the rear of residential property lines.

i. Regional Trail / Roadway Interface (Figure IV-14)

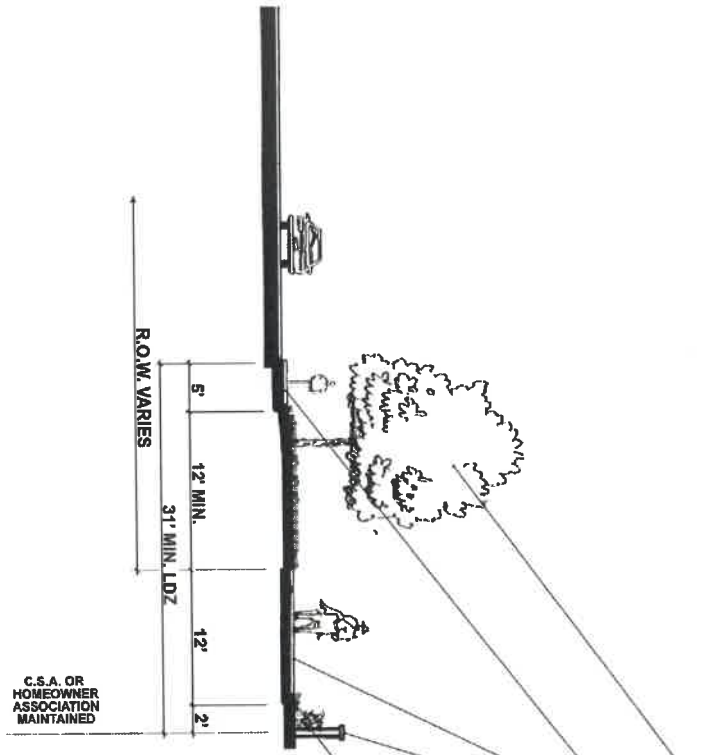
A portion of the regional trail will be located along project roadways (Briggs Road, McLaughlin Road, Rouse Road, and Emperor Road). In these areas, adequate buffering is required to separate the trail from the adjacent right-of-way. This interface is depicted in Figure IV-14 and incorporates the following guidelines:

- An 8-foot wide planting area shall be provided between the pedestrian sidewalk and the regional trail. Canopy street trees shall be planted in this area in accordance with the *Conceptual Landscape Plan*.
- A 2-foot wide planting area to accommodate shrubs and groundcover shall be provided between the regional trail and the adjacent land uses.
- Where residential lots abut the regional trail, a project theme wall shall be constructed at the property line.

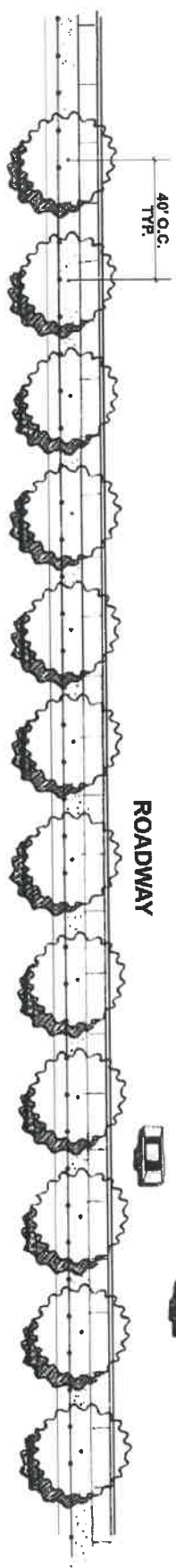
j. Community Park/School Shared Use Interface (Figures IV-15)

This interface, as shown in Figure IV-15, occurs where elementary school land uses abut improved open space parks. The main objective of this interface will be to emphasize and facilitate a "Shared Use" concept. A shared use concept implies that there would be times at which it would be advantageous for the school to utilize the park for school activities such as athletics, while it might be advantageous for the community to use certain outdoor facilities within the school site such as ball courts or playground equipment during and/or after school hours. To implement this idea of shared use, the following guidelines should apply to the park/school interface.

- Direct physical barriers such as walls or fences should not be placed between the park and school. Separation should be implied by using rolling mounds and landscaping to suggest separation while allowing for barrier free access between the school and park.
- Outdoor recreation facilities such as ball fields, ball courts or play ground areas should orient toward boundary line between park and school for easy access from both land uses.
- Methods of securing the school building should not restrict the after hours use of the schools playgrounds, ball fields or play courts.



Note: This cross-section applies to the east side of Briggs Road north of McLaughlin Road. The south side of McLaughlin Road from Briggs Road to Emperor Road and the east side of Emperor Road from McLaughlin Road south to the point where the regional trail departs Emperor Road heading east and to the north side of Rouse Road from a point where the trail meets Rouse Road to the southern project boundary.

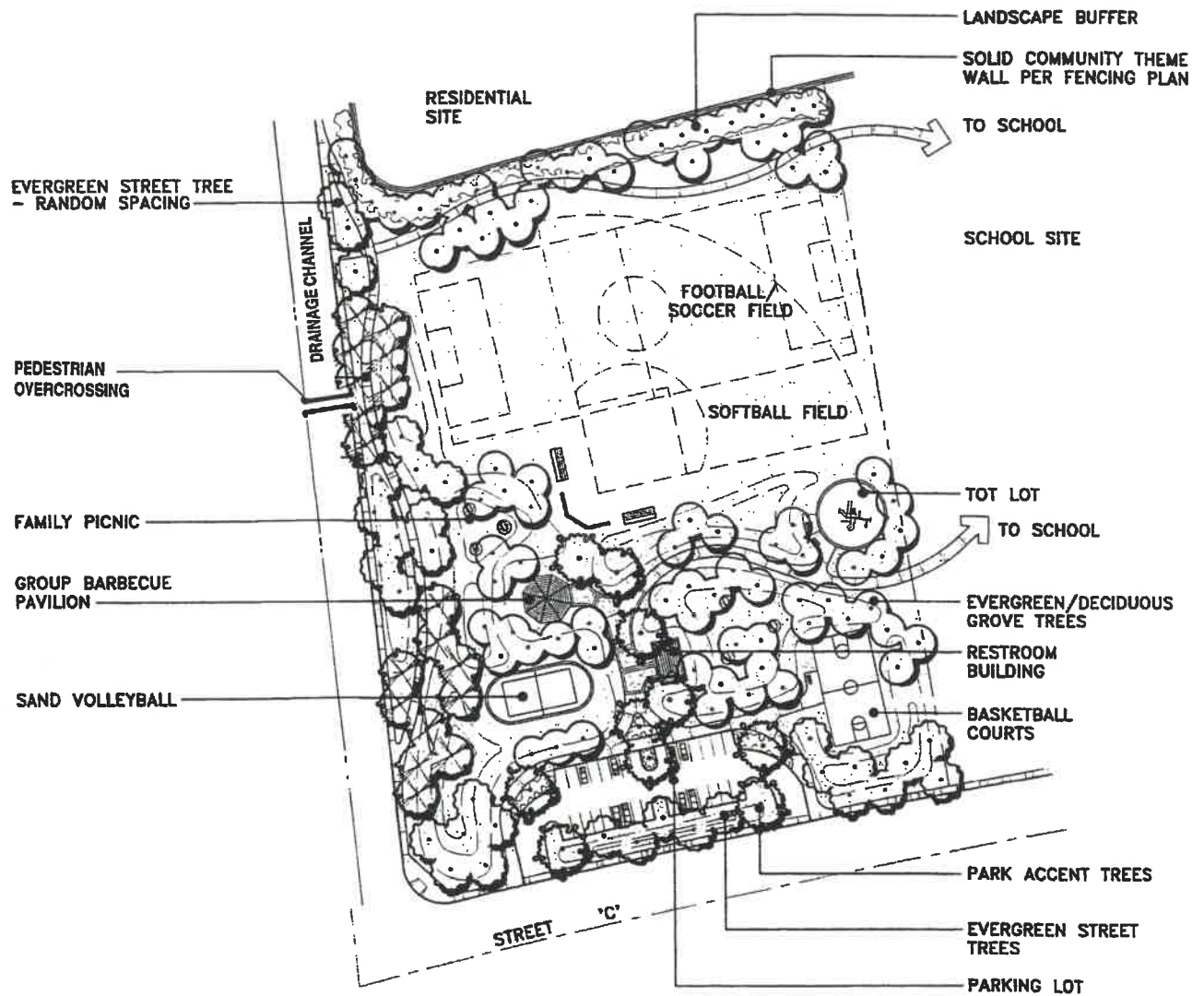


PLAN

MENIFEE NORTH SP 260 - A2, SC2



REGIONAL TRAIL / ROADWAY INTERFACE



Note: This site plan is conceptual and not necessarily accurate with regard to programming and/or layout.

MENIFEE NORTH SP 260 - A2, SC2

FIGURE IV-15

- Should direct physical separation of the school and park site be desired, open construction fences should be employed to allow for unobstructed views into both the school and park. Vinyl coated chain link fences may be allowed as view fences between schools and parks, but openings or gates should be provided within open construction fences to allow for the potential for shared use.

3. STREETSCAPES

The *Conceptual Landscape Plan*, Figure IV-1, establishes the streetscape hierarchy and continuity of the *MENIFEE NORTH* project. The plant palette and landscape treatments for each of the streets serve to emphasize certain key aspects of each corridor. Plant materials will be selected for their ability to express a dynamic design nature which will be dependent upon their particular sizes, shapes, forms, textures and flowering habits. The particular physical characteristics and growth habits of streetscape plant materials will allow them to influence the identities and functions of the street system on which they are placed.

a. **Highway 74 / Ethanac Road Streetscape** (Figure IV-16)

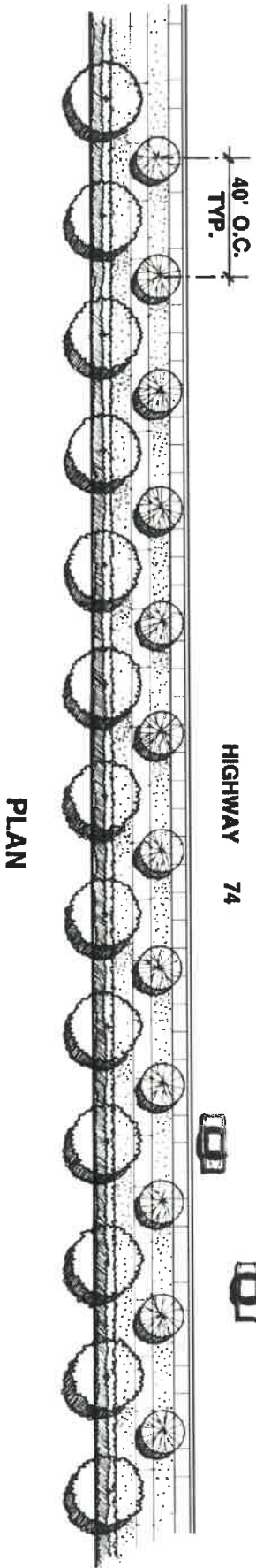
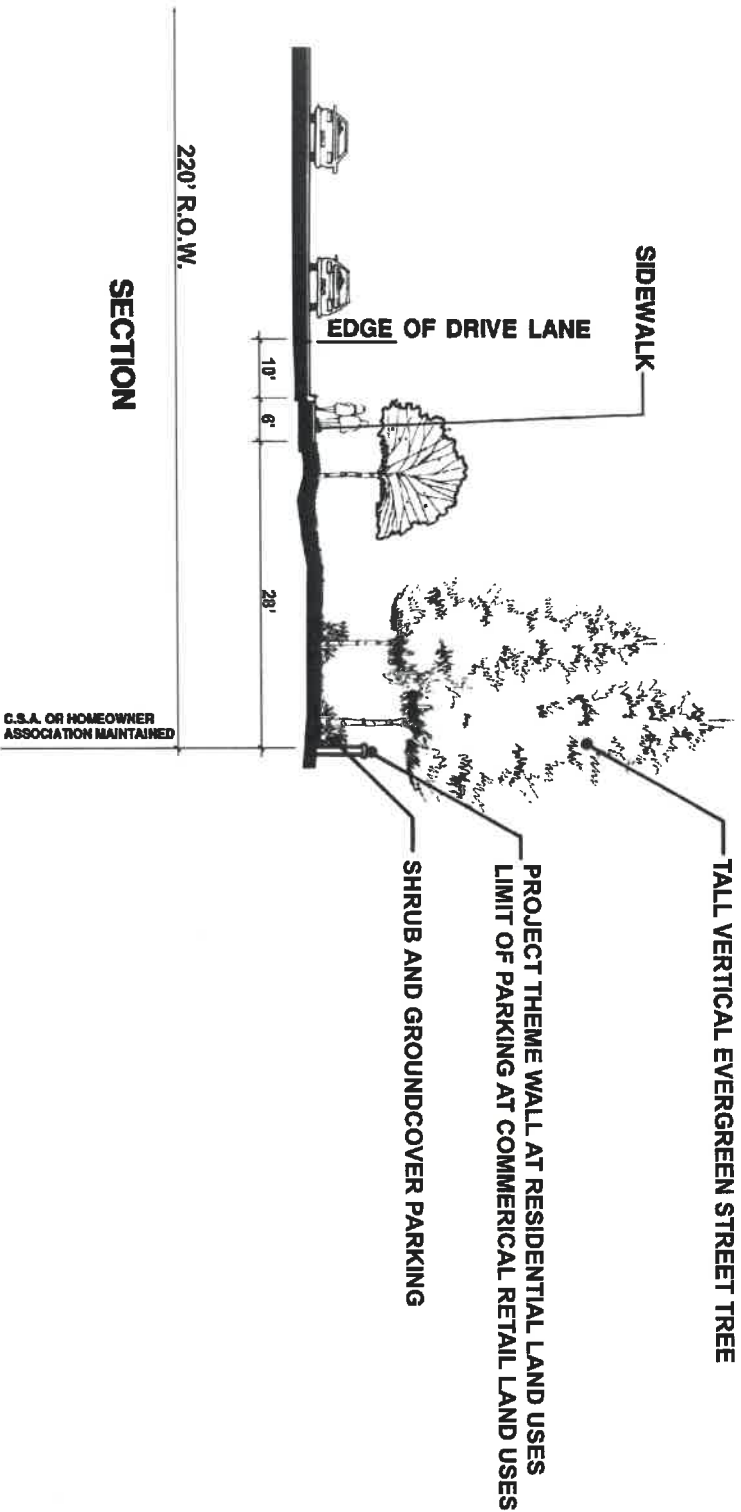
State Highway 74 and Ethanac Road (combined) is the most significant corridor of the *MENIFEE NORTH* project, forming the major entries from the east and the west. The *Specific Land Use Plan* (Figure III-1) appropriately provides for commercial uses along this established corridor, transitioning outward to more rural land uses which are compatible with the surrounding area. A formal statement of distinctive tall evergreen trees, as depicted in Figure IV-17, not only strengthens the suburban nature of this streetscape but creates a feeling of grand entry to the community of *MENIFEE NORTH*. Because of the high visibility requirement necessary for successful commercial uses, the plantings along this streetscape are to be simple and uncluttered, allowing views to penetrate commercial uses. Backdrop trees will be evergreen for year-round marking appeal, with flowering accent trees in the foreground and center median. Detailed plantings are reserved for individual uses and monumentations. Landscape berms with a formal hedge will screen parking lots and support and strengthen this streetscape.

b. **Briggs Road Streetscape** (Figure IV-17)

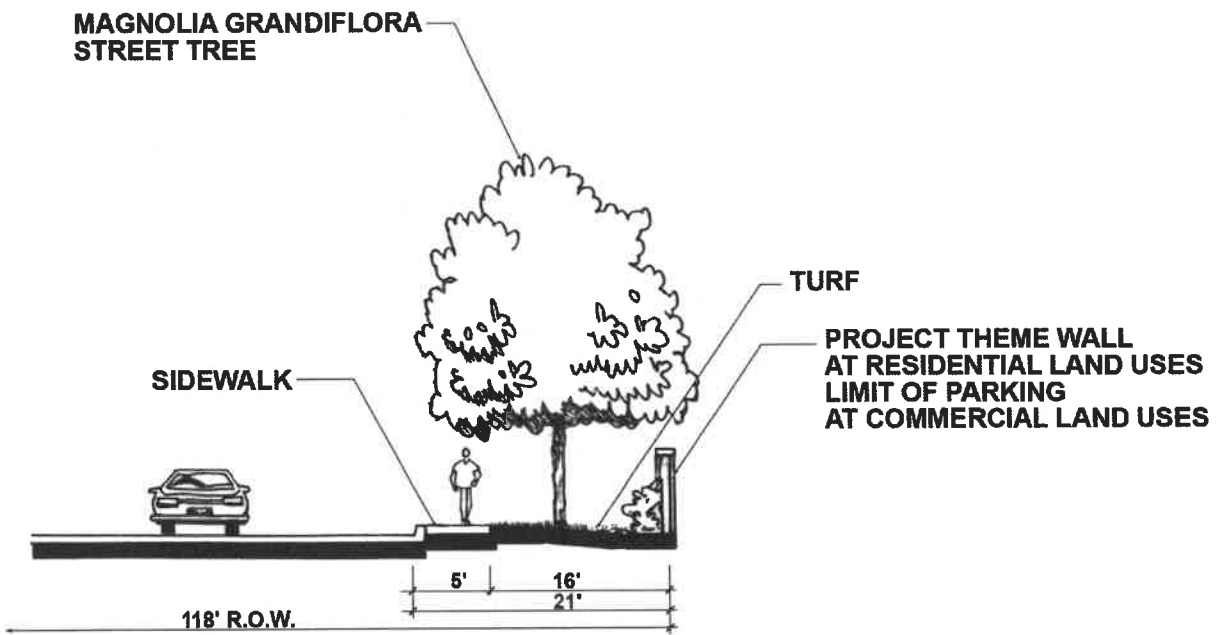
Because Briggs Road continues through adjacent proposed and existing communities, special consideration has been given to create continuity throughout these projects. For this reason, the *Magnolia grandiflora* has been selected as the street along Briggs Road. Architectural themes, wall entries, and setbacks have also been coordinated for a compatible streetscene.

c. **Typical Secondary and Industrial Collector Road Streetscape** (Figure IV-18)

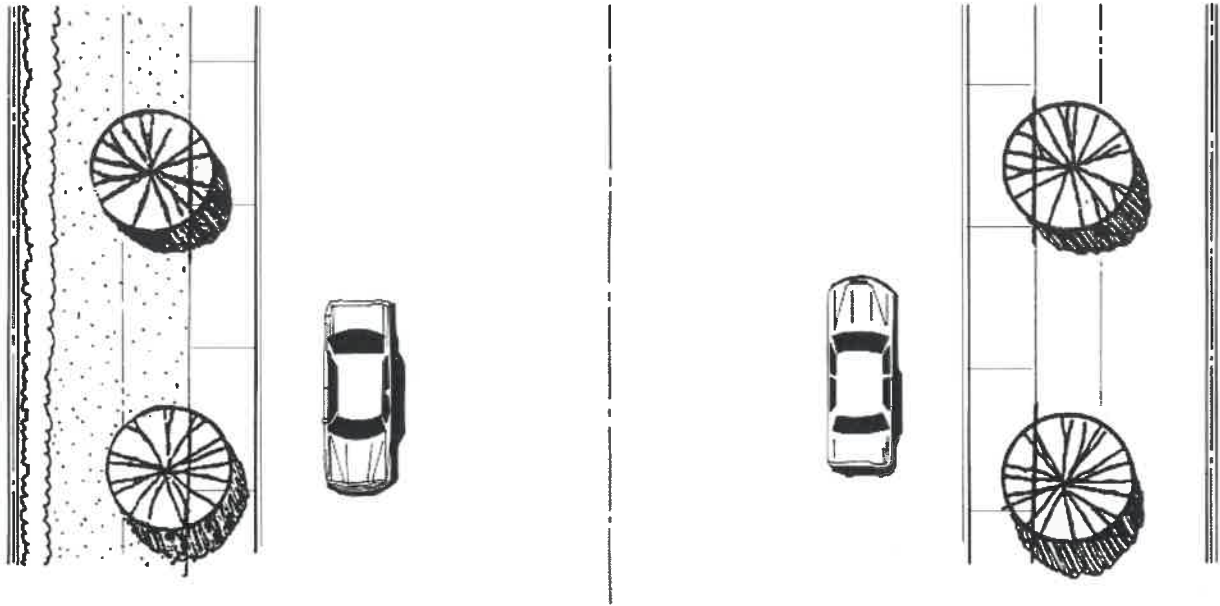
To achieve a balance between the projects suburban and rural characteristics, community streetscapes will employ a combination of plant material types and planting arrangements. Generally, the remainder of the streets within the community with a higher traffic volume should express a more suburban nature as depicted in Figure IV-18.



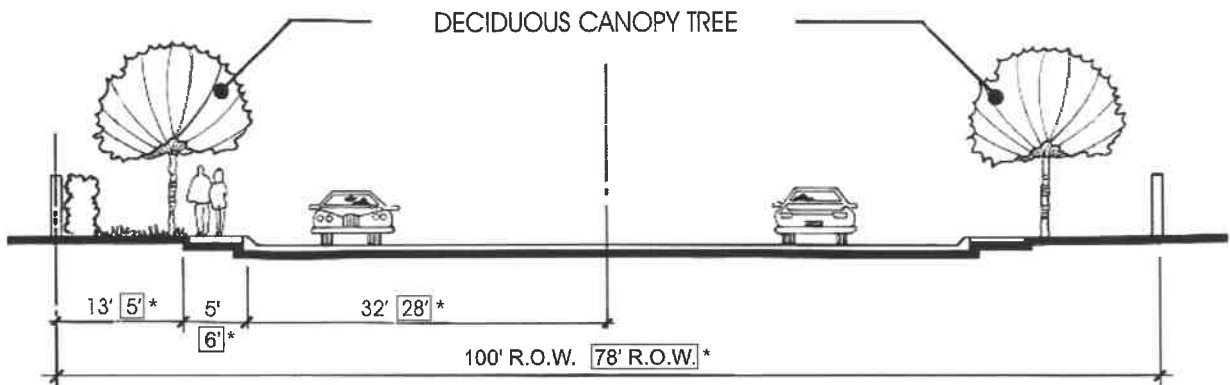
MENIFEE NORTH SP 260 - A2, SC2



Note: This cross-section applies to the east side of Briggs Road (south of McLaughlin)



PLAN



*78' R.O.W. APPLIES TO INDUSTRIAL COLLECTOR ROADS

SECTION

NOTE:

SECONDARY CROSS-SECTION APPLIES TO:

Watson Road
 McLaughlin Road (Briggs Road to Emperor Road)
 Juniper Flats Road
 Rouse Road

*INDUSTRIAL COLLECTOR CROSS-SECTION APPLIES TO:

*Sultanas Road (Highway 74 to North Boundary of Planning Area 44)
 *Street "B" (Briggs Road to Emperor Road)

d. Norma Jean/Sultanas Road Streetscape Adjacent to Planning Areas 31A and 32 (Figure IV-19)

To limit views of Planning Areas 31A and 32 from adjacent existing residential uses to the east, a special landscape treatment will be provided along this portion of Norma Jean/Sultanas Road. Similar to secondary and industrial roadways, this streetscape will employ a combination of plant material types and planting arrangements to convey a rural atmosphere.

e. Neighborhood Streets

Internal perimeter and neighborhood streets should express a more rural nature. Basically, the selection and spacing of trees having unrefined, rough textures and loose growth habits reflect more of a rural character. Likewise a formal spacing of trees with refined symmetrical growth habits will further strengthen a suburban character. Tree varieties shall be chosen from the *MENIFEE NORTH* Palette contained herein.

4. COMMUNITY OPEN SPACE

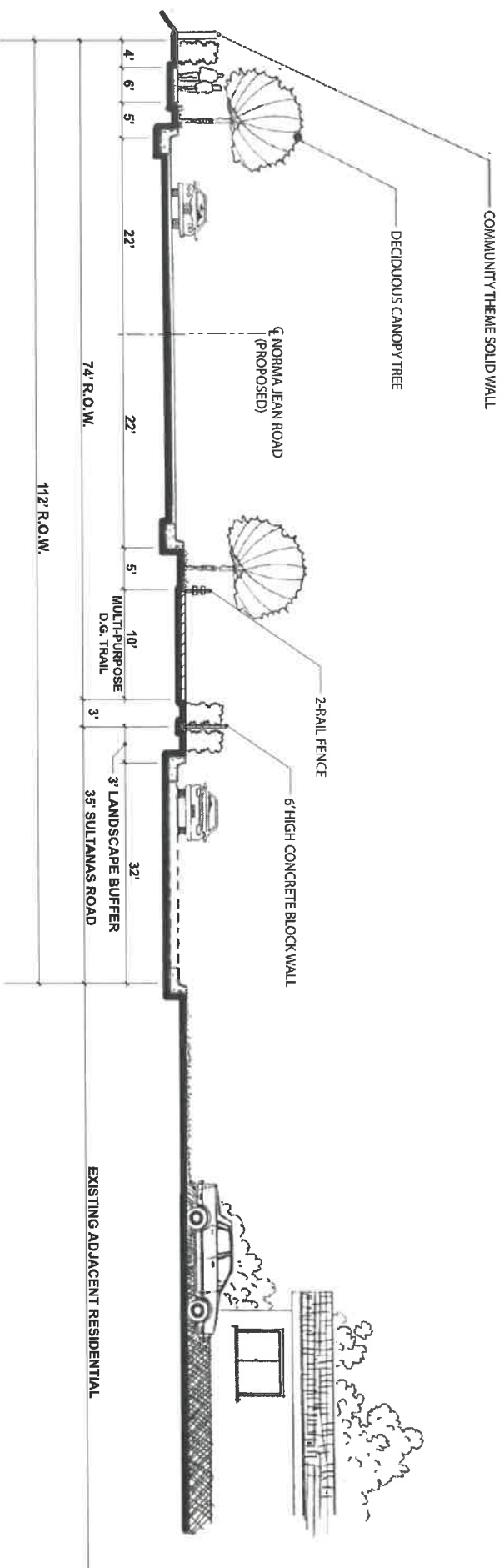
The *MENIFEE NORTH* Specific Plan offers a variety of open space and recreational opportunities as discussed below.

a. Natural Open Space Areas

Substantial amounts of natural open space will be preserved in the southeastern portion of the project area. The open space areas will be developed with a regional trail system traversing the slope at the southeastern portion of the project. Benefits in terms of significant view opportunities and physical buffering serve an important land use function. Residential land uses which are adjacent to the areas will be allowed to take advantage of the visual qualities of the open space areas due to its up-hill relationship to residential properties. Prominent visual continuity with the open space will visually extend the limits of those yards into the open space. No physical improvements or structures, with the exception of the regional trail, would be allowed to encroach into the open space areas. Hillside vegetation, however, may be selectively thinned as required to limit fire hazards. A fuel modification zone as previously described in the Residential/Regional Trail/Open Space Interface Section and has been included in this Specific Plan to address potential fire hazards within open space areas.

b. Community Center/Park/School Shared Use (Figure IV-15)

Where a "Shared Use" concept between school sites and the adjacent community parks can be developed, additional improved open space areas (play fields, game courts, etc.) within the school site can also become an integral component of the projects Community Open Space. The park and school will be developed to the specifications of the County of Riverside and the governing school district. Pursuant to existing requirements, the park will include multipurpose playing fields, multi-purpose courts, restrooms, picnic and parking facilities. The landscaping theme will be consistent with the streetscape and edge interface conditions as previously discussed. A Conceptual site plan for the 5.5-acre community park is shown in Figure IV-15.



NOTE:
 ALL IMPROVEMENT TO NORMA JEAN ROAD/SULTANAS ROAD SHALL BE RESPONSIBILITY OF THE DEVELOPERS OF PLANNING AREAS 31A AND 32 AT NO EXPENSE TO EXISTING RESIDENTS.
 IMPROVEMENTS SHALL OCCUR WITHOUT ANY FURTHER ENCROACHMENT THAN CURRENTLY EXISTS INTO FRONT YARDS OF EXISTING RESIDENCES.

MENIFEE NORTH SP 260 - A2, SC2



NORMA JEAN ROAD/SULTANAS ROAD STREETSCAPE ADJACENT TO PLANNING AREAS 31A AND 32

c. Mini-Parks (Figure IV-20)

The land use plan proposes the development of four mini-parks located in Planning Areas 26, 32, 35, and 37. These parks vary in size from 0.2 to approximately 4 acres and are intended serve as gathering places for the residential enclaves in which they are located. Generally these parks might be improved to include a picnic area with tables, benches and barbecues, and a turfed area or sand surfaced tot lot or playground. The park would be planted with a combination of Eucalyptus, Pine or Sycamore tree species to provide shade and to define the individual active or passive use areas. A meandering paved, pedestrian pathway or walkway system could be provided for the park and, where appropriate, would be linked to pedestrian walkway systems to adjacent residential neighborhoods.

d. Public Park

A 4.9-acre Public Park is located within Planning Area 25. Park amenities may include, but are not limited to, a sports field, basketball court, a picnic area with tables, benches and barbecues, and a turfed area or sand surfaced tot lot or playground. A meandering paved, pedestrian pathway or walkway system could be provided for the park and, where appropriate, would be linked to pedestrian walkway systems to adjacent residential neighborhoods. The landscaping theme will be consistent with the streetscape and edge interface conditions as previously discussed.

5. COMMUNITY WALLS AND FENCING

Community walls and fences that can be viewed from the public streets form an integral park of the community design. They can unify the various land uses and reinforce the design themes established at the project entries. A set of standards has been developed for community walls and fences as illustrated in Figure IV-22, *Community Walls and Fence Details*. The location of each wall or fence is conceptually illustrated in Figure IV-21, however, the location will vary depending upon final detail design and grading considerations. In general, solid walls will be located adjacent to residential uses along major highways and secondary roads, where the lot is at approximately the same grade as the street, and as screen elements between incompatible land uses. Concrete, decorative block, or stucco with brick or molded caps are all the accepted materials for these walls. In cases where side and rear yards have desirable views, in which security is a prime consideration but a solid wall is not necessary to inhibit fire or wildlife, high quality wrought iron or tubular steel-type fencing should be employed. Solid walls may be increased by up to two (2) feet with a retaining wall, where required.

Finally, a solid wood or vinyl fence, as depicted in Figure IV-22, is acceptable for use between residential lots.

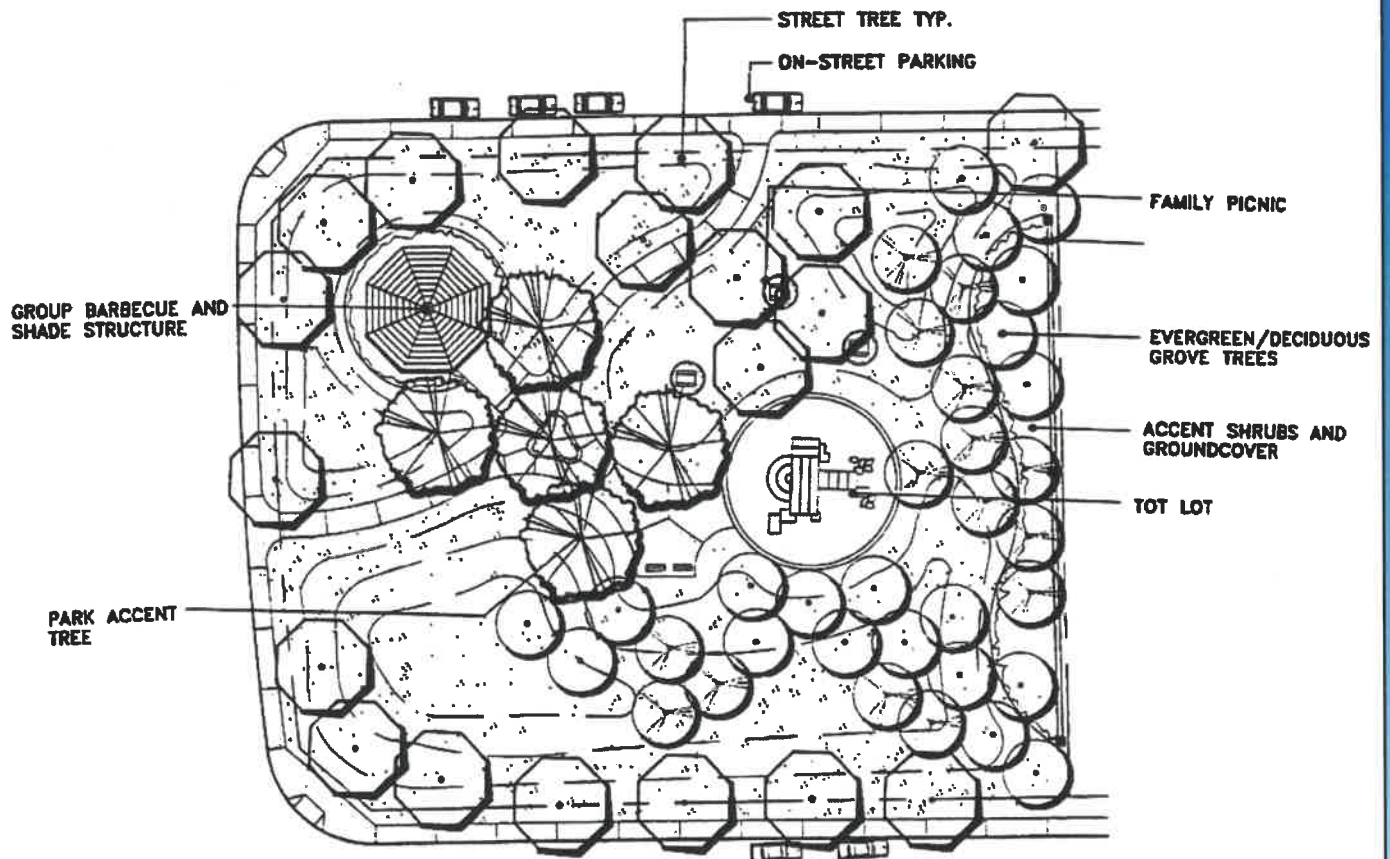
6. SIGNAGE

The *MENIFEE NORTH* Specific Plan area is intended as a high-quality, mixed-use community. Therefore, only a limited amount of signage shall be permitted in the community.

a. General Intent

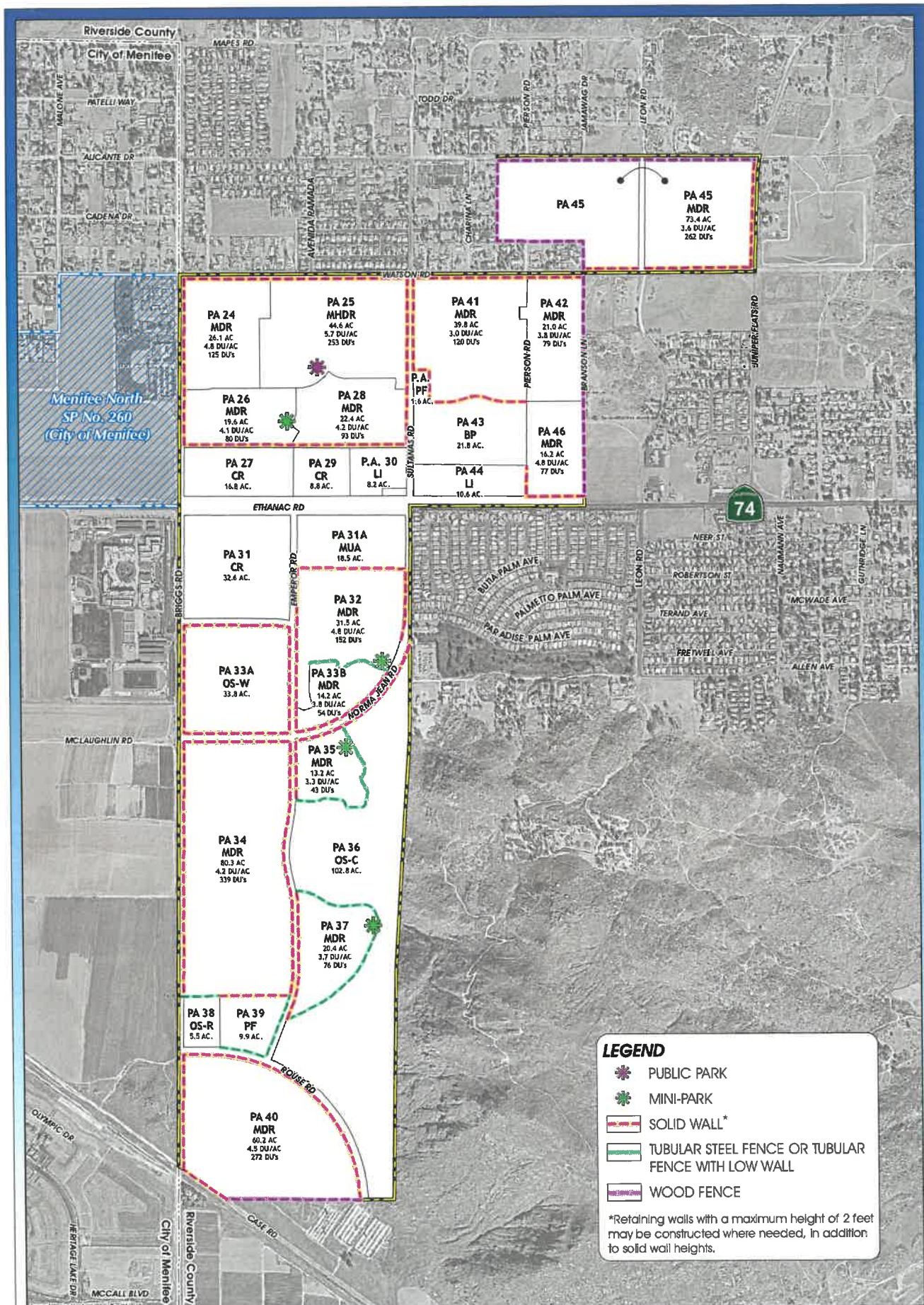
- Signage shall be attractive and subdued in keeping with the character of a contemporary urban environment.

- Signs shall be limited to community identification, direction and building or company identification only. Signs should not be used for product advertising.
- All business signs shall be compatible with the architecture of the building they identify.
- Retail commercial signage shall be limited to below the roofline and be consistent in color and theme. Monument signs are encouraged and should be of a size only necessary for identification.



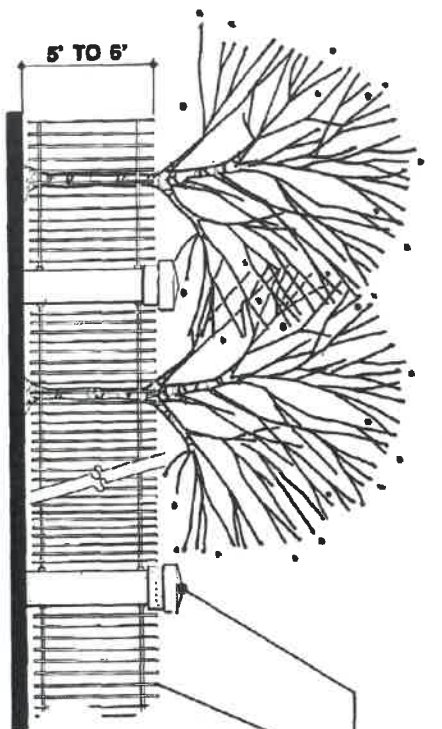
NOTES:

1. Mini-parks are required in Planning Areas 26, 32, 35, and 37.
2. This site plan is conceptual and not necessarily accurate with regard to programming and/or layout.

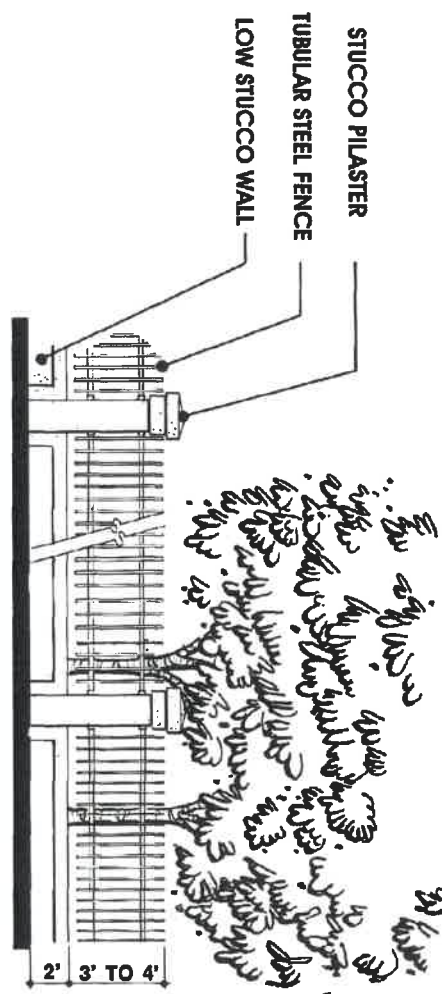


MENIFEE NORTH SP 260 - A2, SC2

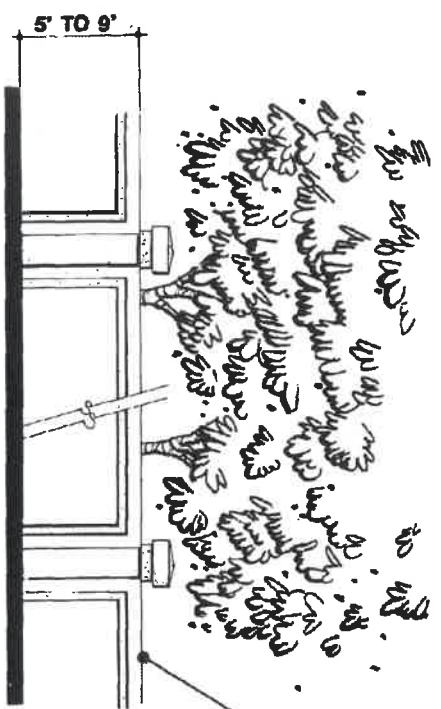
FIGURE IV-21



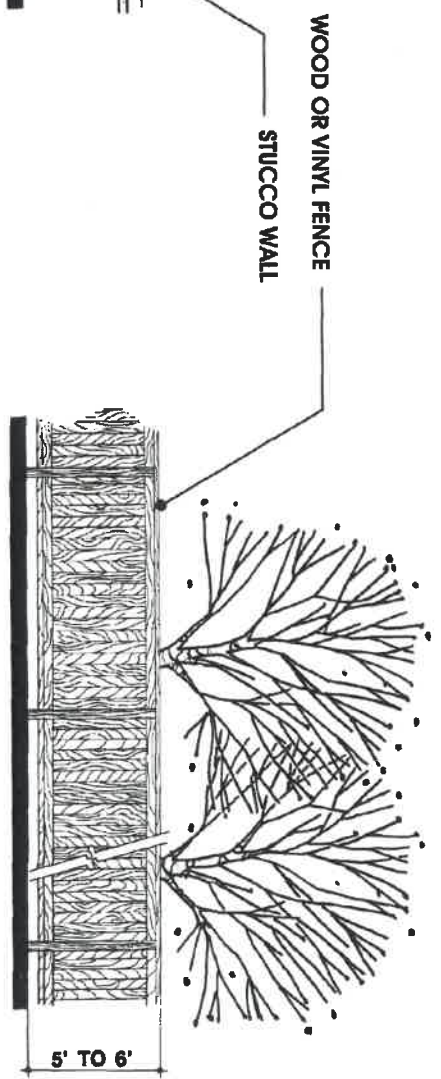
TUBULAR STEEL FENCE



TUBULAR FENCE WITH LOW WALL



SOLID WALL *



WOOD OR VINYL FENCE

*NOTE: HEIGHT MAY ONLY EXCEED 6' IN PARS 32 & 33B

MENIFEES NORTH SP 260 - A2, SC2



- Residential signs should be coordinated and integrated with the neighborhoods in which they are erected.
- All signs should be well integrated into site landscaping.
- All signs shall be compatible with the overall theme of the Menifee North Specific Plan area and shall be in conformance with the Riverside County Zoning Ordinance Standards.
- All signs shall be of professional quality.
- No signs shall be painted directly on any building elevation.
- Signage design and schematics, showing location, size, dimensions, type style and colors, shall be submitted with the required plot plan for the retail commercial site. Residential signage shall be controlled through CC&Rs or other appropriate mechanism.

b. Prohibited Signs

- Pylon signs shall be prohibited.
- Revolving, rotating or moving signs shall be prohibited.
- Signs with flashing or blinking lights shall be prohibited.
- Roof signs shall be prohibited.
- Projecting signs shall be prohibited.
- Totem signs displaying the names of each tenant shall be prohibited.
- Billboards shall be prohibited.
- Portable signs, including vehicles used as billboards, shall be prohibited.
- Signs advertising or displaying any unlawful act, business or purpose shall be prohibited.
- Any strings, pennants, banners, streamers, balloons, inflatable objects, flags, twirlers, propellers, noise-emitting and similar attention getting devices shall be prohibited, except:
 - 1) National, state, local governmental, institutional or corporate flags should be allowed. Flag pole locations should be shown on the site plan for approval. Only one set of flags should be allowed on each site.
 - 2) Holiday decorations in season, used for an aggregate of 45 days in any one calendar year, should be allowed.

- 3) Pennants, banners or flags used in conjunction with subdivision sales offices and tract entry points should be allowed during the initial sales period.

c. Retail Commercial Monument Signs

- Monument signs are the preferred signage type for the Specific Plan area.
- Monument signs should be set back a minimum of twenty feet from the face of curb (where no sidewalk is provided) and a minimum fifteen feet from the inboard edge of walk where a sidewalk or path is provided. Signs should be set back a minimum of fifteen feet from the property line and five feet from any driveway.
- Only one monument sign shall be allowed on each site.
- Monument signs should have a concrete or masonry base, and should be compatible with the building architecture.
- Double sided monument signs are allowed.
- Monument sign lighting is allowed but not internal lighting. External lighting is encouraged so long as the lighting source is well concealed and consistent with the plan area design objectives.

d. Building Mounted Signs: Retail Commercial Buildings

- Multi-tenant retail commercial buildings within areas zoned for commercial land use should have only one sign for each tenant.
- Tenant signage should be well integrated into the building design.
- Multi-tenant retail commercial facilities shall have a cohesive, well integrated signage program. The combined impact and interrelationship of all tenant signage shall be considered in signage program design, review and approval.
- All multi-tenant signs should be constructed of the same materials, have similar dimensions and coordinated colors.
- Can signs shall be prohibited.
- Internally illuminated channel letter signs are acceptable, but external, concealed and integrated lighting is preferred.
- As noted above, externally illuminated signage may be allowed when the lighting source is well concealed and signage design is consistent with plan area design criteria.
- The mounting of signs on projecting architectural elements shall be allowed when they are compatible with the building architecture and compatible with the plan area design objectives.

e. Multi-Tenant Building Signs

- Multi-tenant signage shall be coordinated with the building architecture occurring in a pattern on the building elevation.
- Multi-tenant signage should be subdued and more restrained than commercial retail signage. All multi-tenant signs should be constructed of the same materials, have similar dimensions and coordinated colors.
- Signs should be similar in design having the same size, shape and color.

f. Community Entry Monumentation

- Signage for community entry monumentation is highly encouraged.
- Design of such monumentation shall be coordinated with the street landscape and street furniture. Monumentation should inform the viewer, through written and symbolic graphics, that the planned community or development is being entered.
- Monuments should be compatible with the design theme of the *MENIFEE NORTH* Specific Plan and the developments or communities they identify.
- Entry monuments should establish the community or development design theme. Logo, logotype and color schemes shall be consistent throughout the area being identified.
- Entry monuments may be illuminated externally if they are consistent with the *MENIFEE NORTH* Specific Plan design theme; glare is controlled, and lighting sources concealed.
- Permanent, low maintenance materials, such as stone, brick, other masonry or stucco should be used.

g. Directional Signage

- Directional signage, to identify and direct vehicular and pedestrian traffic to various on-site destinations, shall be allowed.
- Directional signage should be of consistent design throughout the project. Signage should be fabricated from the same materials, with a consistent color palette and a common graphic theme.
- Directional signs shall be small scale and of consistent dimensions and mounting height.
- Directional signage should be compatible with the architectural design of the project and with the design theme of the plan area.

h. Temporary Signage

- Signage identifying uses or activities temporary in nature, such as real estate sales and leasing, subdivision signage, contractors, design firms and developer signage associated with development or construction of buildings are allowed if consistent with the plan area design character.
- Temporary signage shall be located on or in close proximity to uses identified.
- Concise standards for temporary signage, including dimensional requirements, materials of construction, mounting heights, colors and graphic format should be prepared as part of the implementation of the Specific Plan, such as through CC&Rs.
- The multitude of signs associated with development, design, construction and leasing should be combined into one design for each project.

7. LIGHTING

The level of on-site lighting as well as lighting fixtures, shall comply with any and all applicable requirements and policies of the County of Riverside. Energy conservation, safety and security should be emphasized when designing lighting systems.

- It is recommended that all primary streets be adequately illuminated to provide for the safety and comfort of vehicular and pedestrian movement. Appropriate lighting will encourage night time use of community facilities.
- Landscape lighting may be used for accentuating the following conditions: shrub masses, focal elements, and trees (up-lights) if properly camouflaged from view and placed at ground level without attaching to plant materials.
- All lighting shall be designed and located in a manner which is compatible with scenic values and other public interests throughout the community.
- General lighting shall not cast any glare onto adjacent lots and streets in such a manner as to decrease the ambience of adjacent areas or the safety of pedestrian and vehicular movement.
- Indirect wall lighting and "wall washing" overhead down lighted or interior illumination which spills outside is encouraged.
- Pedestrian lighting shall provide area illumination for entry ways, courtyards and other such areas.
- Lighting fixtures shall be complimentary to the architectural concepts.

D. LANDSCAPE ARCHITECTURAL GUIDELINES AND STANDARDS

1. INTRODUCTION

The guidelines presented herein are not intended to discourage creative design or individuality. Rather, they are intended to assist in providing the continuity and desired image which will make *MENIFEE NORTH* a unique and special community.

2. MENIFEE NORTH PLANT MATERIAL PALETTE

It is the intent of the Design Guidelines to allow flexibility and diversity in planting design while defining an acceptable palette which reinforces the thematic identity of *MENIFEE NORTH*.

A limited selection of plant materials used in simple significant compositions is encouraged. Planting designs should be compatible with and complement adjacent plantings and should reinforce and enhance the individual architecture and design of each site. The materials on the plant lists have been selected for their contribution to the project theme, their adaptability to climate and soil conditions and with a concern for long-term cost effective maintenance.

MENIFEE NORTH Plant List

The plant palette for *MENIFEE NORTH* is proposed to be comprised of the following:

TREES - EVERGREEN

<u>Botanical Name</u>	<u>Common Name</u>
Acacia baileyana	Bailey Acacia
Arbutus menziesii	Madrone
Brachychiton populneus	Bottle Tree
Casuarina stricta	Mountain She-Oak
Cedrus deodara	Deodar Cedar
Cinnamomum camphora	Camphor Tree
Eriobotrya deflexa	Bronze Loquat
Eucalyptus camaldulensis	Red Gum
Eucalyptus leucoxylon 'Rosea'	White Ironbark
Eucalyptus rudis	Desert Gum
Eucalyptus sideroxylon	Red Ironbark
Ficus rubiginosa	Rustyleaf Fig
Melaleuca linarifolia	Flax Leaf Paperbark
Nerium oleander	Oleander Standard
Olea europaea 'Fruitless'	Fruitless Olive
Pinus edulis	Pinon Pine
Pinus halepensis	Aleppo Pine
Pinus pinea	Italian Stone Pine
Podocarpus gracilior	Fern Pine

TREES - EVERGREEN (continued)

Botanical Name
Quercus agrifolia
Quercus engelmannii
Quercus ilex
Rhus lancea

Common Name
Coast Live Oak
Mesa Oak
Holly Oak
African Sumac

TREES - DECIDUOUS

Botanical Name
Albizia julibrissin
Alnus rhombifolia
Bauhinia variegata
Brachychiton acerifolius
Fraxinus uhdeli
Fraxinus velutina 'Modesto'
Ginko Biloba
Gledisia triacanthos
Koelreuteria bipinnata
Langerstoemia indica
Liquidambar styraciflua
Liriodendron tulipifera
Pistacia chinensis
Plantanus occidentalis
Platanus racemos
Populus fremontii
Populus nigra 'Italica'
Prunus cerasifera 'Thundercloud'
Pyrus calleryana 'Aristocrat'
Pyrus calleryana 'Bradford'
Pyrus kawakamii
Quercus coccinea
Robina ambigua idahoensis
Sophora japonica

Common Name
Silk Tree
White Alder
Purple Orchid Tree
Australian Flame Tree
Evergreen Ash
Modesto Ash
Maidenhair Tree
Honey locust
Chinese Flame Tree
Crape Myrtle
American Sweet Gum
Tulip Tree
Chinese Pistache
London Plane Tree
California Sycamore
Fremont Cottonwood
Lombardy Poplar
Purple Leaf Plum
Ornamental Pear
Ornamental Pear
Evergreen Pear
Scarlet Oak
Idaho Locust
Japanese Pagoda Tree

SHRUBS (LARGE TO MEDIUM)

Botanical Name
Abelia 'Edward Goucher'
Acacia species
Ceanothus species
Cercis occidentalis
Chaenomeles species
Cistus species

Common Name
Edward Goucher Abelia
No Common Name
California Lilac
Western Redbud
Flowering Quince
Rockrose

SHRUBS (LARGE TO MEDIUM) (continued)

Botanical Name

Cotoneaster species
 Elaeagnus pungens
 Eriogonum giganteum
 Escallonia fradesil
 Euonymus japonica
 Fatsia japonica
 Feijoa sellowiana
 Forsythia intermedia
 Ilex species
 Juniperus species
 Leptospermum scoparium
 Ligustrum japonicum
 Magnolia soulangiana
 Mahonia aquifolium
 Nandina domestica
 Nerium oleander
 Osmanthus fragrans
 Phormium tenax
 Pittosporum tobira
 Plumbago auriculata
 Podocarpus macrophyllus
 Prunus caroliniana
 Pyracantha species
 Raphiolepis species
 Rhus ovata
 Ribes sanguineum
 Tecomaria capensis
 Viburnum tinus 'Spring Bouquet'
 Xylosma congestum

Common Name

Cotoneaster
 SilverBerry
 St. Catherine's Lace
 No Common Name
 Evergreen Euonymus
 Japanese Aralia
 Pineapple Guava
 Forsythia
 Holly
 Juniper
 New Zealand Tea Tree
 Japanese Privet
 Saucer Magnolia
 Oregon Grape
 Heavenly Bamboo
 Oleander
 Sweet Olive
 Flez
 Tobira
 Cape Plumbago
 Yew Pine
 Carolina Laurel Cherry
 Firethorn
 Indian Hawthorn
 Sugar Bush
 Pink Winter Currant
 Cape Honeysuckle
 Laurustinus
 Xylosma

SHRUBS (SMALL)

Botanical Name

Agapanthus africanus
 Ceanothus species
 Clivia miniata
 Hemerocallis species
 Juniperus species
 Lavandula angustifolia
 Liriope gigantea
 Lonicera japonica 'Halliana'
 Dietes Vegeta

Common Name

Lily of the Nile
 California Lilac
 Clivia
 DayLily
 Juniper
 English Lavender
 Lily Turf
 Hall's Honeysuckle
 Fortnight Lily

SHRUBS (SMALL) (continued)

Botanical Name

Mahonia aquifolium 'Compacta'
Nandina domestica 'Compacta'
Nandina domestica 'Nana Compacta'
Nerium oleander 'Petite Pink'
Pittosporum tobira 'Wheeler's Dwarf'
Ribes viburnifolium
Tulbaghia violacea
Xylosma congestum 'Compacta'

Common Name

Compact Oregon Grape
Compact Heavenly Bamboo
Dwarf Heavenly Bamboo
Dwarf Oleander
Wheeler's Dwarf
Catalina Perfume
Society Garlic
Compact Xylosma

VINES

Botanical Name

Cissus Anartica
Clytostoma callistegioides
Macfadyena unguis-cati
Gelsemium sempervirens
Jasminum mesnyi
Lonicera japonica
Parthenocissus tricuspidata
Wisteria floribunda

Common Name

Kangaroo Treebine
Violet Trumpet Vine
Cat's Claw Vine
Carolina Jessamine
Primrose Jasmine
Japanese Honeysuckle
Boston Ivy
Japanese Wisteria

GROUNDCOVERS

Botanical Name

Ajuga reptans
Baccharis pilularis 'Twin Peaks'
Campanula poscharskyana
Duchesnea indica
Gazania splendens 'Mitsuwa Yellow'
Hedera helix
Hypericum calycinum
Juniperus species
Lonicera japonica 'Halliana'
Myoporum parvifolium
Pelargonium peltatum
Potentilla species
Vinca minor

Common Name

Carpet Bugle
Coyote Bush
Serbian Bellflower
Indian Mock Strawberry
Gazania
English Ivy
Aaron's Beard
Juniper
Hall's Honeysuckle
Myoporum
Ivy Geranium
Cinquefoil
Dwarf Periwinkle

3. PLANTING TIME

The *MENIFEE NORTH* area experiences temperature extremes which can make it difficult for the installation of plant materials during the hot summer months (July - September) and the cold winter months (December - March). Container plants which have not been acclimated to the region may experience heat or frost damage resulting in partial or total loss of foliage, even if these materials will be perfectly suited to the temperature

extremes once they are established. If construction schedules permit, the ideal planting time is in the spring or fall months.

4. LANDSCAPE INSTALLATION REQUIREMENTS

All areas required to be landscaped shall be planted with trees, shrubs, groundcover, vines or turf selected from the plant palette contained in these Design Guidelines.

Parcel developers should assess any existing landscaping adjacent to their property and whenever possible, reinforce and complement that established character. Detailed landscape plans are to be prepared by a licensed landscape architect for each individual project. Parcel Developers must submit landscape plans to proper agencies for approval prior to installation.

5. CLIMATIC CONSTRAINTS

- a. The plant materials for *MENIFEE NORTH* have been chosen for their ability to thrive within the site's exacting climate. The plants should grow to their full potential with a minimum amount of maintenance and replacement costs.

Precipitation, temperature, and wind are the limiting climatic factors affecting plant choice.

- b. Average annual rainfall in the area varies from nine to thirteen inches.
- c. The *MENIFEE NORTH* area's extreme temperatures range from 18 degrees in the winter to 115 degrees in the summer. The average daily temperature range is 40 to 65 degrees in the winter and 58 to 90 degrees in the summer.

6. HORTICULTURAL SOILS TEXT REQUIREMENTS

Due to the many varieties of soils within *MENIFEE NORTH*, all Parcel Developers shall be required to prepare a horticultural soils report to determine appropriate planting and maintenance requirements for specified plant materials. This soils report shall be prepared by a qualified agricultural laboratory supervised by a member of the American Soils Testing Laboratory and shall include a soils fertility and agricultural suitability analysis with pre-planting and post-planting recommendations to be included in the landscape working drawings.

7. IRRIGATION

- a. All areas requiring landscaping shall include the installation of a permanent automatic irrigation system to ensure proper plant growth. The irrigation system shall be designed to separate turf areas from shrub areas so as not to irrigate shrubs, groundcover, and lawn simultaneously.
- b. Pop-up sprinklers adjacent to all walkways and areas of pedestrian or vehicular traffic shall be spring retractable types.
- c. Pop-up sprinklers shall have matched precipitation rates.

- d. All valves shall be wired independently.
- e. Irrigation backflow prevention devices and controllers shall be located and/or screened with appropriate plant material to minimize visibility.
- f. Detailed irrigation plans are to be prepared by a licensed landscape architect.
- g. Parcel Developers must submit irrigation plans to appropriate reviewing agencies for approval prior to installation.

8. LANDSCAPE MAINTENANCE

- a. The overall aesthetic effect of the landscape shall be an evergreen thriving plant community. Each owner shall provide continuous maintenance for all planted and hardscape areas within his/her site, keeping it free and clear of weeds, debris, rubbish, and in a neat and clean condition.
- b. All owners will be required to maintain plant materials in a thriving condition of growth by practicing proper agriculture techniques of pruning, pest control and fertilization. All palms shall be skinned periodically as necessary. Special attention must be given to preventing the installation of rootbound Eucalyptus species.
- c. From the completion of installation, landscaping shall be maintained in a sightly and well kept condition.
- d. Until maintenance responsibility is transferred to a Maintenance Organization, the Master Developer shall repair and maintain all landscaped parkways and medians. This maintenance shall include the replacement of landscaping, pavement, and lighting (if necessary), keeping the area free and clear of weeds, debris and rubbish, and in a well kept condition.
- e. No owner shall interface with the drainage of water from any site except in accordance with plans approved by all public agencies having jurisdiction.
- f. Landscaping and irrigation installed by the Master Developer or the Parcel Developer shall be maintained by them, in a healthy and operational condition until its transfer to public responsibility. All plant material failure shall be replaced with same materials that will match the size and height of adjacent material. Damaged or malfunctioning irrigation must be repaired or replaced to match the original condition of the system, and irrigation overspray and excessive runoff shall be kept to a minimum.

E. ARCHITECTURAL GUIDELINES

The architectural theme of *MENIFEE NORTH* is one of "oasis" and "comfortable shelter". The desire to reinforce the impression of coolness and a relaxed, country club atmosphere has led to a series of architectural ideas which have been deemed appropriate for dealing with the environment. The weather at *MENIFEE NORTH* is a result of a basically arid climate located in Riverside County. The summers are dry and hot, with temperatures frequently reaching 95+ degrees. The high land elevation and dry climate cause a strong temperature swing downward once the sun sets, cooling the land masses and buildings. The winters can offer brisk winds and temperatures, making the warmth of a cozy hearth all that much more desirable. The buildings at *MENIFEE NORTH*, both residential and non-residential, will have to be flexible enough to cope with both the need to be cool, breezy, and open in the summer, and solid, warm, and stout in the winter.

Instead of transplanting a specific style to *MENIFEE NORTH* and attempting to define the community theme as a series of clichés, we have chosen instead to define the architecture as "appropriate". The word "appropriate" is further codified by a series of desirable details. The incorporation of these details into the fabric of each individual community will allow these communities to form their own identities and yet let them be recognized as part of the larger community.

The design elements for *MENIFEE NORTH* that will help form its distinctive character are:

- Simple, natural appearing materials.
- Soft, warm colors.
- Horizontal massing emphasis.
- Integration of indoors and outdoors.
- Cool, protected entries.
- Private patios, protected courtyards.
- Roofs with low pitches, wide overhangs.
- Windows which are grouped and shaded.
- Entry doors with a solid appearance.
- Garage doors with setbacks and appropriate solidity.
- Summer porches and verandas.
- Covered, shaded balconies and decks.
- Loggias for shade and rain protection.
- Chimneys of stone, brick, or stucco to express their mass.
- Gutters and downspouts incorporated into the design, not added on.

Design elements to avoid at *MENIFEE NORTH* are:

- Dark, moody colors or bright, flashy colors.
- Box-like architecture without detail or articulation.
- High pitched (steep) roofs.
- Silver window and door frames.
- Monotonous garage door elevations.
- Vertical massing.
- Flat, unarticulated entries.
- Exposed metal chimneys.

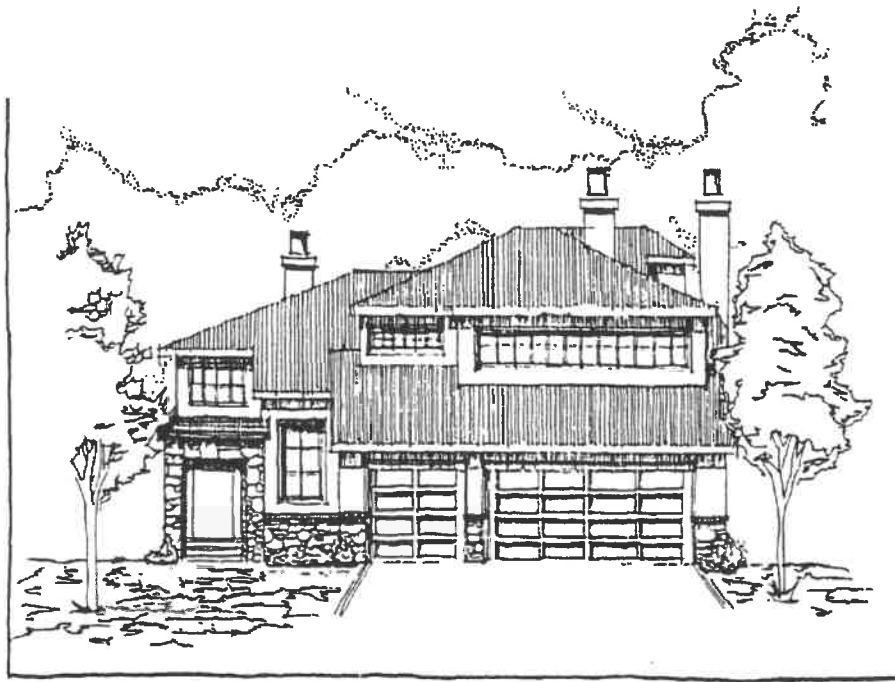
- Exposed mechanical equipment.

It is the intent of these guidelines to establish a consistent architectural expression in the character of *MENIFEE NORTH*. The illustrations shown below are conceptual in nature and are only intended to depict concepts, not actual design. Finalized floor plans and elevations will be determined at a later stage of development.

TYPICAL FRONT ELEVATION



TYPICAL FRONT ELEVATION



1. MATERIALS

The choice of materials is not highly limited at *MENIFEE NORTH*. Their use in appropriate locations and in realistic ways, however, is paramount. The need for all buildings to appear as though they spring from the earth is a demanding task for freshly built, modern structures. Judicious use and mixtures of materials will help the designer succeed in this effort. Because of the rural/desert nature of the project, shiny or flashing materials may be inappropriate. Also, the use of numerous different materials on one structure will tend to clutter the design. It is intended that the buildings at *MENIFEE NORTH* reflect a design idea that uses the materials as a way to express craftsmanship rather than a celebration of the material itself. Simplicity (not to be confused with plainness) will present very well, if the materials are used appropriately and consistently.

2. COLOR PALETTE

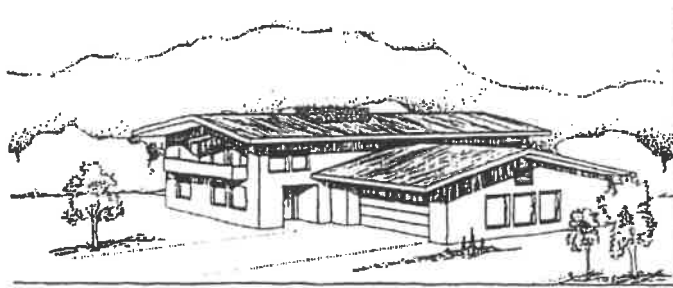
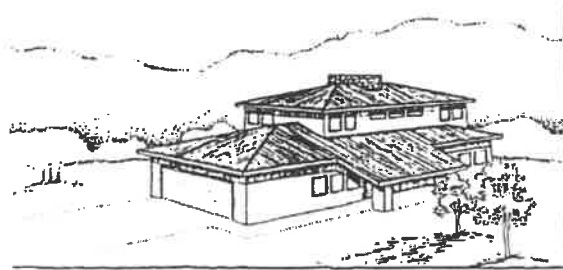
Colors at *MENIFEE NORTH* should be "calm" to reinforce the architectural theme of "oasis". Hot, vibrant colors with large amounts of chroma should be avoided, especially when considering large surfaces. The main body of the building should be colored soft enough to appear cool, but not dark and dreary or muddy. Pastels can be used, if they are subtle. Trim color should contrast with the body color enough to provide an accent.

3. BUILDING MASSING

The emphasis at *MENIFEE NORTH*, in the context of building massing, is on the horizontal line. Building elements which accentuate the horizontal are encouraged, including eave lines, balconies and rails, fenestration patterns, walls and trim lines.

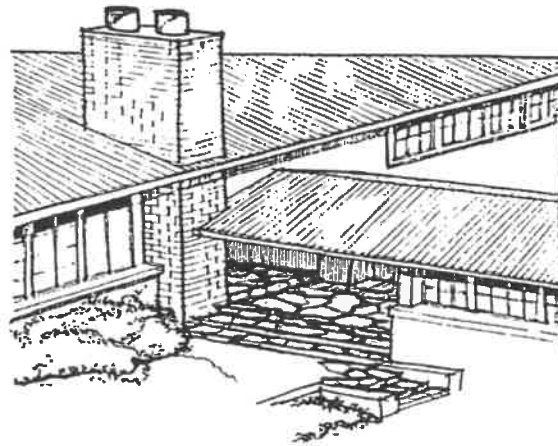
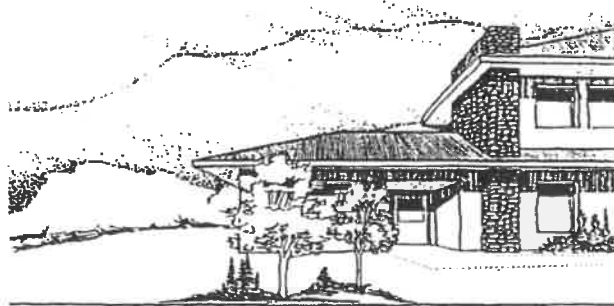
When planning two-story structures, setbacks of enough dimension between one story and that immediately below it are encouraged to disassociate the two vertical planes. Use of roof elements, dressage, and other overhead structures to provide a horizontal break in vertical planes are also encouraged. On small lots, where the narrow frontage may prevent steps on the sides of the units, a front to back break in elevation, as well as varied setbacks along the street, are encouraged.

On commercial projects, loggias, stairways, balconies and walkways are encouraged to provide visual interest as well as to provide pedestrian spaces. Creating elevations that do not vary in plan should be avoided. The transitions from parking areas to the commercial buildings should be logical and shaded if at all possible.



4. ENTRIES

The perception a person receives visually and emotionally from a house or building can set the whole tone for a visit to the space beyond. The creation of a feeling of protection, invitation, and openness all at the same time will allow the appropriate balance to exist between privacy and accessibility. Entries should be protected from the direct impact of the elements, but should not be so squeezed or constricted as to feel uninviting or claustrophobic.

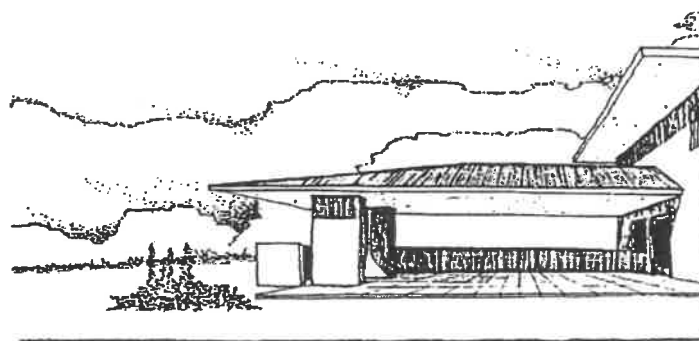
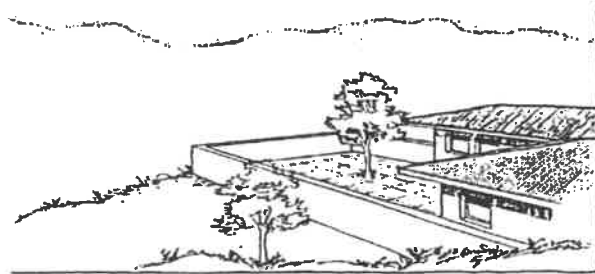


5. SCREENING

The definition between private and public spaces at *MENIFEE NORTH* will occur in a variety of ways. The use of setbacks, garden walls, fences, landscaping and even material changes to define the difference is highly encouraged.

Private courtyards will enhance the feeling of being able to move out of the house or building without moving completely into the public domain. They also can be used to provide a sheltered outdoor space to enjoy some quiet time.

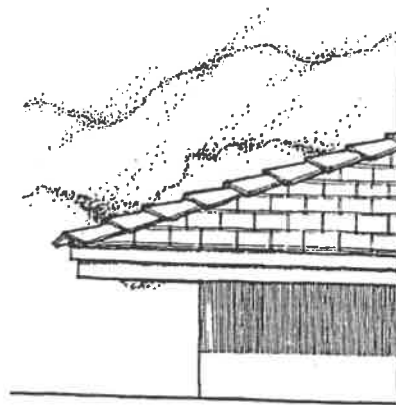
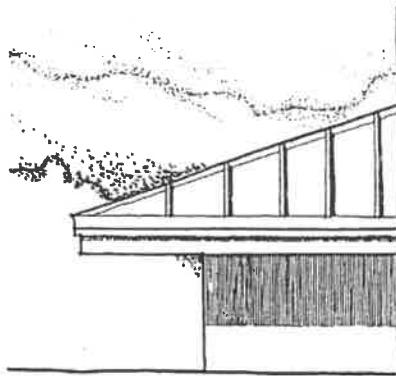
Walls and fences of private yards which are visible to the street or public spaces shall be consistent with the overall theme of the project in which they appear. They also must be architecturally integrated with the community of *MENIFEE NORTH* as a whole. Plastered masonry walls, with or without other elements such as steel tubing, shall align with the design of the project walls discussed in the Landscape Guidelines section of this Specific Plan.



6. ROOFS

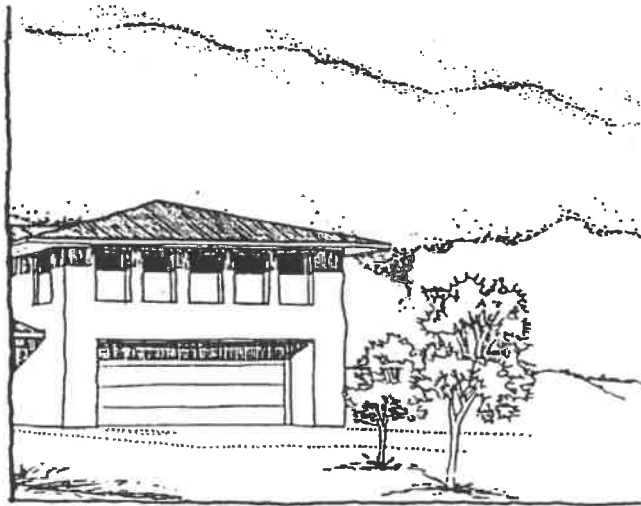
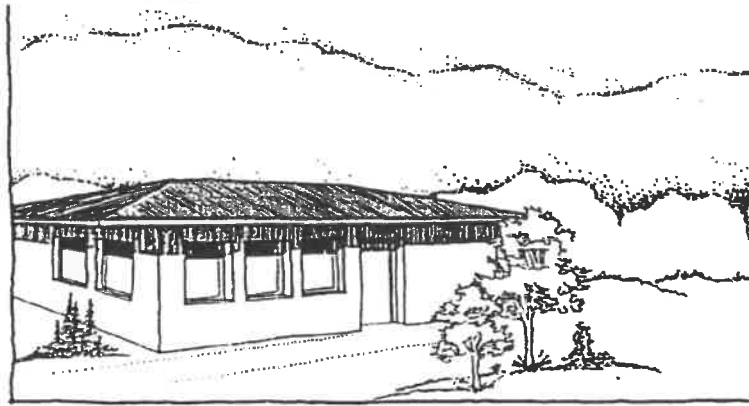
The roof form at *MENIFEE NORTH* is seen as one of the primary form-giving elements. It can be used to help emphasize the horizontal lines of a building, as well as provide shelter from the elements. Because the average annual rainfall is not the major concern of all the elements, the roofs should be low and wide, with slopes predominantly 5:12 or less. Some accent roof areas may be allowed to exceed this slope if they do not represent a large percentage of the total roof area. The overhangs should be a minimum of two feet, so that the shadows they create can be used to shade the walls and windows below them.

The visible roofs of all buildings should appear substantial, as though there is a definite layer between the elements and the protected spaces below. Roofing materials can be either flat clay/concrete tiles or barrel tiles. The tiles will provide a mass which will help slow down heat absorption by the building.



7. WINDOWS

Windows are another basic form-giver to the buildings of *MENIFEE NORTH*. While the primary purpose of windows is to provide light and ventilation, all windows should be protected from the negative impact of the elements, especially the sun. Windows should appear in groups or bands whenever possible, and the detailing of the windows should be consistent around the entire building. Metal windows should have some color to them other than mill finish or natural silver/gray. Views, whether short range, private or public should be exploited.

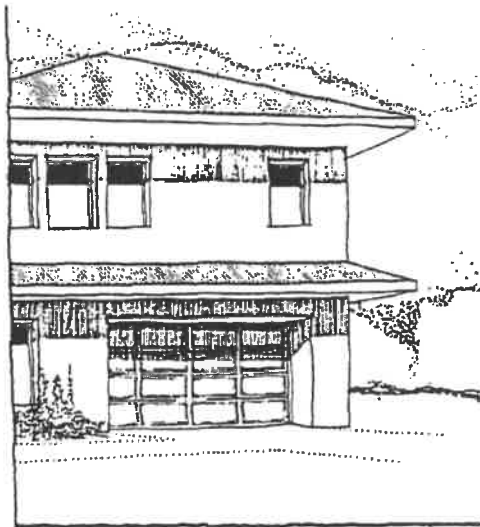


8. DOORS

Doors in the exterior walls of a building at *MENIFEE NORTH* should appear to fit with the style of the other detailing. Regardless of their composition, the coloring and detailing should be consistent. Metal skinned doors should be finished so they do not appear "shiny", unless all doors appear that way. All doors should be considered like windows, and the door's detailing should be reflective of the window detailing. Like windows, doors should be protected from the elements by overhangs, eaves or recesses.

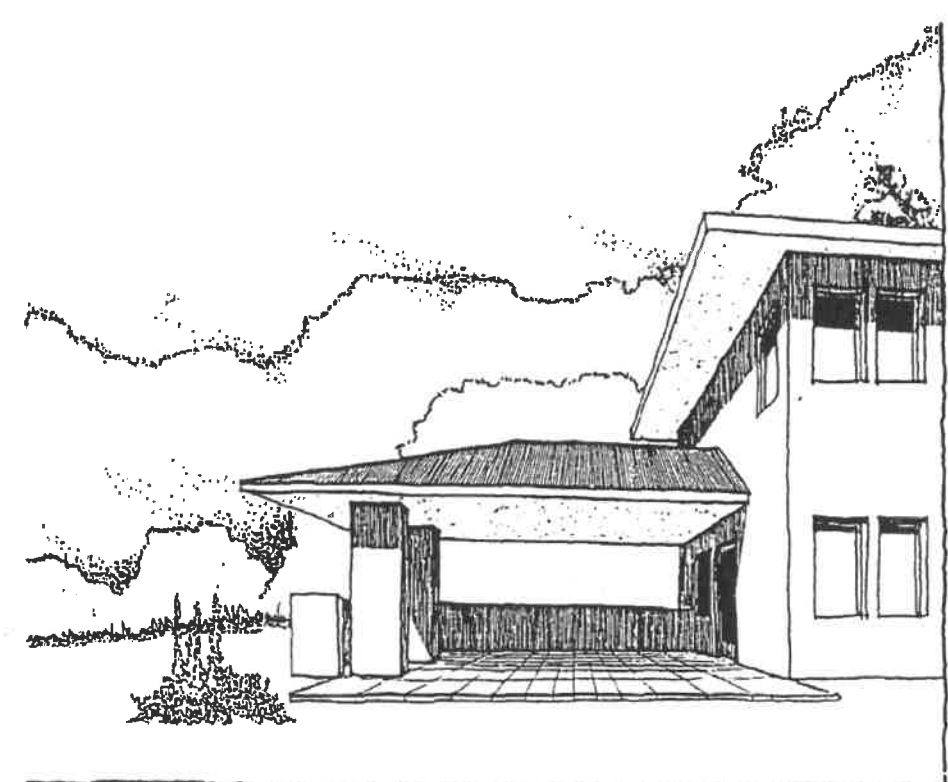
9. GARAGE DOORS

Because the garage on most houses presents a major face to the public, its appearance is very important. The door should be wood, and the detailing should be complimentary to the other doors and detailing. Any opportunity to change or vary the direction the door faces in relation to a street should be exploited. The doors should not be set flush with the wall they appear in, but rather should be recessed or shaded by an eave.



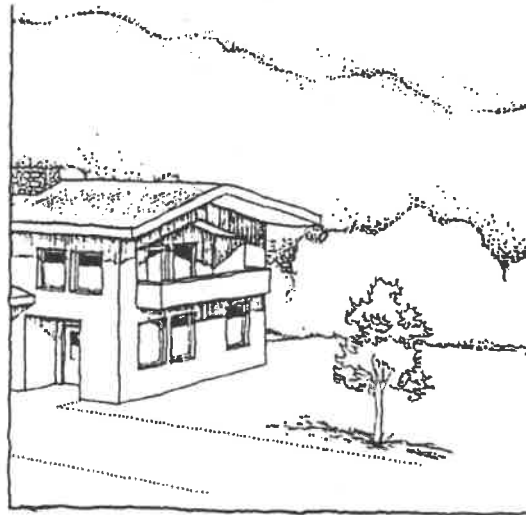
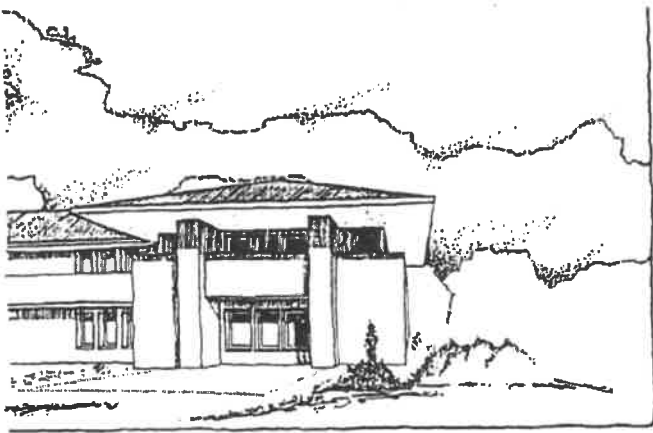
10. PORCHES

A porch, even a small one, can tremendously enhance the feeling of protection from the elements if it is covered or shaded. At *MENIFEE NORTH*, it is desired to have available to all persons some ability to move out of the building but not be out from under a protective covering. Whether it is a place to sit and read, or to set a potted plant, a porch will enhance the feeling of an "oasis".



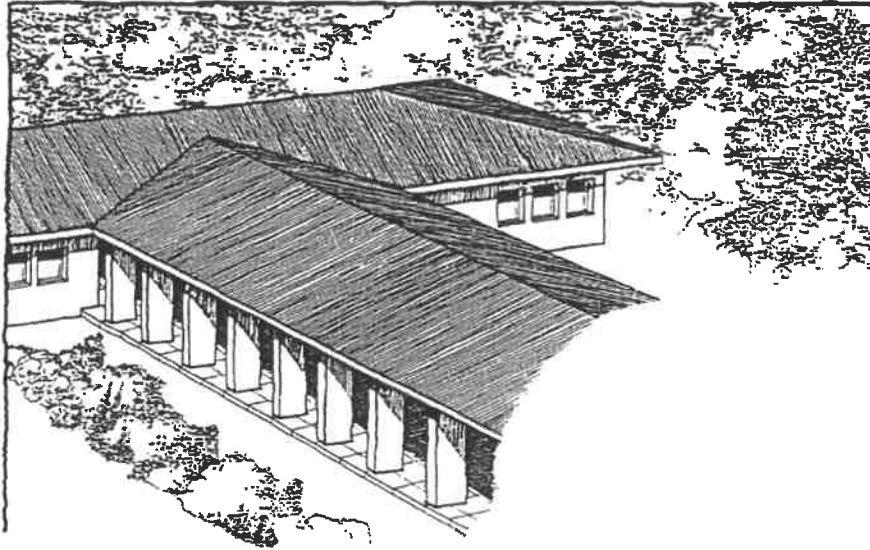
11. BALCONIES

In second floor conditions, it may be desirable to allow someone to walk outside on a balcony, either to gain a view or to just relax in a secluded area. It is encouraged that the balcony be shaded, protected and in harmony with the entire building design. Details, such as handrails, windows, doors, planters and roofing should enhance and coordinate with the overall design.



12. LOGGIAS

The act of walking between two structures during harsh weather conditions can be enhanced dramatically by the use of a loggia. The covered walkway will reinforce the idea of "shelter" or "oasis", especially if used where a large number of people will congregate. A loggia can be used as a transition between privately owned structures (garage to house for example) or in buildings for public use such as commercial buildings, office buildings and industrial buildings.

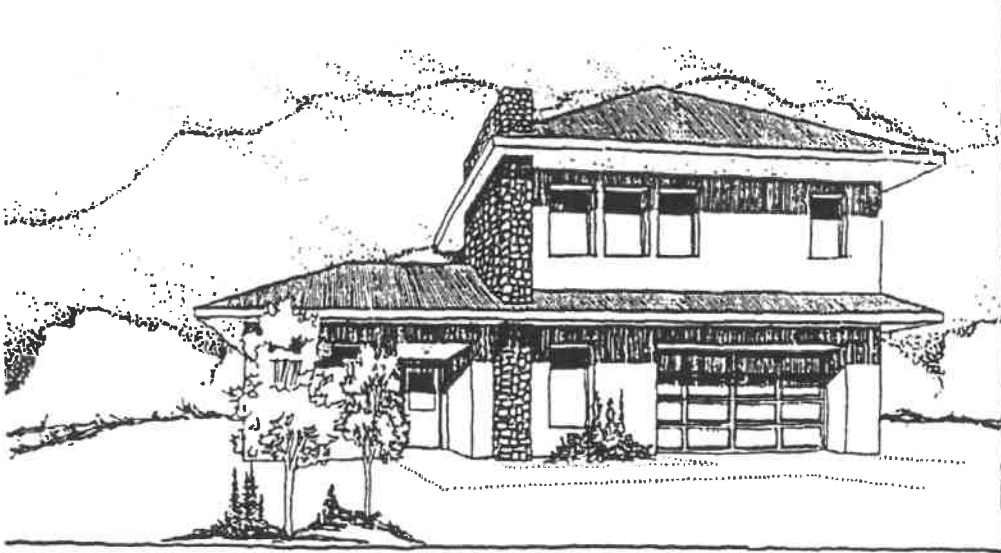


13. TOWERS

MENIFEE NORTH is attempting, even in the higher density parcels, to remain horizontal in overall impression. Towers, vertical billboards, tall signs and/or clock towers are not in keeping with that spirit, except when used in conjunction with landmarks in the community, such as the recreation centers, commercial centers, business parks and industrial parks.

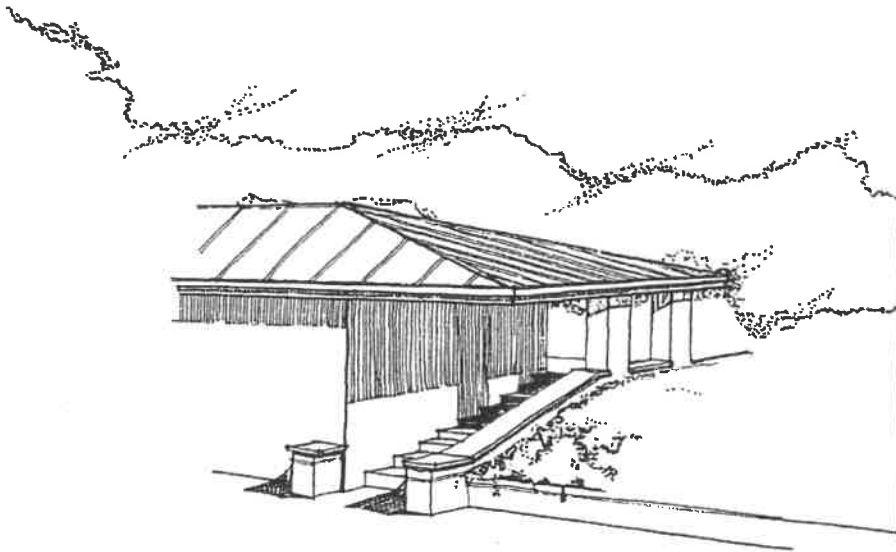
14. CHIMNEYS

The chimney, as the outward symbol of the hearth, should be the anchor for the house visually. To do so, it should appear massive. Indigenous materials are encouraged for use as veneers. Rock, adobe, brick or stone will emphasize the connection to the land, as well as supplying the necessary heft. Plastered boxes containing metal flues are a minimum requirement and they must have detailing applied to enhance them. (While not specifically encouraged, wood clad chimneys may be acceptable if they are coordinated with other architectural elements of the dwelling. They would be reviewed on a case by case basis.) Exposed metal flues or wood trimmed flues are not appropriate.



15. EXTERIOR STAIRS AND STEPS

Changes in elevation at *MENIFEE NORTH* should be handled as subtly as possible. Stairs and ramps should have changes in direction and frequent breaks in rise to soften the impression of overall rise. Steps cast on grade are encouraged to have kneewalls to allow the earth to berm against them. Where appropriate, and if possible, it is recommended that stairs have coverings/roofs to make them appear as part of the building as opposed to an attachment.



16. GUTTERS AND DOWNSPOUTS

It is encouraged that roofs, sloped or "flat", be guttered to collect rainwater at *MENIFEE NORTH*. Where gutters are not used, roof overhangs should be of adequate dimension to minimize dripping of rainwater on the exterior of the dwelling. Rainwater should not fall onto paved areas where people will be walking.

17. SKYLIGHTS AND CLERESTORIES

Skylights and clerestories are encouraged to be used at *MENIFEE NORTH*. They can provide additional light and ventilation for the occupants, as well as add visual interest to the exteriors. Clerestories are preferred over skylights because they can be designed to control heat gain more readily. Skylights, if used, should be as flat as possible in profile, with clear or gray glazing. If they occur on flat roof sections, it is encouraged they be screened from view from public streets.

18. FLASHING AND VENTS

The roof surfaces at *MENIFEE NORTH* are important to the overall design character and should be left as uncluttered as possible. All flashing and vent stacks must be colored to match the surrounding surfaces. Vents should be placed in the roofs where they will provide the least intrusion of the roofscape.

19. MAILBOXES

For single family dwellings, mailboxes will be designed and supplied by the U.S. Postal Service. Further architectural detailing will not be required.

20. UTILITY METERS

At *MENIFEE NORTH*, gas and electric meters should be located so that they are hidden from direct view from the street. They may be placed in "rooms" behind exterior access doors or screening, or they may be hidden by location away from main sight lines.

21. MECHANICAL EQUIPMENT

All mechanical equipment, roof mounted or ground mounted, will be screened by architectural elements as part of the design at *MENIFEE NORTH*. Sound attenuation of mechanical noise also will be necessary, both from neighbors and from within the structure being served by the mechanical equipment. Solar panels of any type must be incorporated into the design of the building on which they are placed. Coloring, materials, and bulk must be coordinated with the overall theme of the *MENIFEE NORTH* community.

22. DESIGN CRITERIA FOR NON-RESIDENTIAL BUILDINGS (COMMERCIAL RETAIL, BUSINESS PARK, LIGHT INDUSTRIAL , AND MIXED USE PLANNING AREAS)

The non-residential buildings of *MENIFEE NORTH* are expected to blend with the overall community in regard to the design guidelines discussed thus far. However, because of their size and varied uses, they should appear distinct from the houses.

When considering massing, the buildings should be stepped, both horizontally and vertically, when possible. Trim lines, detailing and color accents should complement the horizontal nature of the project in general.

The use of loggias, balconies, stairways and other details outlined elsewhere in this document, are encouraged to provide variety in the building massing. Towers or other vertical elements can be used as a focal point.

Mechanical equipment must be screened, and the screening or building parapets used to do this must be an integral design with the main building mass. This screening will be required wherever the mechanical equipment could be seen from adjacent roads, highways, residential areas, and/or adjacent pedestrian areas. Flat roofs are acceptable, but pitched roofs for all or a portion of the buildings are also acceptable.

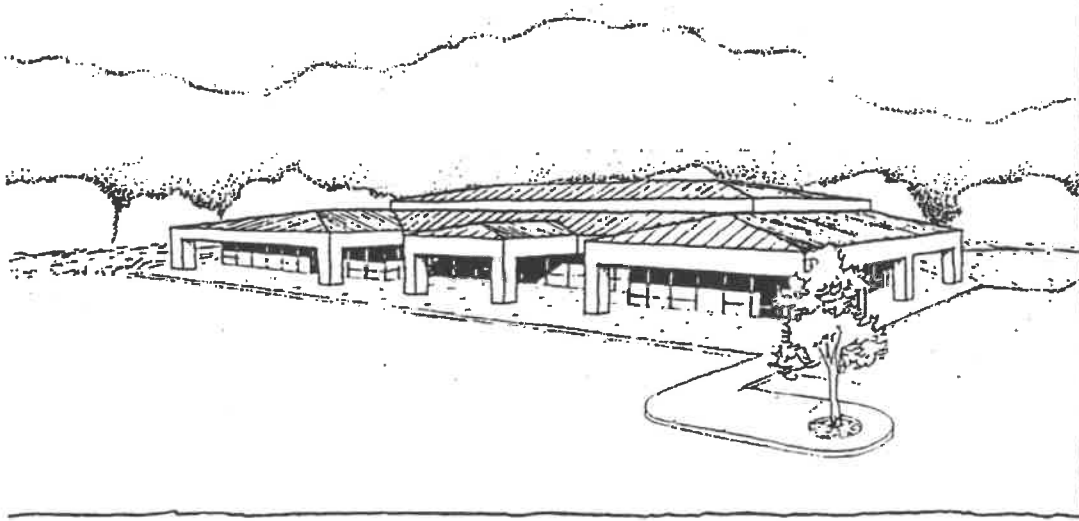
Signage and lighting must be consistently integrated with the building facade, and should be of uniform shape and materials. Retail commercial building exterior design should anticipate signage location, size and coloration so the eventual tenants can provide adequately sized as well as integrated signage. Multi-tenant projects should develop comprehensive sign programs.

There should be adequate separation between parking and the buildings to allow pedestrian flow to be comfortable. Sheltered/shaded pedestrian paths and entries are encouraged. Loading zones should avoid visual exposure to adjacent streets and residential zones. Walls and landscaping can be used to facilitate this screening.

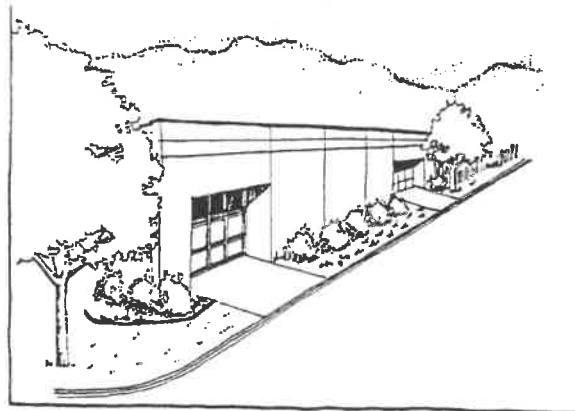
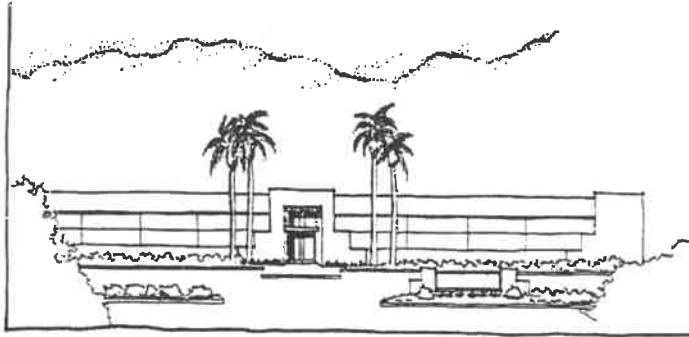
Parking areas should be landscaped, with shading a major consideration. See the landscape guidelines section of this Specific Plan for further requirements. Where it is possible, it is encouraged that service and delivery circulation be separated from the public parking areas.

Reflective glass skins on non-residential buildings should not be used where it will adversely impact the adjacent buildings, especially if the adjacent buildings are residential. In general, large amounts of reflective glass are not in keeping with the overall tone the community is attempting to maintain.

TYPICAL COMMERCIAL RETAIL/BUSINESS PARK ELEVATIONS



TYPICAL COMMERCIAL RETAIL/BUSINESS PARK ELEVATION



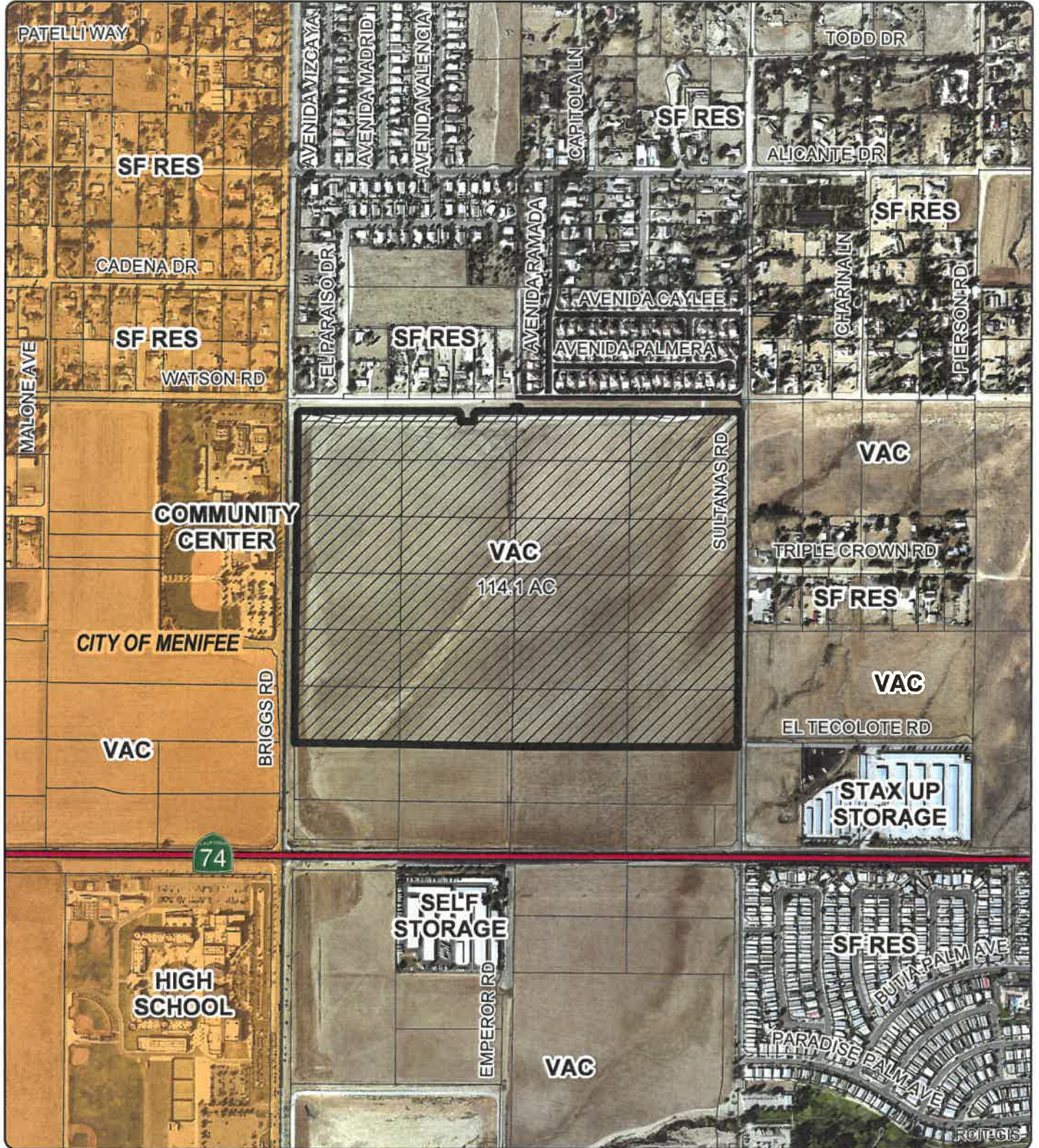
**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1800018 SP0260 TTM37533 TTM29322 TPM37690**

Supervisor: Washington
District 3

Date Drawn: 08/20/2019

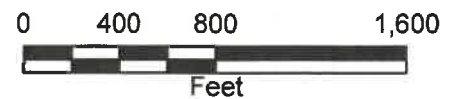
LAND USE

Exhibit 1



Zoning Area: Homeland

Author: Vinnie Nguyen



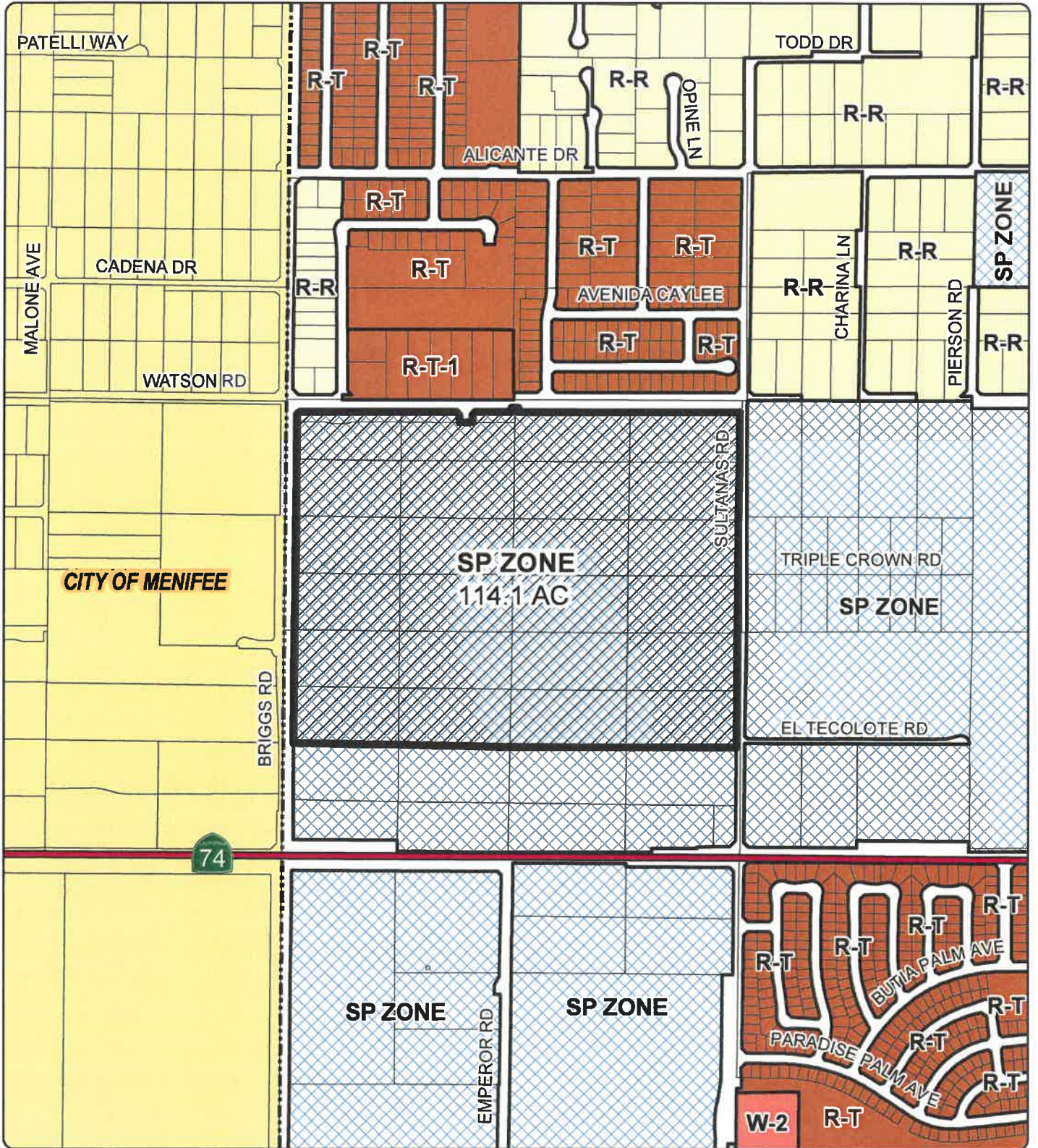
DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <https://planning.cerlms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
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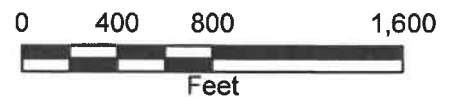
PROPOSED ZONING

Date Drawn: 08/20/2019
 Exhibit 3



Zoning Area: Homeland

Author: Vinnie Nguyen



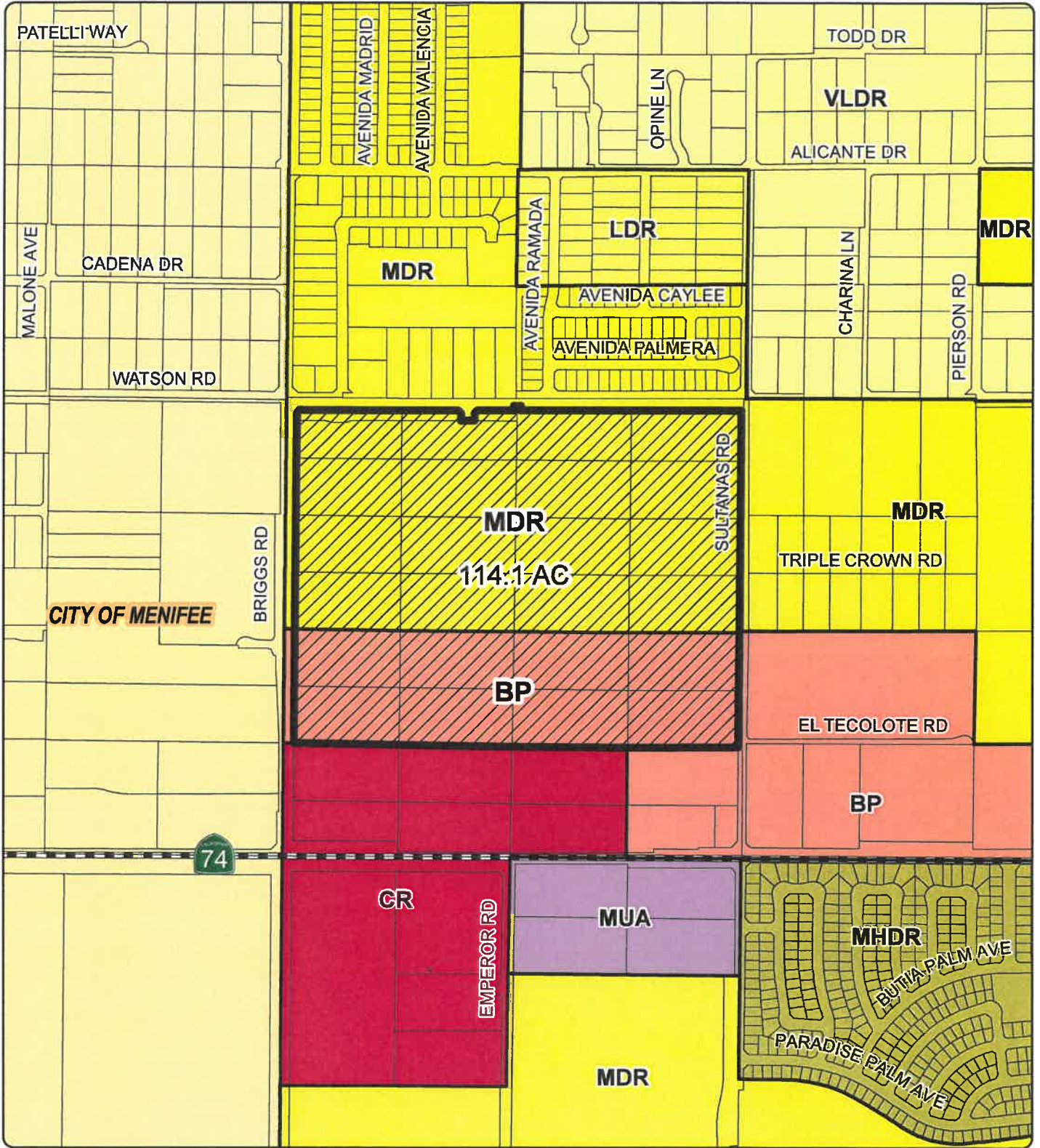
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District 3

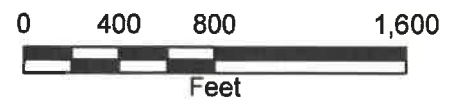
EXISTING GENERAL PLAN

Date Drawn: 08/20/2019
Exhibit 5



Zoning Area: Homeland

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcfdma.org>

IN THE COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 29322 - MINOR CHANGE NO. 1

PLANNING AREA 35			
Lot	1/4 Acre (87)	1/4 Acre (87)	1/4 Acre (87)
1	7643	7728	7813
2	8080	8165	8250
3	8517	8602	8687
4	9054	9139	9224
5	9491	9576	9661
6	10028	10113	10198
7	10465	10550	10635
8	10902	10987	11072
9	11339	11424	11509
10	11776	11861	11946
11	12213	12298	12383
12	12650	12735	12820
13	13087	13172	13257
14	13524	13609	13694
15	13961	14046	14131
16	14398	14483	14568
17	14835	14920	14997
18	15272	15309	15346
19	15709	15746	15783
20	16146	16183	16220
21	16583	16620	16657
22	17020	17057	17094
23	17457	17494	17531
24	17894	17931	17968
25	18331	18368	18405
26	18768	18805	18842
27	19205	19242	19279
28	19642	19679	19716
29	20079	20116	20153
30	20516	20553	20590
31	20953	20990	21027
32	21390	21427	21464
33	21827	21864	21901
34	22264	22301	22338
35	22701	22738	22775
36	23138	23175	23212
37	23575	23612	23649
38	24012	24049	24086
39	24449	24486	24523
40	24886	24923	24960
41	25323	25360	25397
42	25760	25797	25834
43	26197	26234	26271
44	26634	26671	26708
45	27071	27108	27145
46	27508	27545	27582
47	27945	27982	28019
48	28382	28419	28456
49	28819	28856	28893
50	29256	29293	29330
51	29693	29730	29767
52	30130	30167	30204
53	30567	30604	30641
54	31004	31041	31078
55	31441	31478	31515
56	31878	31915	31952
57	32315	32352	32389
58	32752	32789	32826
59	33189	33226	33263
60	33626	33663	33700
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62	34500	34537	34574
63	34937	34974	35011
64	35374	35411	35448
65	35811	35848	35885
66	36248	36285	36322
67	36685	36722	36759
68	37122	37159	37196
69	37559	37596	37633
70	37996	38033	38070
71	38433	38470	38507
72	38870	38907	38944
73	39307	39344	39381
74	39744	39781	39818
75	40181	40218	40255
76	40618	40655	40692
77	41055	41092	41129
78	41492	41529	41566
79	41929	41966	42003
80	42366	42403	42440
81	42803	42840	42877
82	43240	43277	43314
83	43677	43714	43751
84	44114	44151	44188
85	44551	44588	44625
86	44988	45025	45062
87	45425	45462	45499
88	45862	45899	45936
89	46299	46336	46373
90	46736	46773	46810
91	47173	47210	47247
92	47610	47647	47684
93	48047	48084	48121
94	48484	48521	48558
95	48921	48958	48995
96	49358	49395	49432
97	49795	49832	49869
98	50232	50269	50306
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138	67712	67749	67786
139	68149	68186	68223
140	68586	68623	68660
141	69023	69060	69097
142	69460	69497	69534
143	69897	69934	69971
144	70334	70371	70408
145	70771	70808	70845
146	71208	71245	71282
147	71645	71682	71719
148	72082	72119	72156
149	72519	72556	72593
150	72956	72993	73030
151	73393	73430	73467
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154	74704	74741	74778
155	75141	75178	75215
156	75578	75615	75652
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159	76889	76926	76963
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161	77763	77800	77837
162	78199	78236	78273
163	78636	78673	78710
164	79073	79110	79147
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166	79947	79984	80021
167	80384	80421	80458
168	80821	80858	80895
169	81258	81295	81332
170	81695	81732	81769
171	82132	82169	82206
172	82569	82606	82643
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179	85628	85665	85702
180	86065	86102	86139
181	86502	86539	86576
182	86939	86976	87013
183	87376	87413	87450
184	87813	87850	87887
185	88250	88287	88324
186	88687	88724	88761
187	89124	89161	89198
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199	94370	94407	94444
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201	95244	95281	95318
202	95681	95718	95755
203	96118	96155	96192
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215	101362	101399	101436
216	101800	101837	101874
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219	103111	103148	103185
220	103548	103585	103622
221	103985	104022	104059
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223	104859	104896	104933
224	105296	105333	105370
225	105733	105770	105807
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227	106607	106644	106681
228	107044	107081	107118
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234	109666	109703	109740
235	110103	110140	110177
236	110540	110577	110614
237	110977	111014	111051
238	111414	111451	111488
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240	112288	112325	112362
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248	115785	115822	115859
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269	124962	125000	125037
270	125399	125436	125473
271	125836	125873	125910
272	126273	126310	126347
273	126710	126747	126784
274	127147	127184	127221
275	127584	127621	127658
276	128021	128058	128095
277	128458	128495	128532
278	128895	128932	128969
279	129332	129369	129406
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282	1		

TENTATIVE TRACT MAP NO. 29322 - MINOR CHANGE NO. 1

IN THE COUNTY OF RIVERSIDE

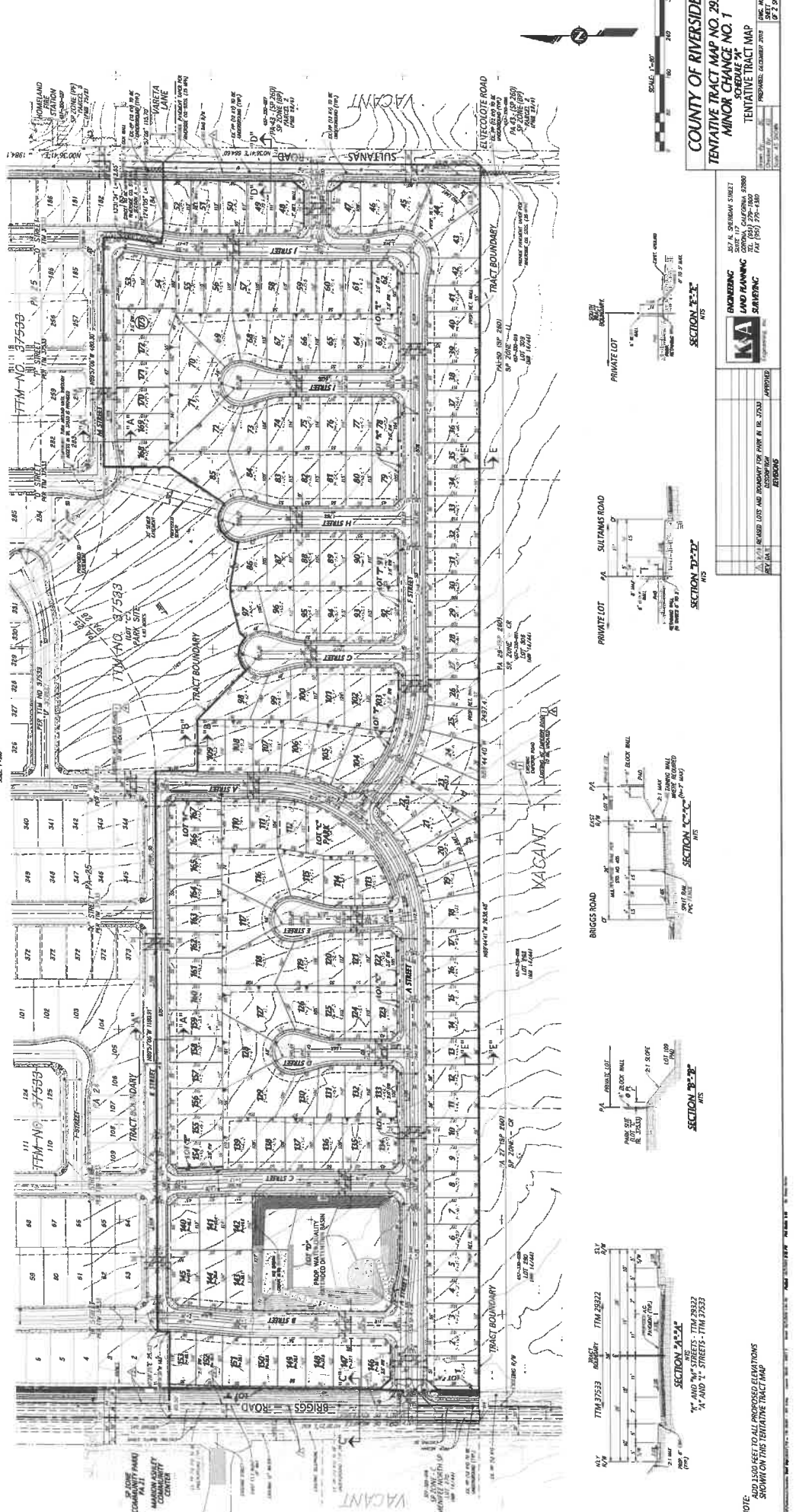
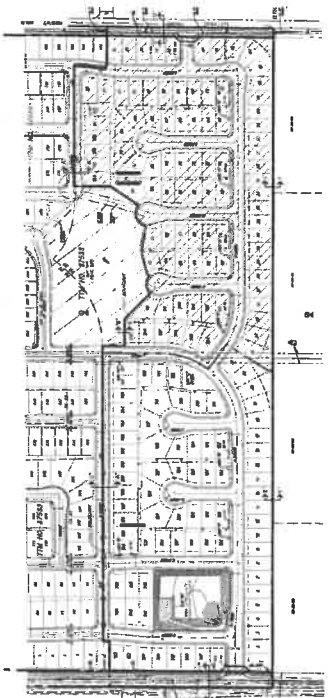
- EXISTING EASEMENT NOTES**
1. AN EASEMENT FOR PIPES, UTILITY, ACCESS, CANALS, WELLS AND MINERAL RIGHTS IS GRANTED TO THE COUNTY OF RIVERSIDE BY THE COUNTY OF RIVERSIDE TRACT MAP NO. 29322, AS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, ON APRIL 11, 1988.
 2. AN EASEMENT FOR PIPES, UTILITY, ACCESS, CANALS, WELLS AND MINERAL RIGHTS IS GRANTED TO THE COUNTY OF RIVERSIDE BY THE COUNTY OF RIVERSIDE TRACT MAP NO. 29322, AS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, ON APRIL 11, 1988.
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PROPOSED VARIATION NOTE

1. VARIATION FROM THE TRACT MAP NO. 29322 TO BE VARIATION OF THE COUNTY OF RIVERSIDE TRACT MAP NO. 29322, AS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, ON APRIL 11, 1988.

PHASING SUMMARY

PHASE NO.	LAND AREA (AC)	NO. OF RESIDENTIAL UNITS	AVG. DENSITY	RESIDENTIAL LOT AREA (SQ. FT.)	IFTBRED LOT AREA (SQ. FT.)
I	26	80	4.1 DU/AC	18,720	6,024
II	28 (PORTION)	80	4.2 DU/AC	18,720	6,024



**TENTATIVE TRACT MAP NO. 29322
MINOR CHANGE NO. 1
TENTATIVE TRACT MAP**

PROPOSED ELEVATION 2010
DATE: 01/11/2010
SHEET 1 OF 2 SHEETS

**ENGINEERING
LAND PLANNING
SURVEYING**

357 N. STEVENSON STREET
CORONA, CALIFORNIA 92680
TEL: (951) 736-1400
FAX: (951) 736-1400

APPROVED

SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 5

SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 5

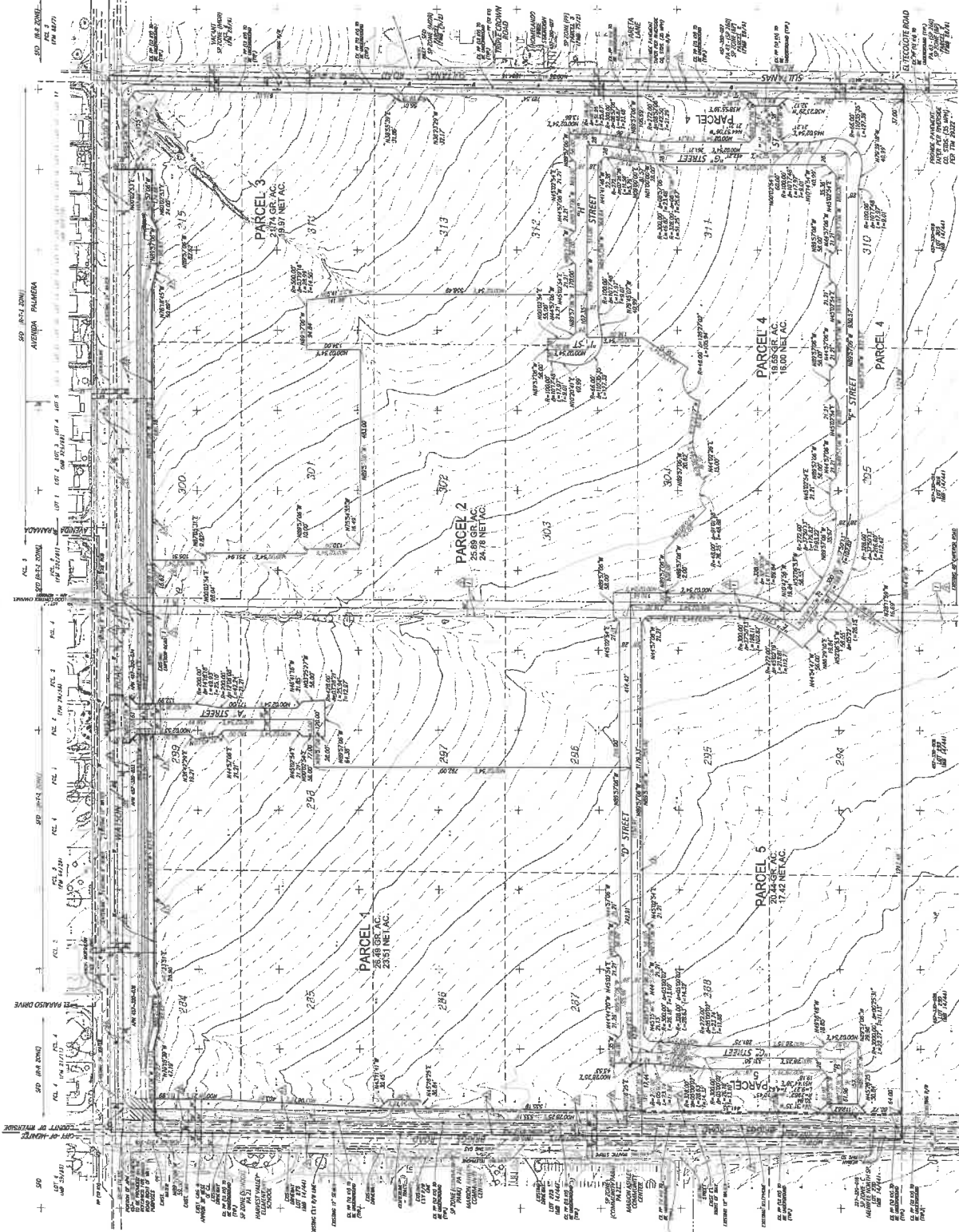
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SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 5

NOTE: ADD 1500 FEET TO ALL PROPOSED ELEVATIONS SHOWN ON THIS TENTATIVE TRACT MAP

**IN THE COUNTY OF RIVERSIDE
TENTATIVE PARCEL MAP NO. 37690
SCHEDULE 7th SUBDIVISION**



FOR FINANCE AND CONVEYANCE PURPOSES ONLY:
A FUTURE SUBDIVISION MAP OR LAND ENTITLEMENT OR
PERMIT IS NECESSARY TO DEVELOP THIS PROPERTY.
THIS MAP IS NOT TO BE USED AS A BASIS FOR
THROWING SEPARATE LAND USE ENTITLEMENTS OR
TENTATIVE MAPS OR USE PERMITS APPROVED FOR THIS
LAND.



COUNTY OF RIVERSIDE
TENTATIVE PARCEL MAP
NO. 37690
SCHEDULE 7th SUBDIVISION
PLAN
DATE: 08/20/2018
DRAWN BY: J. J. JENSEN
CHECKED BY: J. J. JENSEN
SCALE: AS SHOWN

ENGINEERING
LAND PLANNING
SURVAYING

KA

307 N. GARDNER STREET
ONTARIO, CALIFORNIA 91764
TEL: (951) 236-1200
FAX: (951) 236-1200

APPROVED

DATE

BY

REVISIONS

MENIFEE NORTH

SUBSTANTIAL CONFORMANCE NO. 2 TO SPECIFIC PLAN NO. 260, AMENDMENT NO. 2, No.SP260-A2-SC2;
CHANGE OF ZONE No. 1800018;
MINOR CHANGE NO. 1 TO TENTATIVE TRACT NO. 29322;
TENTATIVE TRACT No. 37533
AND TENTATIVE PARCEL MAP No. 37690

ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 329

LEAD AGENCY:

RIVERSIDE COUNTY
TRANSPORTATION LAND MANAGEMENT AGENCY (TLMA)
PLANNING DIVISION
4080 LEMON STREET
RIVERSIDE, CA 92501

PROJECT APPLICANT:

RICHLAND COMMUNITIES
3161 MICHELSON DRIVE, SUITE 425
IRVINE, CA 92612
949-383-4134

CEQA CONSULTANT:



T&B PLANNING, INC.
3200 EL CAMINO REAL, SUITE 100
IRVINE, CA 92602

FIFTH SCREENCHECK (NOT FOR PUBLIC DISTRIBUTION)

October 24, 2019

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ACRONYMS AND ABBREVIATIONS

Acronym	Definition
A-2-10	Heavy Agriculture (Riverside County Zoning)
amsl	above mean sea level
AB-32	Assembly Bill 32
AQMP	Air Quality Management Plan
APN	Assessor's Parcel Number
BMP	Best Management Practice
CA	California
CalEEMod	California Emissions Estimator Model
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CARB	California Air Resources Board
CCR	California Code of Regulations
CDC	California Department of Conservation
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CIWMP	County Integrated Waste Management Plan
CMP	Congestion Management Program
CSA	Community Service Area
dBA	A-Weighted Decibels
DOT	Department of Transportation
DPM	Diesel Particulate Matter
EDA	Expanded Disturbance Area
e.g.	Exempli Gratia (Latin)
EIR	Environmental Impact Report
EMWD	Eastern Municipal Water District
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping and Monitoring Program
GHG	Greenhouse Gas
Gpd	Gallons Per Day
HhpD	Horsepower Hours Per Day
HRA	Health Risk Assessment
I	Interstate

ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
ID	Identification
IDEFO	Inert Debris Engineered Fill Operation
IS	Initial Study
M-M	Medium Manufacturing (Riverside County Zoning)
M-H	Heavy Manufacturing (Riverside County Zoning)
M-R-A	Mineral Resources & Related Manufacturing (Riverside County Zoning)
MSHCP	Multiple Species Habitat Conservation Plan
Mt.	Mountain
Mwh	Megawatts Per Hour
No.	Number
NPDES	National Pollutant Discharge Elimination System
OS-CH	Open Space – Conservation Habitat (General Plan Land Use Designation)
OS-MR	Open Space – Mineral Resource (General Plan Land Use Designation)
OS-RUR	Open Space – Rural Residential (General Plan Land Use Designation)
PCE	Passenger Car Equivalent
PM _{2.5}	Particulate Matter (<2.5 microns diameter)
PM ₁₀	Particulate Matter (<10 microns diameter)
PTO	Permit to Operation
R-A-20	Residential Agriculture (Riverside County Zoning)
RCDWR	Riverside County Department of Waste Resources
RCIT	Riverside County Information Technology
ROG	Reactive Organic Gas
RR	Rural Residential (General Plan Land Use Designation)
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SCH	State Clearinghouse
SJVAP	San Jacinto Valley Area Plan
SMARA	Surface Mining and Reclamation Act
SMP	Surface Mining Permit
SOI	Sphere of Influence
SR	State Route
SWPPP	Storm Water Pollution and Prevention Plan
tpd	Tons Per Day
tpy	Tons Per Year

ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
USFWS	United States Fish and Wildlife Service
UWMP	Urban Water Management Plan
W-2	Controlled Development (Riverside County Zoning)
WQMP	Water Quality Management Plan

1.0 INTRODUCTION

This document is an Addendum to Final Environmental Impact Report No. 329 (EIR 329) (SCH No. 1989100207), prepared in accordance with the California Environmental Quality Act (CEQA). This EIR Addendum was compiled by the Planning Department of the Riverside County Transportation & Land Management Agency, serving as the Lead Agency for the proposed Project. See *CEQA Guidelines §§ 15050–15051*. The Lead Agency is defined as the agency with primary responsibility for approving and carrying out the project.

The following information is provided in this Introduction: 1) the principal requirements of CEQA; 2) the history of Specific Plan (SP) No. 260, EIR No. 329, and associated approvals; 3) a summary of the proposed Project; 4) the purpose of an EIR Addendum; 5) the standards for adequacy of an EIR Addendum pursuant to the State CEQA Guidelines; 6) a description of the format and content of this EIR Addendum; and 7) Riverside County's processing requirements to consider the proposed Project for approval. Following this introductory information is Riverside County's Environmental Assessment Form, which serves as the CEQA Initial Study for the proposed Project and that provides conclusive evidence that all potentially significant environmental effects of the proposed Project were previously and adequately analyzed in EIR No. 329.

The County of Riverside (hereafter "County") received an application from Richland Communities (hereafter "Project Applicant") requesting approval of Substantial Conformance No. 2 to the approved Menifee North Specific Plan (SP 260), Amendment No. 2 (SP260-A2-SC2); Change of Zone No. 1800018 (CZ 1800018); Minor Change No. 1 to Tentative Tract Map No. 29322 (TTM 29322M1); a new proposed Tentative Tract Map No. 37533 (TTM 37533); and Tentative Parcel Map No. 37690 (PM 37690). These revisions include re-allocation of dwelling units between planning areas 24, 25, 26, and 28, modification of the minimum lot sizes within Planning Area 25, re-location and re-distribution of the water quality basins and mini-park sites between these four Planning Areas, addition of a 4.9-acre public park within Planning Area 25 that would be owned and maintained by Valley-Wide Recreation and Park District; and modification of the General Plan Land Use Designations of Planning Areas 26 and 28 from MHDR to MDR, as described in more detail in Section 2.3, *Project Description*. The proposed Project is the subject of analysis in this document pursuant to the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines § 15367, the County is the lead agency with principal responsibility for considering the proposed Project for approval.

1.1 PROJECT BACKGROUND AND SUMMARY OF ENVIRONMENTAL IMPACT REPORT NO. 329

The Menifee North Specific Plan No. 260 (SP 260) was approved and Final Environmental Impact Report No. 329 (EIR 329) was certified by the Riverside County Board of Supervisors on December 27, 1994. The land use plan originally adopted for SP 260 allowed for 2,390 single-family dwelling units to be developed within the boundaries of the Specific Plan along with 142.7 acres of commercial uses, 52.1 acres of commercial/business park uses, 18.8 acres of mixed use/neighborhood commercial uses, 168.6 acres of business park uses, 197.5 acres of industrial uses, a school site on 28.7 acres, parks/open space/community center/drainage uses on 148.9 acres, and a fire station on 1.7 acres.

On June 26, 2007, the Riverside County Board of Supervisors approved Amendment No. 1 to SP 260 concurrent with approval of Change of Zone No. 6786 (CZ 6786) and Tentative Tract Map No. 29322 (TTM 29322). The resulting modifications to the plan included: 1) the conversion of Planning Areas 26 and 28 from Business Park to Medium Density Residential uses; 2) the re-designation of Planning Area 42 from a school site to Medium Density Residential uses; 3) the consolidation of Planning Areas 47 and 42 into a single planning area (resulting in the elimination of Planning area 47); 4) the re-designation of Planning Area 32 from Medium Density Residential to Medium High Residential uses; 5) the subdivision of Planning Area 33 into Planning Areas 33A, 33B, 33C, and 33D, which were designated for Medium High Density Residential, Drainage Basin, Open Space, and Community Park uses, respectively; 6) a total increase in the number of allowed dwelling units within SP 260 by 113 units, from 2,390 units to 2,503 total units; and 7) minor modifications to Planning Area acreage sizes and boundaries in accordance with proposed land use changes and based on updated parcel information. The County of Riverside prepared a Mitigated Negative Declaration (MND; Environmental Assessment No. 38625), which determined that implementation of Amendment No. 1 to SP 260, CZ 6786, and TTM 29322, as mitigated, would not have a significant effect on the environment.

On April 15, 2008, the Riverside County Board of Supervisors approved Amendment No. 2 to SP 260, Change of Zone No. 7195 (CZ 7195), and tentative tract maps 34118 and 34600 (TTM 34118 and TTM 34600), and adopted Mitigated Negative Declaration (Environmental Assessment No. 40275), which concluded that environmental impacts would be less than significant with the incorporation of mitigation. The resulting modifications to SP 260 included: 1) the subdivision and re-designation of Planning Area 7 from Business Park to Medium High Density Residential (Planning Area 7A) and High Density Residential (Garden Courts – Planning Area 7B); 2) the re-designation of Planning Area 10 from Low Density Residential to Community Park; 3) the consolidation of Planning Areas 48 (Community Center) into Planning Area 20 (Community Park) to become Community Park/Center; 4) the subdivision and re-designation of Planning Area 23 as High Density Residential (Planning Area 23A – Garden Courts) and Commercial (Planning Area 23B); 5) a total increase in the number of units allowed in SP 260 by 312 dwelling units, from 2,503 to 2,815 total units, by shifting land uses from commercial to residential; and 6) minor modifications to various planning area boundaries.

In 2008, the City of Menifee incorporated. As a result, all portions of SP 260 located west of Briggs Road, including planning areas 2 through 23B, became part of the City of Menifee and were effectively removed from the jurisdiction of Riverside County. Planning Area 1 was annexed into the City of Perris prior to approval of Amendment No. 1 to SP 260, and is also no longer considered a part of the County portion of SP 260. These changes were reflected in Specific Plan Amendment No. 2 discussed below.

On September 9, 2014, the Riverside County Board of Supervisors approved Tentative Tract Map No. 36430 (TTM 36430) along with Change of Zone No. 7780 (CZ 7780), and adopted a Mitigated Negative Declaration (MND) No. 40275. TTM 36430 subdivided approximately 180 acres (Planning Areas 34, 35, 36, 37, 38, 39, and 40) into 340 residential lots, a park, a school site, a community trail, and open space. CZ 7780 defined the boundaries of Planning Areas 34, 36, 38, 39, and 40 of SP260. The MND concluded that these changes, as mitigated, would not have a significant effect on the environment.

In January 2016, the Riverside County Board of Supervisors approved Substantial Conformance No. 1 to the SP 260, Amendment No. 2 (SP260-A2-SC2), Change of Zone No. 070870 (CZ 070870), and Tentative

Tract Map No. 31500 (TTM 31500), and adopted Addendum No. 1 to EIR 329 for Environmental Assessment No. 39357. The resulting modifications to SP 260 included: 1) revision of the Specific Plan to include only areas east of Briggs Road, reflecting incorporation of the area west of Briggs Road into the City of Menifee; 2) change in boundaries and reallocation of units between Planning Areas 32 and 33B with no change in overall unit count; 3) re-designation of Planning Area 32 from MHDR to MDR; 4) re-designation of Planning Areas 24 and 34 from MHDR to MDR and areas 25, 26, and 28 from MDR to MHDR, with no change in overall unit count; and 5) change of roadway classifications for portions of Emperor Road and Norma Jean Road (previously McLaughlin Road) to provide for a reduced right-of-way. Addendum No. 1 to EIR 329 determined that the revisions would not result in new or increased impacts to the environment beyond what was evaluated, disclosed, and where necessary, mitigated by EIR 329.

1.2 PROJECT SUMMARY

The proposed Project consists of Substantial Conformance No. 2 to SP 260, Amendment No. 2 (SP260-A2-SC2); Change of Zone No. 1800018 (CZ-1800018); Minor Change No. 1 to Tentative Tract Map No. 29322 (TTM 29322MI); new proposed Tentative Tract Map No. 37533 (TTM 37533); and Tentative Parcel Map No. 37690 (PM 37690). The proposed actions represent an implementing Project and affect Planning Areas that were previously designated for development within SP 260. Together, the proposed Project would provide for the development of 114.1 acres consisting of Planning Areas 24, 25, 26, and 28 of SP 260 (the "Project Area") with 546 dwelling units, recreational open space, and water quality detention basins. Refer to Section 2.0, *Project Description and Setting*, for a comprehensive description of the proposed Project.

1.3 CALIFORNIA ENVIRONMENTAL QUALITY ACT

The California Environmental Quality Act (CEQA) is a statewide environmental law contained in the California Public Resources Code §§ 21000-21177. CEQA applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. CEQA requires that public agencies analyze and acknowledge the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts to the environment when avoidance or reduction is feasible. The CEQA compliance process also gives other public agencies and the general public an opportunity to comment on a proposed project's environmental effects.

1.4 CEQA REQUIREMENTS FOR AN EIR ADDENDUM

The CEQA Guidelines allow for the updating and use of a previously adopted EIR for projects that have changed or are different from the previous project or conditions analyzed in the adopted EIR. Depending on the nature of changes made to the project, there may be new significant environmental effects that were not identified in the previous environmental analyses, a substantial increase in the severity of a previously identified effect, or the environmental impacts may be the same or less than what was previously identified. In the latter case, where minor technical project changes occur with no new significant environmental impacts, an Addendum to a previously certified EIR may be prepared. See *CEQA Guidelines § 15164*.

An Addendum to an EIR (Addendum) is an informational document used as part of a comprehensive planning process associated with the proposed Substantial Conformance No. 2 to Specific Plan No. 260, Amendment No. 2 (SP260-A2-SC2). The following describes the requirements of an Addendum, as defined by CEQA Guidelines § 15164:

- a. The lead agency or responsible agency shall prepare an Addendum to a previously adopted EIR if some changes or additions are necessary but none of the conditions described in § 15162 calling for preparation of a Subsequent EIR have occurred.
- b. An Addendum need not be circulated for public review but can be included in or attached to the Final EIR.
- c. The decision-making body shall consider the Addendum with the Final EIR prior to making a decision on the project.
- d. A brief explanation of the decision not to prepare a Subsequent EIR pursuant to § 15162 should be included in an Addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

As noted above, CEQA Guidelines § 15164(a) allows for the preparation of an Addendum if none of the conditions described in § 15162 are met. CEQA Guidelines § 15162 describe the conditions under which a Subsequent EIR must be prepared, as follows:

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

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously adopted EIR, an Addendum may be prepared (See *CEQA Guidelines* §15164). As described in detail herein, none of the above circumstances that warrant the preparation of a Subsequent EIR are present.

1.5 TYPE OF CEQA COMPLIANCE DOCUMENT AND LEVEL OF ANALYSIS

This document is an Addendum to the original certified Project EIR (EIR No. 329) for SP 260 as modified by Addendum I (EIR No. 329-A1) for the approved SP 260, Amendment No. 2, Substantial Conformance No. 1. As such, it is intended to provide additional information regarding effects associated with implementation of the proposed Project. § 15161 of the *CEQA Guidelines* states that a Project EIR, “should focus primarily on the changes in the environment that would result from the development project.” In addition, a Project EIR must “examine all phases of the project including planning, construction, and operation.” This Addendum provides the environmental information necessary for the County of Riverside to make a final decision on the current requested entitlement of the proposed Project, which consists of Substantial Conformance No. 2 to Specific Plan No. 260, Amendment No. 2 (SP260-A2-SC2), Change of Zone No. 1800018 (CZ 1800018), Minor Change No. 1 to Tentative Tract Map No. 29322 (TTM 29322M1), proposed TTM No. 37533 (TTM37533), and Tentative Parcel Map No. 37690 (PM 37690).

The County determined that an Addendum should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

- a. The proposed Project would not require “major revisions” to the previous EIR since the Project would not involve any substantial increases in the severity of the previously identified significant impacts. Changes to the Specific Plan that would occur because of the proposed Project as well as the implementing tentative tract maps would be consistent with the intensity for development that was identified in the Specific Plan. The effects of the Project would occur within portions of the Project site that were previously evaluated for physical impacts and no new significant on-site or off-site impacts would occur. Therefore, the Project would involve development within areas previously evaluated as part of EIR No. 329, and would not result in an increase in land use intensity on-site as compared to the project that was evaluated as part of EIR No. 329.
- b. The proposed Project would modify the land use designations of Planning Areas 26 and 28 from “Medium-High Density Residential” to “Medium Density Residential,” which would not require “major revisions” to the previous EIR. These changes represent a technical correction to the General Plan Designation and nomenclature of these planning areas used throughout the document, to be consistent with the dwelling unit count and density of approved TTM No. 29322. Substantial Conformance No. 1 modified the land use designation of Planning Areas 26 and 28 in error, because no consideration was made of the approved unit count and acreages in approved TTM No. 29322. Both the existing and proposed densities for this Planning Area would be consistent with the County’s “Medium Density Residential” General Plan Land Use Designation, and no change in density range is proposed. As these changes would not result in a change to the allowable land uses or land use intensity within these planning areas and would occur within portions of the Project Area that were previously evaluated for physical impacts, such changes

would not result in an increase in impacts to the environment as compared to what was previously evaluated and disclosed as part of EIR No. 329.

- c. The proposed Project involves minor revisions to the dwelling unit allocations for Planning Areas 24, 25, 26, and 28; modification in minimum lot size within Planning Area 25 and minimum lot requirements; revision of sizes and locations of the water quality basins and mini-park sites; addition of a 4.9-acre public park within Planning Area 25 that would be owned and maintained by Valley-Wide Recreation and Park District; minor adjustments of planning area acreages; and reduction of the overall acreage of major roadways. These revisions would not result in any changes to allowable land uses, overall number of dwelling units, or land use intensity within the Project Area and would occur within portions of the Project Area that were previously evaluated for physical impacts. Therefore, these changes would not result in an increase in land use intensity on-site as compared to the project that was evaluated as part of EIR No. 329.
- d. Environmental effects associated with revisions to SP 260 that occurred concurrent with previously-approved Amendment Nos. 1 and 2 and Substantial Conformance No. 1 to SP 260 were previously subjected to evaluation under CEQA as part of the following Environmental Assessments/Mitigated Negative Declarations and EIR Addendum: Environmental Assessment/Mitigated Negative Declaration No. 38625 (adopted June 26, 2007); Environmental Assessment/Mitigated Negative Declaration No. 40275 (adopted February 5, 2008); and Environmental Assessment/EIR Addendum No. 39357 (adopted January, 2016).
- e. Overall, the proposed Project, including SP260-A2-SC2, Change of Zone No. 1800018, Minor Change No. 1 to TTM 29322, TTM 37533, and PM 37690 would result in impacts that are equal to those addressed in EIR 329. As demonstrated in the accompanying Environmental Assessment/Initial Study, changes proposed as part of the Project would not generate new significant impacts or substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of EIR No. 329 and subsequent MNDs and EIR Addendum.
- f. Subsequent to the certification of EIR No. 329 and approval of SP 260, no new information regarding the potential for previously undisclosed environmental impacts at the Project site has become available which was not known at the time the previous EIR was prepared.
- g. As proposed, the Project would not involve any land uses which were not included in the analysis contained in EIR 329, subsequent MNDs and/or Addendum, and would therefore not result in any new significant land use effects that were not previously identified.
- h. The proposed Project would result in a comparable level of development permitted under the approved SP 260, and would therefore not result in a substantial increase in the severity of previously identified significant effects analyzed in the previous EIR No. 329.
- i. Updated reports were prepared for traffic, air quality/greenhouse gas emissions, noise, soils/geotechnical, biology (MSHCP Consistency Analysis, Determination of Biologically Equivalent or Superior Preservation and focused species surveys), hydrology/water quality, and cultural

resources (copies are contained within the appendix of this document). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in EIR No. 329 and the previously approved MNDs and Addendum. Specifically, these updated technical reports concluded as follows:

1. The traffic report reaffirmed the findings and mitigation measures established within SP 260 and EIR No. 329, and found that no new traffic impacts requiring mitigation would occur as a result of SP260-A2-SC2, Change of Zone No. 1800018, Minor Change No. 1 to TTM 29322, TTM 37533, and PM 37690;
 2. The air quality/greenhouse gas emissions analysis determined that implementation of the Project would not result in any new or substantially increased construction or long-term operational impacts due to Project emissions;
 3. The noise impact analysis fulfills the requirements of the On-Site Noise Mitigation Measures of EIR No. 329, which required the preparation of site-specific noise impact analyses for implementing tentative tract maps to identify the location and extent of any required noise barriers;
 4. The updated biology reports were prepared to demonstrate consistency with applicable MSHCP requirements, and did not identify a substantial increase in the severity of impacts to biological resources beyond those disclosed in EIR No. 329.
 5. The hydrology/water quality reports are consistent with the mitigation requirements of EIR No. 329 and the County's requirements for tentative tract map applications. These reports did not identify any new environmental impacts or an increase to the severity of previously disclosed impacts; and
 6. The cultural resources study determined that the Project would not result in any new or more severe impact to cultural resources beyond what was evaluated and disclosed as part of EIR No. 329.
- j. Mitigation measures identified in EIR No. 329, other than those that have changed as a result of updated technical studies, would still be appropriate and feasible for the proposed Project.

Based on these facts, the Lead Agency (Riverside County) determined that an Addendum to the previously certified Final Environmental Impact Report No. 329 (EIR No. 329) would be prepared for the proposed Project.

1.6 INITIAL STUDY CHECKLIST

Riverside County prepared the proposed Project's Initial Study (IS) Checklist/Environmental Assessment as suggested by CEQA Guidelines §§ 15063(d)(3). The checklist is found in Sections 3.0 and 4.0 and it includes an explanation and discussion of each answer on the form.

There are four possible responses to each of the environmental issues included on the checklist:

1. **New Significant Impact.** This response is used to indicate when the Project has changed to such an extent that major revisions to EIR No. 329 are required due to the presence of new significant environmental effects.
2. **More Severe Impacts.** This response is used to indicate when the circumstances under which the Project is undertaken have changed to such an extent that major revisions to EIR No. 329 are required due to the fact that the severity of previously identified significant effects would substantially increase.
3. **New Ability to Substantially Reduce Significant Impact.** This response is used to indicate when new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time EIR No. 329 was adopted, indicates that there are new mitigation measures or alternatives available to substantially reduce significant environmental impacts of the Project. If the Project Applicant agrees to the new mitigation measure(s) or alternative(s), then a subsequent EIR would not be required.
4. **No Substantial Change from Previous Analysis.** This response is used to indicate that the proposed Project would not create a new impact or substantially increase the severity of the previously-identified environmental impact.

1.7 FORMAT AND CONTENT OF THIS EIR ADDENDUM

This EIR Addendum is organized to facilitate a basic understanding of the existing setting and environmental implications of the proposed Project, and contains the following sections:

Section 1.0, Introduction, identifies the purpose of this Initial Study, provides an overview of relevant CEQA requirements, and provides an overview of the organizational format of this Initial Study.

Section 2.0, Project Description and Setting, describes the proposed Project and provides a description of proposed discretionary actions required for Project implementation.

Section 3.0, Environmental Checklist, presents a summary of the results of the environmental evaluation for the proposed Project and identifies whether the Project would result in any potentially significant environmental impacts.

Section 4.0, Environmental Analysis, evaluates each response provided in the environmental checklist form. Each response checked is briefly discussed and supported by substantial evidence. As appropriate, each response discussion describes and identifies specific effects anticipated with Project implementation and provides a conclusion as to whether the Project would result in any significant impacts to the environment.

Section 5.0, References, provides a list of references that were consulted in preparation of this document.

The following components comprise the EIR Addendum in its totality:

- a. This Introduction (Section 1.0) and the Project Description and Setting (Section 2.0).
- b. The completed Environmental Checklist Form and its associated analyses (Sections 3.0 and 4.0), which concludes that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity environmental impacts beyond the levels disclosed in EIR No. 329.
- c. The Mitigation Monitoring and Reporting Program that accompanies this document, which indicates all mitigation measures contained in EIR No. 329.
- d. Ten (10) technical reports and other documentation that evaluate the proposed Project, which are attached as Addendum Technical Appendices A-G.

Appendix A	Air Quality and Greenhouse Gas Analysis Report, prepared by FirstCarbon Solutions, Inc. and dated July 30, 2018;
Appendix B1	Biological Technical Report, prepared by Glen Lukos Associates and dated July, 2018;
Appendix B2	Jurisdictional Delineation, prepared by Glen Lukos Associates and dated July 25, 2018.
Appendix B3	Update to Jurisdictional Delineation and Biological Technical Report, prepared by Glen Lukos Associates and dated February 19, 2019;
Appendix C	Phase I Cultural Resources Assessment, prepared by ECORP Consulting, Inc. and dated July 2018.
Appendix D	Preliminary Geotechnical Evaluation, prepared by LGC and dated July 11, 2018.
Appendix E1	Preliminary Drainage Report, prepared by K&A Engineering and dated July 2018.
Appendix E2	Preliminary Water Quality Management Plan, prepared by K&A Engineering and dated July 25, 2018.
Appendix G	Noise Impact Assessment, prepared by ECORP Consulting, Inc. and dated July, 2018;
Appendix H	Tentative Tract Map. No. 37533 Traffic Impact Study, prepared by Farah Khorashadi and Translutions, Inc. and dated July 31, 2018.

1.8 PREPARATION AND PROCESSING OF THIS EIR ADDENDUM

The Riverside County Planning Department directed and supervised the preparation of this Addendum. Although prepared with assistance of the consulting firm T&B Planning, Inc., the content contained within and the conclusions drawn by this EIR Addendum reflect the sole independent judgment of the County.

This EIR Addendum will be forwarded, along with the previously-certified EIR 329, to the Riverside County Planning Department for review of the proposed Project. A public hearing(s) will be held before the

Riverside County Planning Commission, which will provide a recommendation to the Board of Supervisors as to whether to approve, conditionally approve, or deny the proposed Project. Following conclusion of the hearing(s) before the Riverside County Planning Commission, SP260-A2-SC2, CZ1800018, Minor Change No. 1 to TTM 29322, TTM 37533, and PM 37690 would be forwarded to the Riverside County Board of Supervisors for final approval. A hearing before the Riverside County Board of Supervisors will be held, during which the Board of Supervisors will evaluate the Project and the adequacy of this Addendum to EIR No. 329 and take final action to approve, conditionally approve, or deny approval of the proposed Project. If approved, the Board of Supervisors also would make findings relative to the Project's environmental effects as disclosed in the EIR Addendum, and a Notice of Determination would be filed with the Riverside County Clerk.

1.9 EXISTING DOCUMENTS TO BE INCORPORATED BY REFERENCE

State CEQA Guidelines § 15150 and § 15168(c)(3) and (d)(2) permit and encourage that an environmental document incorporate by reference other documents that provide relevant data. The documents listed in 5.0, *References*, are hereby incorporated by reference, and the pertinent material is summarized as needed within this EIR Addendum. All documents incorporated by reference are available for review at the County of Riverside Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside, CA, Monday through Friday, 8:00 a.m. to 5:00 p.m.

2.0 PROJECT DESCRIPTION AND SETTING

This section provides all of the information required by CEQA Guidelines § 15124, including: a description of the Project's precise location and boundaries; a statement of the Project's objectives; a description of the Project's technical, economic, and environmental characteristics; a list of government agencies that are expected to be involved in the Project's decision-making processes; a list of the permits and approvals that are required to implement the Project; and a list of related environmental review and consultation requirements.

2.1 PROJECT LOCATION AND SETTING

The proposed Project involves Substantial Conformance No. 2 to Specific Plan Amendment No. 2 to SP 260 (SP260-A2-SC2), a change of zone (CZ-1800018), a minor change to an approved Tentative Tract Map (TTM 29322M1), a new proposed Tentative Tract Map (TTM 37533), and Tentative Parcel Map No. 37690 (PM 37690). However, the modifications proposed as part of SP260-A2-SC2 would be limited to Planning Areas 24, 25, 26 and 28. Accordingly, for purposes of this Project Description and in all references throughout this EIR Addendum, the "Project site" refers to these four planning areas that are subject to the proposed SP260-A2-SC2.

The Project site, as defined herein, consists of approximately 114.1 acres in the western portion of unincorporated Riverside County (see Figure 2-1, *Regional Map*), and is located within the approved SP 260. From a regional perspective, the Project site is located immediately east of the City of Menifee. Interstate 215 (I-215) is located approximately 3.0 miles west of the site, and can be accessed by Ethanac Road (SR-74), which is located approximately 600 feet south of the Project site. State Route 79 (SR-79) is located approximately 3.0 miles east of the Project site. Specifically, the Project site is located north of Ethanac Road, west of Sultanas Road, south of Watson Road, and east of Briggs Road, as illustrated on Figure 2-2, *Vicinity Map*, and Figure 2-3, *USGS Topographic Map*. The subject property encompasses Assessor's Parcel Numbers (APNs) 457-320-006, -007, -010, -011, -023, -024, -026, -027, -029, -030, -032, -035; portions of 457-320-005, -012, -021, -025; and 457-330-010, -020, -021, -025, -026. The property is located in a portion of Section 7, Township 5 South, Range 2 West, San Bernardino Baseline and Meridian.

As shown on Figure 2-4, *Aerial Photograph*, under existing conditions the Project site consists of undeveloped land. The Project site comprises relatively flat land that has been disturbed by past agricultural activities. There are no structures, hillsides, or natural drainage courses within the site.

Lands surrounding the Project site include a mixture of urban, agriculture, and undeveloped lands. Lands to the north of the Project site generally consist of single-family residential units with varying lot sizes, beyond which are undeveloped and undisturbed hillsides associated with the Lakeview Mountains. To the west is Harvest Valley Elementary School, Marion V. Ashley Community Center, and vacant land that was previously used for agricultural production. Heritage High School is southwest of the Project. To the south of the Project area, between the Project site and SR-74, is vacant land zoned for commercial retail and business park land uses. To the east is Winchester, specifically the Homeland community, which includes several existing single-family neighborhoods, an existing golf course (Highland Palm Golf Course), several existing commercial developments, and disturbed/undeveloped lands.

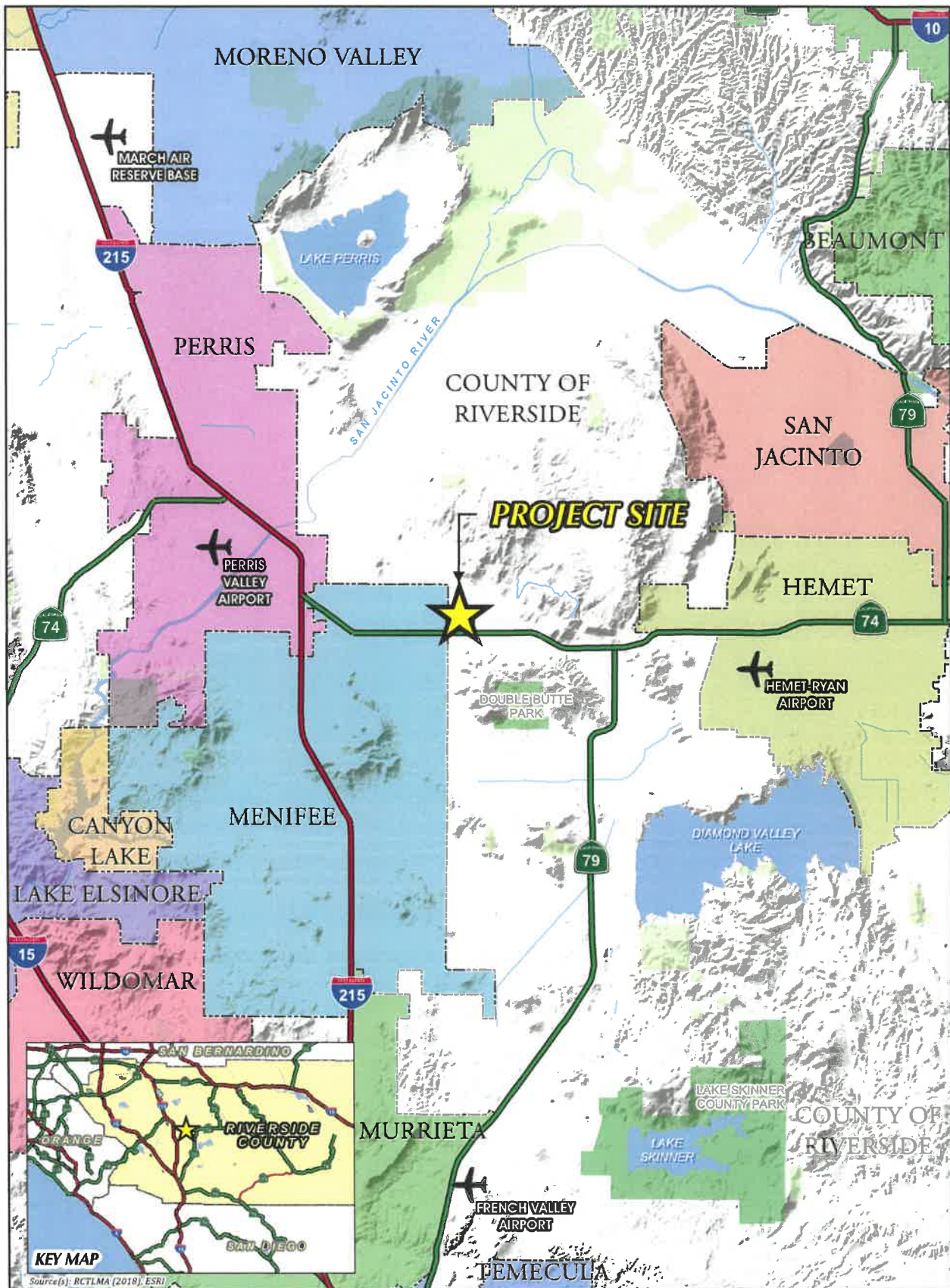


Figure 2-1

REGIONAL MAP



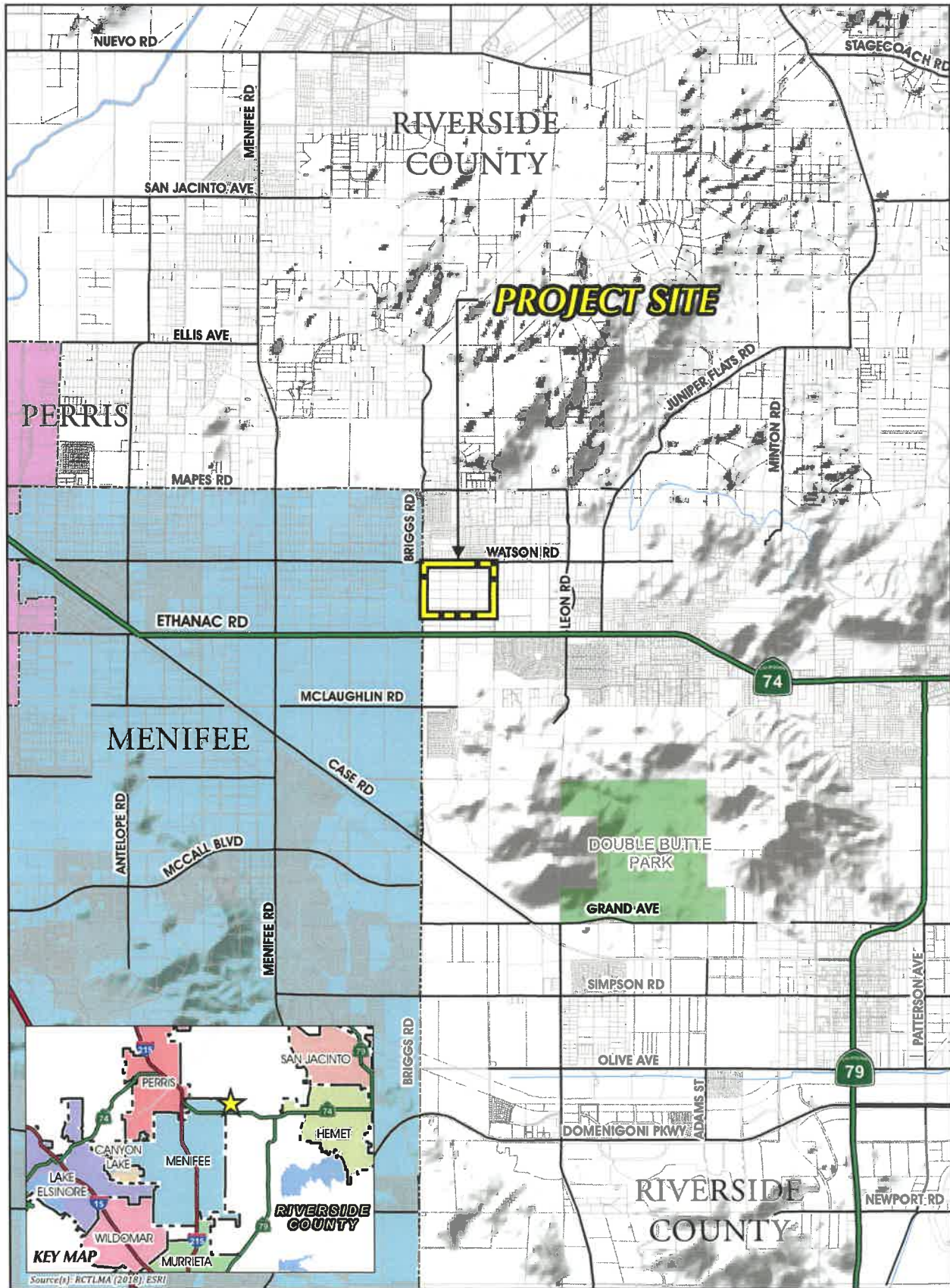
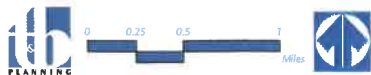


Figure 2-2

VICINITY MAP



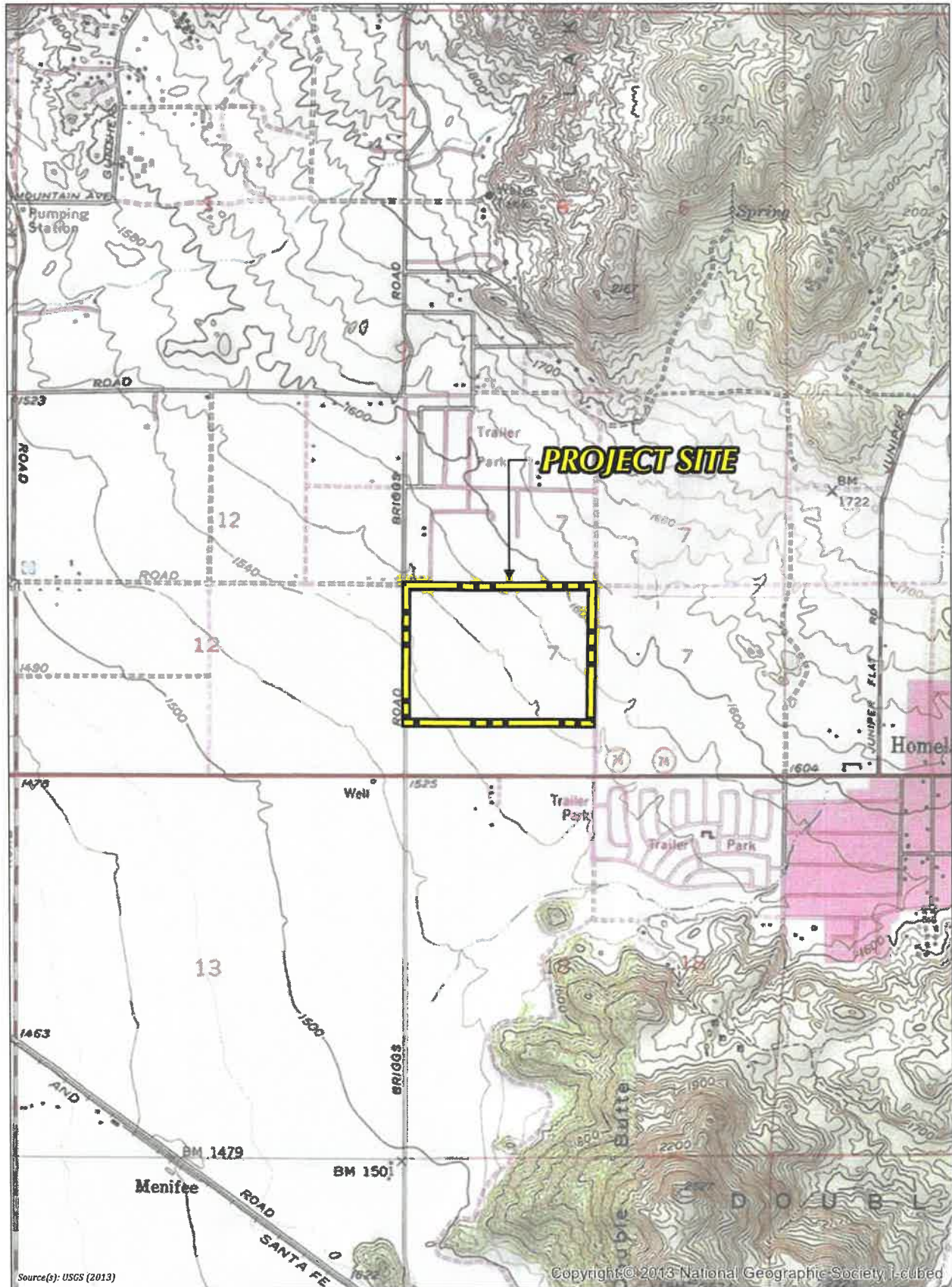
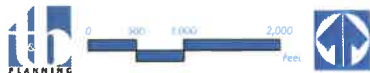


Figure 2-3



USGS TOPOGRAPHIC MAP

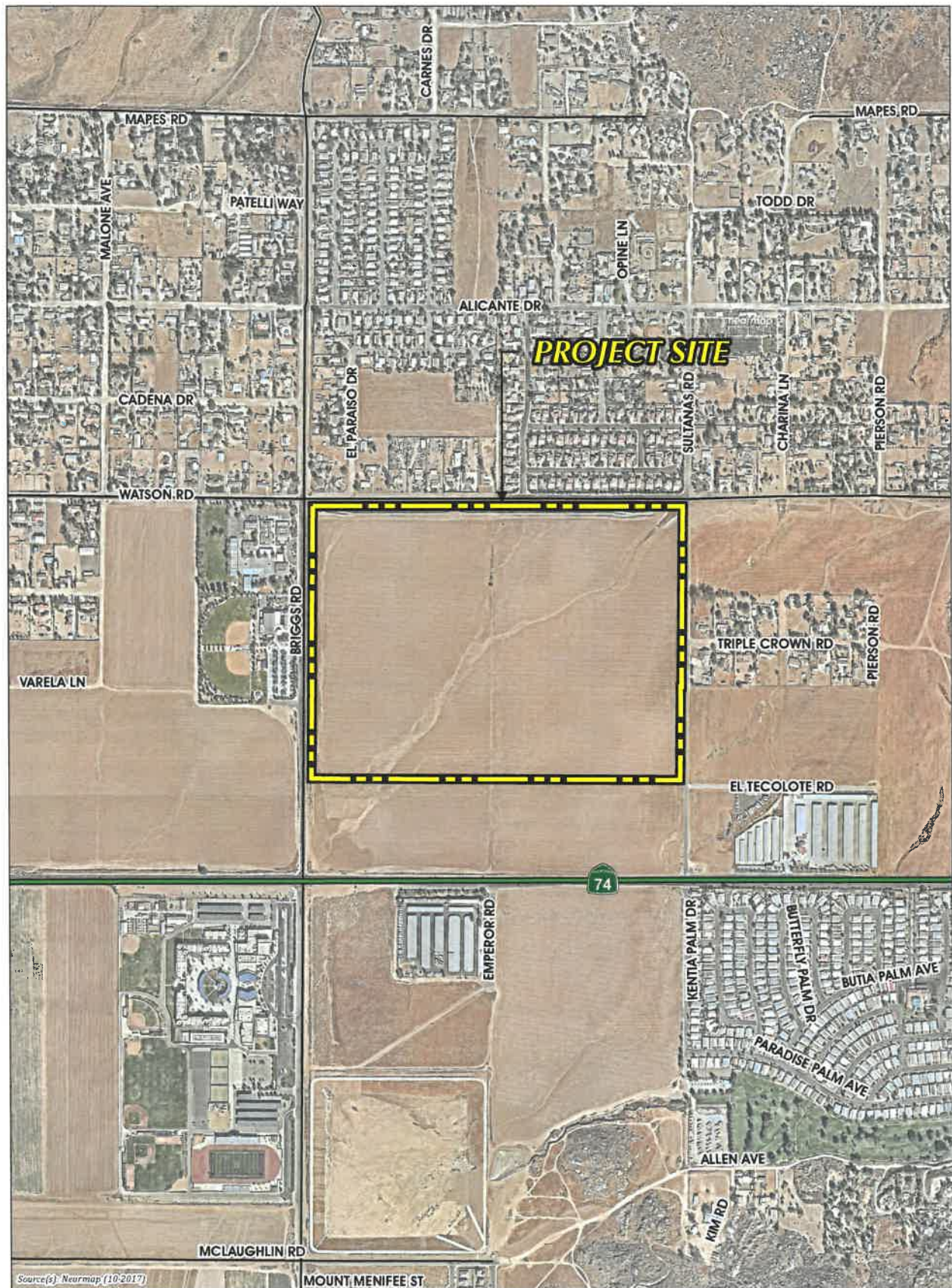
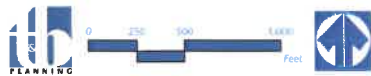


Figure 2-4

AERIAL PHOTOGRAPH



2.2 EXISTING PERMITS AND ENTITLEMENTS

The Menifee North Specific Plan No. 260 (SP 260) and Final Environmental Impact Report No. 329 (EIR No. 329) were approved by the Riverside County Board of Supervisors on December 27, 1994. The land use plan originally adopted for SP 260 allowed for 2,390 single-family dwelling units to be developed within the boundaries of the Specific Plan along with 142.7 acres of commercial uses, 52.1 acres of commercial/business park uses, 18.8 acres of mixed use/neighborhood commercial uses, 168.6 acres of business park uses, 197.5 acres of industrial uses, a school site on 28.7 acres, parks/open space/community center/drainage uses on 148.9 acres, and a fire station on 1.7 acres.

On June 26, 2007, the Riverside County Board of Supervisors approved Amendment No. 1 to SP 260 concurrent with approval of Change of Zone No. 6786 and Tentative Tract Map No. 29322. The resulting modifications to the plan included: 1) the conversion of Planning Areas 26 and 28 from Business Park to Medium Density Residential uses; 2) the re-designation of Planning Area 42 from a school site to Medium Density Residential uses; 3) the consolidation of Planning Areas 47 and 42 into a single planning area (resulting in the elimination of Planning area 47); 4) the re-designation of Planning Area 32 from Medium Density Residential to Medium High Residential uses; 5) the subdivision of Planning Area 33 into Planning Areas 33A, 33B, 33C, and 33D, which were designated for Medium High Density Residential, Drainage Basin, Open Space, and Community Park uses, respectively; 6) a total increase in the number of allowed dwelling units within SP 260 by 113 units, from 2,390 units to 2,503 total units; and 7) minor modifications to Planning Area acreage sizes and boundaries in accordance with proposed land use changes and based on updated parcel information. The County of Riverside prepared a Mitigated Negative Declaration (MND; Environmental Assessment No. 38625), which determined that the project, as mitigated, would not have a significant effect on the environment.

On April 15, 2008, the Riverside County Board of Supervisors approved Amendment No. 2 to SP 260, Change of Zone No. 7195, and Tentative Tract Maps 34118 and 34600 and adopted Mitigated Negative Declaration for Environmental Assessment No. 40275. The resulting modifications to SP 260 included: 1) the subdivision and re-designation of Planning Area 7 from Business Park to Medium High Density Residential (Planning Area 7A) and High Density Residential (Garden Courts – Planning Area 7B); 2) the re-designation of Planning Area 10 from Low Density Residential to Community Park; 3) the consolidation of Planning Areas 48 (Community Center) into Planning Area 20 (Community Park) to become Community Park/Center; 4) the subdivision and re-designation of Planning Area 23 as High Density Residential (Planning Area 23A – Garden Courts) and Commercial (Planning Area 23B); 5) a total increase in the number of units allowed in SP 260 by 312 dwelling units, from 2,503 to 2,815 total units, by shifting land uses from commercial to residential; and 6) minor modifications to various planning area boundaries.

In 2008, the City of Menifee incorporated. As a result, all portions of SP 260 located west of Briggs Road, including planning areas 2 through 23B, became part of the City of Menifee and were effectively removed from the jurisdiction of Riverside County. Planning Area 1 was annexed into the City of Perris prior to approval of Amendment No. 1 to SP 260, and is also no longer considered a part of the County portion of SP 260. These changes were reflected in Specific Plan Amendment No. 2 discussed below.

On September 9, 2014, the Riverside County Board of Supervisors approved Tentative Tract Map No. 36430 (TTM 36430) along with Change of Zone No. 7780 (CZ 7780), and adopted a Mitigated Negative Declaration (MND) No. 40275. TTM 36430 subdivided approximately 180 acres (Planning Areas 34, 35,

36, 37, 38, 39, and 40) into 340 residential lots, a park, a school site, a community trail, and open space. CZ 7780 defined the boundaries of Planning Areas 34, 36, 38, 39, and 40 of SP260.

In January 2016, the Riverside County Board of Supervisors approved Substantial Conformance No. 1 to the SP 260, Amendment No. 2 (SP260-A2-SC2), Change of Zone No. 070870, and Tentative Tract Map No. 31500, and adopted Addendum No. 1 to EIR No. 329 for Environmental Assessment No. 39357. The resulting modifications to SP 260 included: 1) revision of the Specific Plan to include only areas east of Briggs Road, reflecting incorporation of the area west of Briggs Road into the City of Menifee; 2) change in boundaries and reallocation of units between Planning Areas 32 and 33B with no change in overall unit count; 3) re-designation of Planning Area 32 from MHDR to MDR; 4) re-designation of Planning Areas 24 and 34 from MHDR to MDR and areas 25, 26, and 28 from MDR to MHDR, with no change in overall unit count; and 5) change of roadway classifications for portions of Emperor Road and Norma Jean Road (previously McLaughlin Road) to provide for a reduced right-of-way.

2.3 PROJECT DESCRIPTION

The proposed Project consists of Substantial Conformance No. 2 to SP 260, Amendment No. 2 (SP260-A2-SC2); Change of Zone No. 1800018 (CZ-1800018); Minor Change No. 1 to TTM No. 29322 (TTM 29322M1); proposed TTM No. 37533 (TTM 37533); and Tentative Parcel Map No. 37690 (PM 37690). The proposed actions represent an implementing development and affect Planning Areas that were previously designated for development within SP 260. Together, the proposed Project would provide for the development of 114.1 acres consisting of Planning Areas 24, 25, 26, and 28 of SP 260 (the Project Area) with 546 dwelling units, recreational open space, and water quality detention basins. Each of the proposed actions are described in detail below.

Substantial Conformance No. 2 to SP 260, Amendment No. 2 (SP260-A2-SC2)

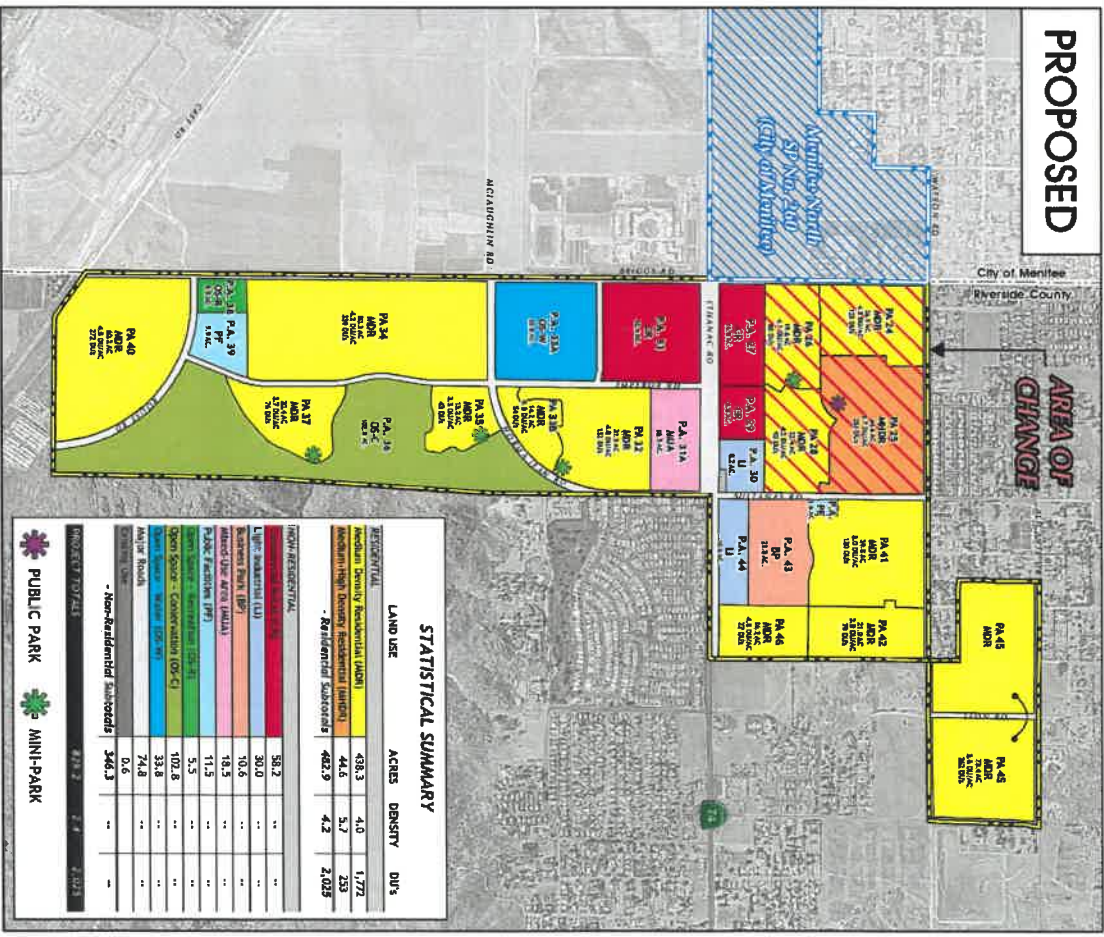
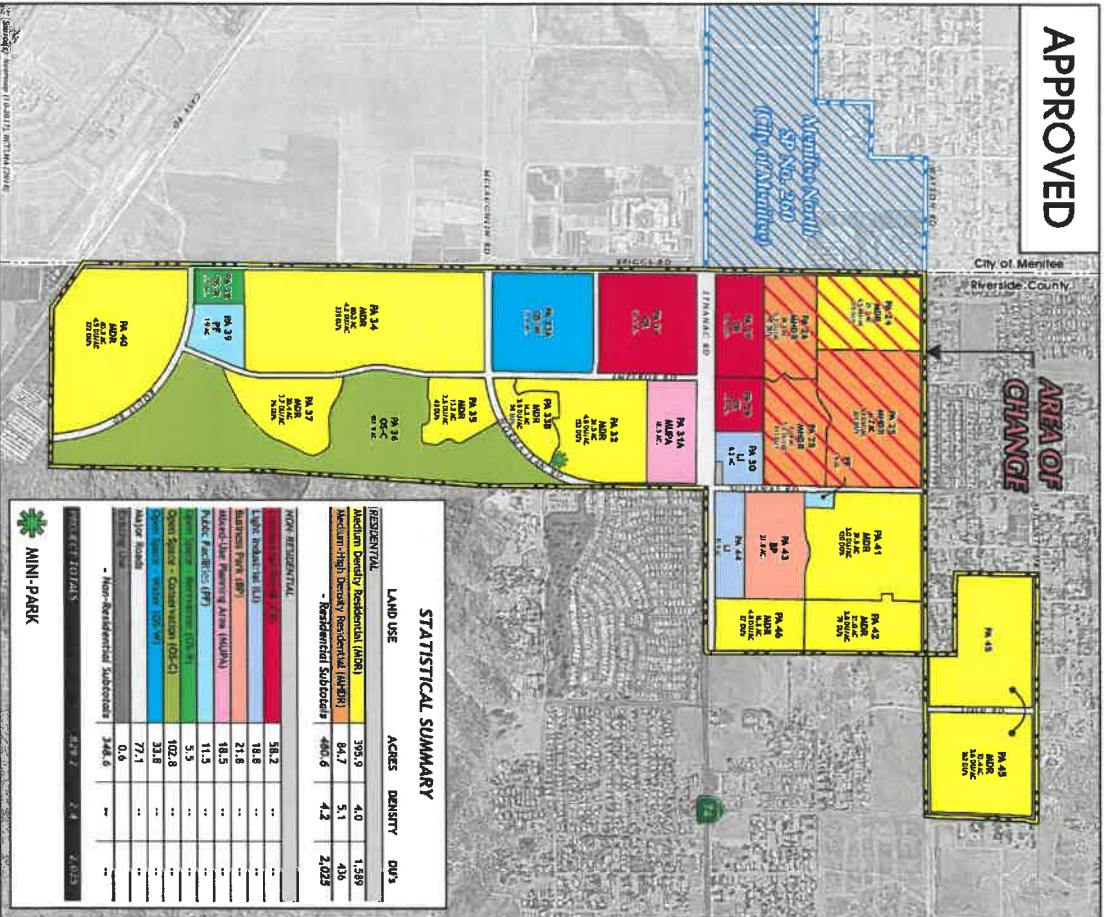
The modifications proposed with the Substantial Conformance No. 2 to SP260-A2 are summarized below. Substantial Conformance No. 2 would modify SP 260 to accommodate the following:

1. Re-allocate 32 dwelling units from Planning Areas 26 and 28 (TTM 29322M1) to Planning Areas 24 and 25 (10 dwelling units and 22 dwelling units, respectively) (TTM 37533) consistent with proposed Minor Change No. 1 to TTM 29322 and proposed TTM 37533, while maintaining the total unit count within the Project Area and SP 260;
2. Reduce the minimum lot sizes within Planning Area 25 from 6,000 s.f. to 3,500 s.f. and revise minimum lot requirements for Planning Areas 24, 25, 26, and 28;
3. Allow for a maximum 2-foot increase in the solid wall height when combined with a retaining wall along the Project perimeter abutting Briggs Road and Sultanas Road.
4. Provide a 4.9-acre public park within Planning Area 25 that would be owned and maintained by Valley-Wide Recreation and Park District (VWRPD);
5. Revise the locations and sizes of the water quality basins and mini-park sites within Planning Areas 24, 25, 26, and 28, increasing the total park acreage within SP 260 from 10.6 acres to 14 acres; and
6. Adjust acreages of Planning Areas 24, 25, 26, and 28 and reduce the overall acreage of major roads within the overall SP area from 77.1 acres to 74.8 acres.

Substantial Conformance No. 2 also would include a technical correction for the land use designations of Planning Areas 26 and 28, from “Medium-High Density Residential” to “Medium Density Residential,” so that the designations would be consistent with previously approved TTM 29322. Substantial Conformance No. 1 modified the land use designations of Planning Areas 26 and 28 in error, because no consideration was made of the unit count and acreages in approved TTM No. 29322. The change from “Medium-High Density Residential” to “Medium Density Residential” would represent a technical correction to the specific plan land use designations and nomenclature of PA 26 and 28 used throughout the Specific Plan to be consistent with the dwelling unit count and density of approved TTM No. 29322. Both the existing and proposed densities for this Planning Area would be consistent with the County’s “Medium Density Residential” General Plan Land Use Designation, and no change in density range is proposed.

A comparison of the changes to the Specific Plan Land Use Plan is shown on Figure 2-5, *Land Use Plan Comparison – Areas of Change*. Additionally, the following provides a detailed description of the proposed land use changes by each Planning Area:

- The acreage of Planning Area 24 would be increased from 25.7 acres to 26.1 acres, the dwelling unit count would be increased from 115 to 125, and the residential density would be increased from 4.5 du/ac to 4.8 du/ac to reflect TTM No. 37533.
- The acreage of Planning Area 25 would be decreased from 44.7 acres to 44.6 acres, the dwelling unit count would be increased from 226 to 253, and the residential density would be increased from 5.1 du/ac to 5.7 du/ac to reflect TTM No. 37533. The minimum lot sizes within Planning Area 25 will be reduced from 6,000 s.f. to 3,500 s.f. Planning Area 25 would provide a new 4.9-acre Public Park site (owned and maintained by VWRPD), which would be included in Planning Area 25's overall acreage and would not result in a density range change.
- The acreage of Planning Area 26 would be increased from 18.2 acres to 19.6 acres, the dwelling unit count would be decreased from 97 to 80, and the residential density would be decreased from 5.3 du/ac to 4.1 du/ac to reflect TTM No. 29322MI. The land use will be changed from “Medium-High Density Residential” to “Medium Density Residential,” as described above. A 0.2-acre Mini-Park site would be provided within Planning Area 26 and is accounted for in Planning Area 26 total acreage. The land use would be changed from “Medium-High Density Residential” to “Medium Density Residential” to be consistent with the approved TTM No. 29322 and proposed TTM No. 29322MI, as described above.
- The acreage of Planning Area 28 would be increased from 21.8 acres to 22.4 acres, the dwelling unit count would be decreased from 113 to 93, and the residential density would be decreased from 5.2 du/ac to 4.2 du/ac to reflect TTM No. 29322MI. The land use will be changed from “Medium-High Density Residential” to “Medium Density Residential” to be consistent with the approved TTM No. 29322 and proposed TTM No. 29322MI, as described above.
- The acreage identified for Major Community Roadways on the Specific Plan Land Use Plan would be decreased from 77.1 acres to 74.8 acres to reflect the engineered boundaries and acreages of TTM No. 29322MI and TTM No. 37533.



LAND USE COMPARISON - AREAS OF CHANGE

Figure 2-5

Change of Zone No. 1800018

Change of Zone No. 1800018 (CZ 1800018) proposes to modify the Specific Plan zoning ordinance provisions for Planning Area 25 to reduce the minimum lot sizes from 6,000 s.f. to 3,500 s.f., reduce the minimum lot dimensions, and add a maximum site coverage requirement. CZ 1800018 also proposes to reduce and clarify minimum front and side yard requirements for Planning Areas 24, 25, 26, and 28 in accordance with the proposed specific plan changes. CZ 180018 also would formalize planning area boundaries as proposed by SP260-A2-SC2.

Minor Change No. 1 to Tentative Tract Map No. 29322 (TTM 29322M1)

Tentative Tract Map No. 29322 (TTM 29322) was approved as part of Amendment No. 1 to SP 260 on June 26, 2007 by the Riverside County Board of Supervisors. Minor Change No. 1 to TTM 29322 as shown on Figure 2-6, *Minor Change No. 1 to Tentative Tract Map No. 29322*, is proposed to implement the modifications to SP 260 that are proposed pursuant to SP260-A2-SC2 within Planning Areas 26 and 28. Minor Change No. 1 to TTM 29322 would subdivide the land within Planning Areas 26 and 28 into 173 residential lots ranging in size from 6,728 square feet (s.f.) to 13,226 s.f. TTM 29322M1 also would designate water quality detention basin lot, a park lot, and private rights-of-way as well as locations of necessary infrastructure improvements, such as water, sewer, and storm drain lines. It should be noted that the acreages of Planning Area 26 and 28 shown on TTM 29322M1 vary slightly from the acreage values stated as part of SP260-A2-SC2. The minor discrepancy is due to TTM 29322M1 including the acreage of internal roadways in the Planning Area acreage calculation, whereas SP260-A2-SC2 does not include the acreage of internal roadways in the SPA Planning Area acreage calculation.

Tentative Tract Map 37533 (TTM 37533)

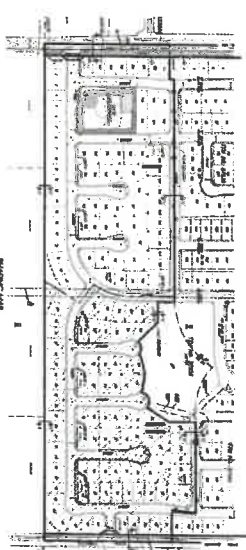
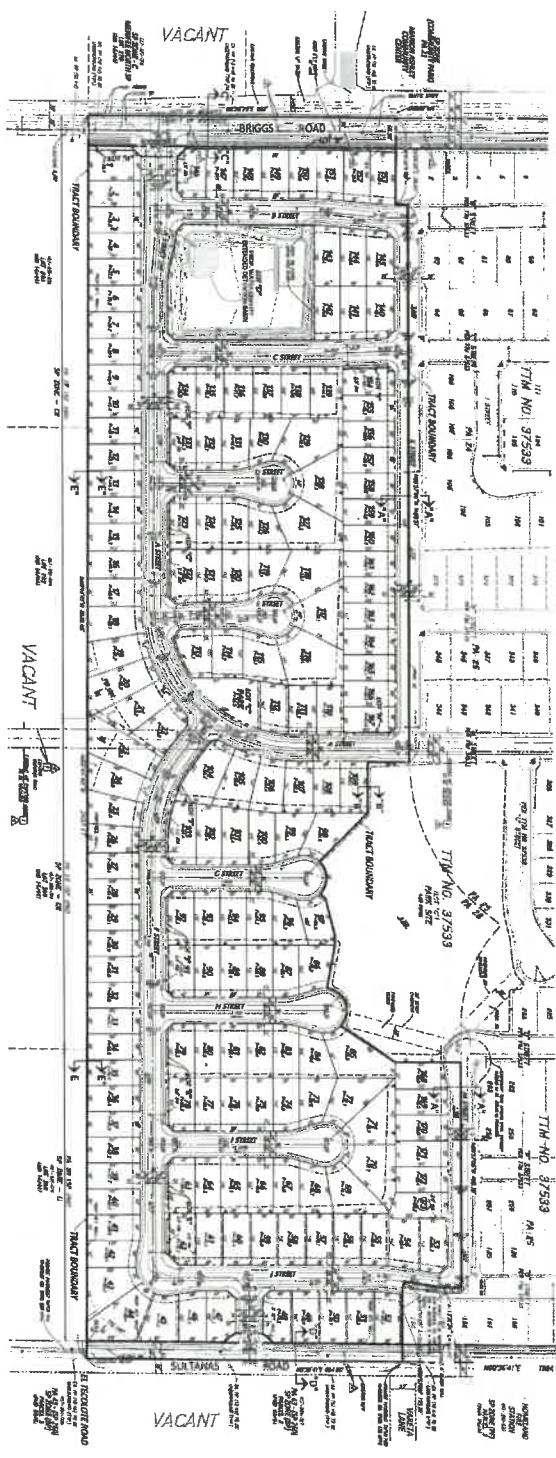
Tentative Tract Map No. 37533 (TTM 37533) as shown on Figure 2-7, *Tentative Tract Map No. 37533*, is a Schedule "A" tract map that has been proposed to implement the modifications to SP 260 that are proposed pursuant to SP260-A2-SC2 within Planning Areas 24 and 25. TTM 37533 would subdivide the land within Planning Areas 24 and 25 into 373 residential lots ranging in size from 3,989 square s.f. to 14,983 s.f. TTM 37533 also would designate a common open space lot, a park lot, and private rights-of-way, as well as locations of necessary infrastructure improvements, such as water, sewer, and storm drain lines.

Tentative Parcel Map 37690 (PM 37690)

Tentative Parcel Map No. 37690 (PM 37690) as shown on Figure 2-8, *Tentative Parcel Map No. 37690*, is a Schedule "J" subdivision map that would establish lots corresponding to the boundaries of Planning Areas 24, 25, 26, and 28 as proposed by Minor Change No 1 to TTM 29322 and TTM 37533. PM 37690 would establish a subdivision of three lots proposed for Medium Density Residential uses to implement SPA 260 Planning Areas 24, 26, and 28 and two lots proposed by Medium High Density Residential uses to implement SPA 260 Planning Area 25.

IN THE COUNTY OF INVERSID
TENTATIVE TRACT MAP NO. 29322 - MINOR CHANGE NO. 1

- LEGEND**
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TRACT NO.	TRACT AREA (AC)	TRACT PERCENTAGE (%)	TRACT TOTAL (%)	TRACT TOTAL (AC)
1	1.00	100.00	100.00	1.00
2	1.00	100.00	100.00	1.00
3	1.00	100.00	100.00	1.00
4	1.00	100.00	100.00	1.00
5	1.00	100.00	100.00	1.00
6	1.00	100.00	100.00	1.00
7	1.00	100.00	100.00	1.00
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100	1.00	100.00	100.00	1.00



T&B Planning, Inc.

MINOR CHANGE NO. 1 TO TENTATIVE TRACT MAP NO. 29322
 Figure 2-6
 Page X-X

2.4 COUNTY REVIEW PROCESS

The proposed Project and its technical aspects were reviewed in detail by Riverside County, including, but not limited to, the Riverside County Planning and Transportation Departments. Riverside County has primary approval responsibility for the proposed Project. As such, the County is serving as the Lead Agency pursuant to CEQA Guidelines § 15050. The Riverside County Planning Commission will consider the Project's requested SP260-A2-SC2, CZ-1800018, Minor Change No. 1 to TTM No. 29322 (TTM 29322MI), TTM 37533 and PM 37690, and will recommend to the Riverside County Board of Supervisors whether to approve, conditionally approve, or deny approval of the proposed Project. The Board of Supervisors will then consider the information contained in EIR No. 329, this Addendum No. 2 to EIR No. 329, and the Project's Administrative Record in its decision-making processes and will approve, conditionally approve, or deny the proposed Project, and also will make findings relative to the Project's environmental effects. Upon approval or conditional approval of the above-described Project actions and upon adoption of this Addendum No. 2 to EIR No. 329, the County would conduct subsequent administrative reviews and grant ministerial permits and approvals to implement Project requirements and conditions of approval. A list of the primary discretionary and administrative actions under County jurisdiction is provided in Table 2-1, *Matrix of Approvals/Permits*.

Table 2-1 Matrix of Approvals/Permits

Public Agency	Approvals and Decisions
Riverside County	
Proposed Project – Riverside County Discretionary Approvals	
Riverside County Planning Commission	<ul style="list-style-type: none"> • Provide recommendations to the Riverside County Board of Supervisors regarding adoption of the Project’s EIR Addendum. • Provide recommendations to the Riverside County Board of Supervisors whether to approve Substantial Conformance No. 2 to the SP 260, Amendment No. 2 (SP260-A2-SC2); Change of Zone No. 1800018 (CZ-1800018); Minor Change No. 1 to TTM No. 29322 (TTM 29322MI) TTM No. 37533 (TTM 37533), and PM No. 37690 (PM 37690).
Riverside County Board of Supervisors	<ul style="list-style-type: none"> • Reject or adopt this EIR Addendum along with appropriate CEQA findings. • Approve, approve with modification, or deny, Substantial Conformance No. 2 to the SP 260, Amendment No. 2 (SP260-A2-SC2); Minor Change No. 1 to TTM No. 29322 (TTM 29322MI), TTM No. 37533 (TTM 37533) and PM No. 37690 (PM 37690). • Adopt or deny Change of Zone No. 180018.
Subsequent Riverside County Discretionary and Ministerial Approvals	
Riverside County Subsequent Implementing Approvals: Planning Department and/or Building & Safety	<ul style="list-style-type: none"> • Approve implementing Final Maps. • Issue Grading Permits. • Issue Building Permits. • Approve Road Improvement Plans. • Issue Encroachment Permits. • Accept public-right-of way dedications, if required. • Issue Conditional Use Permits, if required.
Other Agencies – Subsequent Approvals and Permits	
Regional Water Quality Control Board	<ul style="list-style-type: none"> • Issuance of an NPDES stormwater permit. • Issuance of Waste Discharge Requirements pursuant to Section 13260 of the CA Water Code.
California Department of Fish and Wildlife (CDFW)	<ul style="list-style-type: none"> • Issuance of a Section 1602 Streambed Alteration Agreement pursuant to the Fish and Game Code.
Riverside County Flood Control and Water Conservation District	<ul style="list-style-type: none"> • Approval of planned drainage improvements.
Eastern Municipal Water District	<ul style="list-style-type: none"> • Issuance of permits/approvals for required water service.
Eastern Municipal Water District	<ul style="list-style-type: none"> • Issuance of permits/approvals for required sewer service.

3.0 ENVIRONMENTAL CHECKLIST

3.1 BACKGROUND

Environmental Assessment (E.A.) Number: 38625

Project Case Types(s) and Numbers(s): Substantial Conformance No. 2 Specific Plan No. 260, Amendment No. 2, (SP260-A2-SC2); Change of Zone No. 1800018 (CZ 1800018); Minor Change No. 1 to Tentative Tract Map No. 29322 (TTM 29322M1); Tentative Tract Map 37533 (TTM 37533); Tentative Parcel Map 37690 (PM 37690).

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Russell Brady

Contact Person Phone Number: (951) 955-3025

Project Location: Southeast of the intersection of Watson Road and Briggs Road

Project Applicant's Name: Richland Communities, Inc.

Project Applicant's Address: 3161 Michelson Drive, Suite 425, Irvine, CA 92626

General Plan Designation: MHDR and MDR

Zoning: SP (Specific Plan);

- A. Description of Project:** A complete description can be found in Section 2.0 of this document. In summary, the Project proposes Substantial Conformance No. 2 to Specific Plan Amendment No. 2, which includes modifications to the approved Specific Plan No. 260 (as modified by various subsequent specific plan amendments and substantial conformance documents), consisting of re-allocating residential units, water quality basins and a public park site between Planning Areas 24, 25, 26, and 28, reducing minimum lot sizes in Planning Area 25, and changing land use designations from MHDR to MDR in Planning Areas 26 and 28 consistent with the approved TTM 29322. The Project also includes CZ 1800018, Minor Change No. 1 to TTM 29322, TTM 37533, and PM 37690 consistent with the proposed changes to SP 260. Refer to Section 2.0, *Project Description and Setting*, for a complete description of the proposed Project.
- B. Surrounding Land Uses and Setting:** Lands surrounding the Project site include a mixture of urban, agriculture, and undeveloped lands. Lands to the north of the Project site generally consist of single-family residential units with varying lot sizes, beyond which are undeveloped and undisturbed hillsides associated with the Lakeview Mountains. To the west is Harvest Valley Elementary School, Marion V. Ashley Community Center, and vacant land that has been used in the past for agricultural production. Heritage High School is southwest of the Project. To the south of the Project area, between the Project and Highway 74, is vacant land zoned for commercial retail and business park. To the east is Winchester, specifically the Homeland community, which includes several existing single-family neighborhoods, an existing golf course (Highland Palm Golf Course), several existing commercial developments, and disturbed/undeveloped lands. Refer to Section 2.0, *Project Description and Setting*, for a complete description of the surrounding land uses and setting.

C. Other Public Agencies Whose Approval is Required: Public agencies whose approval may be required include, but are not limited to, Riverside County Flood Control and Water Conservation District (RCFCWCD), the Santa Ana Regional Water Quality Control Board (RWQCB), the South Coast Air Quality Management District (SCAQMD), and Eastern Municipal Water District (EMWD).

D. Type of Project: Site Specific ; Countywide ; Community ; Policy

E. Total Project Area: 114.1 acres (area subject to Substantial Conformance No. 2 to Specific Plan Amendment No. 2, TTM 29322M1, TTM 37533, and PM 37690)

Residential Acres: 114.1	Lots: 546	Units:	Projected No. of Residents: 1,659
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A

Other: Recreation: 3.9 acres; Water Quality Detention Basin: 1.7 acres; Open Space: 0.9 acre.

F. Assessor’s Parcel No(s): -320-006, -007, -010, -011, -023, -024, -026, -027, -029, -030, -032, -035; portions of 457-320-005, -012, -021, -025; and 457-330-010, -020, -021, -025, -026.

G. Street References: The parcels subject to the Substantial Conformance to Specific Plan Amendment No. 2 are located north of Ethanac Road, south of and adjacent to Watson Road, east of Briggs Road, and west of Sultanas Road.

H. Section, Township & Range Description or reference/attach a Legal Description: Section 7, Township 5 South, Range 2 West, San Bernardino Baseline and Meridian.

I. Brief description of the existing environmental setting of the project site and its surroundings: The areas proposed for changes as part of the Project consist of land located in the Harvest Valley/Winchester area of unincorporated Riverside County, California. The Project site is presently vacant land and consists of relatively flat land that has been disturbed by past agricultural activities. There are no structures, hillsides, or natural drainage courses within the site. Refer to Subsection 2.1, *Project Location and Setting*, for a detailed description of the Project site’s existing environmental setting and surrounding land uses.

3.2 APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** Pursuant to Riverside County General Plan Land Use Element Policy LU 1.10, with approval of SP260-A2-SC2, the proposed land uses within the planning areas subject to SP260-A2-SC2 would be consistent with the General Plan Land Use Map. The proposed Project is consistent with all other applicable land use policies of the Riverside County General Plan and the HVWAP.
2. **Circulation:** The proposed Project was reviewed by the Riverside County Transportation Department and was found to be in conformance the applicable circulation policies of the Riverside County General Plan Circulation Element and the Harvest Valley/Winchester Area Plan

(HVWAP), as well as County Ordinance No. 461 (Road Improvement Standards and Specifications).

3. **Multipurpose Open Space:** No natural open space land is required to be preserved within the boundaries of this Project. The Project would be consistent with or otherwise would not conflict with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The proposed Project meets with all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of the Project through the Project's design. The proposed Project meets with all other applicable Safety Element policies.
5. **Noise:** The proposed Project meets with all applicable Noise Element policies. Consistent with the findings of EIR No. 329, the proposed Project would not exceed Riverside County noise standards.
6. **Housing:** The Riverside County General Plan Housing Element does not contain any policies applicable to the proposed Project, but rather identifies programs and actions to achieve the County's goals with respect to housing. The proposed Project relates to the County General Plan Housing Element through the Project's proposed residential land use of the property. The density of residential use proposed by the Project would not adversely impact the implementation of the County General Plan Housing Element's goals or policies.
7. **Air Quality:** The proposed Project is conditioned to control fugitive dust emissions during grading and construction activities and to reduce air pollutant emissions to the greatest feasible extent. The proposed Project is consistent with all other applicable Riverside County General Plan Air Quality Element policies.
8. **Healthy Communities:** The Project would not result in any localized air quality impacts affecting nearby sensitive receptors (e.g., residential and school uses). The Project accommodates sidewalk connections and trails, in conformance with the HVWAP, which would encourage walking and physical activity. The Project site is not environmentally sensitive or subject to severe natural hazards. The proposed Project is consistent with or otherwise would not conflict with applicable policies of the Healthy Communities Element.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Specific Plan No. 329, (which identifies the following land use designations for the Project site: MDR and MHDR).

E. Overlay(s), if any: None

F. Policy Area(s), if any: Specific Plan No. 260, Highway 79 Policy Area

G. Adjacent and Surrounding:

- 1. **Area Plan(s):** City of Menifee and the Sun City/Menifee Valley Area Plan to the West; Lakeview/Nuevo Area Plan to the north; San Jacinto Valley Area Plan to the east; Southwest Area Plan to the south.
- 2. **Foundation Component(s):** City of Menifee to the west (Community Development and Open Space); Community Development and Open Space to the north; Rural Community, Rural, and Community Development to the east; Rural and Community Development to the south.
- 3. **Land Use Designation(s):** Medium Density Residential, Low Density Residential, Very Low Density Residential to the north; Commercial Retail and Business Park to the south; Medium Density Residential to the east; and City of Menifee to the west.
- 4. **Overlay(s), if any:** None.
- 5. **Policy Area(s), if any:** March Air Reserve Base Influence Area, Highway 79 Policy Area, Specific Plan No. 301, Specific Plan No. 293, Specific Plan 260 (City of Menifee).

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** Menifee North Specific Plan No. 260
- 2. **Specific Plan Planning Area, and Policies, if any:** The proposed Project would affect the northern portion of the Specific Plan area, including Planning Areas 24, 25, 26, and 28.

I. Existing Zoning: Specific Plan (SP)

J. Proposed Zoning, if any: Specific Plan (SP)

K. Adjacent and Surrounding Zoning: Mobile Home Subdivision and Mobile Home Parks (R-T-1) to the north; Specific Plan (SP) to the east and south; and the City of Menifee to the west.

3.3 ENVIRONMENTAL FACTORS POTENTIALLY EFFECTED

The environmental factors checked below (☒) would be potentially affected by this project, involving at least one impact that is a “New Significant Impact” or “More Severe Impact” as indicated by the checklist on the following pages.

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

3.4 DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project 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 (EIR) is required.

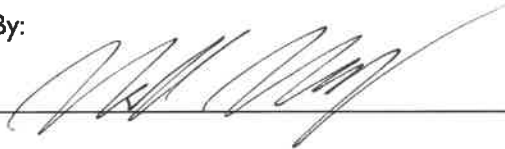
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED:

- I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore, a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions

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

Prepared By:

Signature:



Date:

2/6/20

Printed Name: Russell Brady

For

4.0 ENVIRONMENTAL ANALYSIS

4.1 ENVIRONMENTAL ISSUE ASSESSMENT

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

4.1.1 Aesthetics

	<i>New Significant Impact</i>	<i>More Severe Impact</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
I. Scenic Resources				
a. Have a substantial adverse effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Harvest Valley/Winchester Area Plan, Cal. Dot. California Scenic Highway Mapping System, EIR No. 329

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

EIR No. 329 Finding: EIR No. 329 noted that Menifee North Specific Plan (MNSP) site bordered State Highway 74 (SR-74), an Eligible State Scenic Highway. EIR No. 329 determined that implementation of the MNSP would be compatible with the existing and approved uses along SR-74. EIR No. 329 determined that the proposed uses would not obstruct any scenic highway corridor within which it is located; thus, EIR No. 329 concluded that impacts to scenic highways would be less than significant. (Riverside County, 1994, pp. V-84 - V-85)

No Substantial Change from Previous Analysis: There are no scenic highway corridors within or adjacent to the Project site. SR-74, designated by the California Department of Transportation, County General Plan, and Harvest Valley/Winchester Area Plan as a “State Eligible” scenic highway traverses Specific Plan 260, but is located approximately 600 feet south of the Project site, separated by other land uses (Cal. DOT, 2011; Riv. County GP, 2015, Figure C-7; and Riv. County HVWAP, 2016). The proposed Project does not include any changes that would impact any scenic highways beyond the level of impact assumed in EIR No. 329. As such, and consistent with the finding of EIR No. 329, impacts to scenic highways would be less than significant. Therefore, revisions proposed as part of the Project would not result in any new impacts to this scenic highway facility beyond what was already evaluated and disclosed as part of EIR No. 329.

- b) **Would the proposed Project substantially damage scenic resources, including, but not limited to trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?**
- c) **In non-urbanized areas, would the proposed Project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

EIR No. 329 Finding: EIR No. 329 noted that the MNSP site did not contain any outstanding scenic resources or vistas which require preservation under existing conditions. Furthermore, EIR No. 329 noted that structures proposed as part of the MNSP would be compatible with the visual character of the surrounding area. Therefore, EIR No. 329 determined that impacts to scenic resources would be less than significant. (Riverside County, 1994, pp. V-84 - V-85)

No Substantial Change from Previous Analysis: The Project proposes to re-allocate units, water quality basins, and a public park site between Planning Areas 24, 25, 26, and 28, reduce lot sizes in Planning Area 25, and change land use designations from MHDR to MDR in two planning areas consistent with approved tract maps. The proposed changes to the Specific Plan would generally maintain the approved mixture of land uses, number of proposed dwelling units and overall density of the Project. The Project site consist of relatively flat land that was disturbed in the past for agricultural use. There are no prominent trees and no unique or landmark features on-site under existing conditions. There are no prominent scenic vistas or views open to the public that would be impacted by this Project. Implementation of the

proposed Project would not result in the creation of an aesthetically offensive site, as the Specific Plan incorporates a variety of development standards and design guidelines that would ensure that development of the site occurs in a manner that is not offensive. Based on the foregoing analysis, implementation of the proposed Project would result in a less-than-significant impact to scenic resources. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

EIR No. 329 identified several mitigation measures to address impacts to aesthetics. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project’s conditions of approval.

MM 14.1: The proposed Menifee North Specific Plan is intended to mitigate any potential impacts to Highway 74, an Eligible State Scenic Highway.

	<i>New Significant Impact</i>	<i>More Severe Impact</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
2. Mt. Palomar Observatory				
a. Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Harvest Valley/Winchester Area Plan, Ord. No. 655 (Regulating Light Pollution), EIR No. 329

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

EIR No. 329 Finding: EIR No. 329 noted that the MNSP is located within 30 miles of the Mt. Palomar Observatory and therefore would be subject to the General Plan Mt. Palomar Observatory Street Lighting Policies and Riverside County Ordinance No. 655. EIR No. 329 included mitigation requiring adherence to Riverside County Ordinance No. 655. Adherence to the regulations in Riverside County Ordinance No. 655 would allow future development within the MNSP to avoid interfering with nighttime astrological observations at the Mt. Palomar Observatory, and that the proper shielding of lighting and the use of lighting types as identified in Ordinance No. 655 would ensure that future development within the MNSP would have a less-than-significant impact on activities at the Observatory. (Riverside County, 1994, p. V-136)

No Substantial Change from Previous Analysis: The proposed Project is located within Zone B of the Mt. Palomar Observatory Nighttime Lighting Policy Area, as depicted on HVWAP Figure 7 (Riverside

County, 2016a). Changes proposed to the Specific Plan would not affect the proposed land use or number of dwelling units. Mitigation measures from EIR No. 329 would continue to apply to the proposed Project (refer to Mitigation Measures MM 26.1 and 26.3). As such, and consistent with the conclusion of EIR No. 329 impacts to the Mt. Palomar Observatory would be less than significant. Therefore, no new impacts to the Mt. Palomar Observatory would result from implementation of the proposed Project beyond that which was previously evaluated and mitigated to a level below significant as part of EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

EIR No. 329 identified several mitigation measures to address impacts to aesthetics. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project’s conditions of approval.

MM 26.1: Due to the property's location with respect to Mt. Palomar Observatory, low-pressure sodium vapor lamps for street lighting will be employed.

MM 26.2: Other potentially lighted areas (i.e. entry monumentation and signage) shall orient light downward and shield it to prevent direct upward illumination.

MM 26.3: The project will be subject to County Ordinance No. 665 regulating light pollution.

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<i>Would the project:</i>				
3. Other Lighting Issues				
a. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR No. 329, On-site Inspection, and Project Application Materials

- a) **Would the proposed Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**
- b) **Would the proposed Project expose residential property to unacceptable light levels?**

EIR No. 329 Finding: EIR No. 329 noted that development within the MNSP would increase the amount of artificial nighttime lighting and incrementally contribute to a reduction of nighttime views in the area.

However, EIR No. 329 included mitigation requiring that low-pressure sodium vapor lamps for street lighting and other lighted areas be oriented and shielded to prevent direct upward illumination, and also required adherence to Riverside County Ordinance No. 655, which EIR No. 329 concluded would reduce impacts to light and glare to less-than-significant levels. (Riverside County, 1994, p. V-136)

No Substantial Change from Previous Analysis: The proposed Substantial Conformance No. 2 to Specific Plan 260, Amendment 2, Section IV.C.7, *Lighting*, includes standards for outdoor lighting which would ensure that the proposed Project does not create new sources of substantial light or glare that would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Additionally, mitigation measures identified in EIR No. 329 would continue to apply to the proposed Project. Specifically, mitigation measure MM 26.2 requires that lighting for all outdoor lighted areas, such as monumentation, must be oriented downwards and shielded to prevent direct upward illumination. As such, and consistent with the conclusion of EIR No. 329 impacts associated with Project lighting would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

EIR No. 329 Mitigation Measures MM 26.1 through MM 26.3, identified above under the discussion of the Mt. Palomar Observatory would apply.

4.1.2 Agriculture and Forest Resources

	<i>New Significant Impact</i>	<i>More Severe Impact</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
4. Agriculture				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
d. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, GIS database, EIR No. 329, and Project Application Materials.

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

EIR No. 329 Finding: EIR No. 329 determined that the MNSP would remove 1,050 acres of farmable land; however, EIR No. 329 noted that most of the MNSP site was designated as “Area Not Designated as Open Space” on the Open Space and Conservation Map of the General Plan while only 480 acres were designated for Agriculture. EIR No. 329 noted that the MNSP site was designated as “Prime Farmland” and implementation of the MNSP would result in significant impacts. As such, EIR No. 329 concluded that impacts due to the conversion of “Prime Farmland” were found to be significant and unavoidable, and a Statement of Overriding Considerations was adopted by the Board of Supervisors at the time EIR No. 329 was certified. (Riverside County, 1994, pp. V-71 - V-72)

No Substantial Change from Previous Analysis: The Project site includes Prime Agricultural Land, but is not located within an area designated as Unique Farmland or Farmland of Statewide Importance on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency (RCIT, 2019). The changes proposed as part of the Project would maintain the same total number of dwelling units within the Project site and within the Specific Plan as a whole, and would result in the same physical impacts anticipated by EIR No. 329. The effects of the Project would occur within portions of the Project site that were previously evaluated and no new off-site impacts related to agricultural resources would occur. Therefore, while the Project would result in significant and unavoidable impacts due to the conversion of Prime Farmland to non-agricultural use, the Project’s level of impact is the same as was identified by EIR No. 329. Accordingly, the changes proposed by the Project would not have a potential to create any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

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

EIR No. 329 Finding: EIR No. 329 determined that the MNSP would remove 1,050 acres of farmable land; however, EIR No. 329 noted that most of the MNSP site was designated as “Area Not Designated as Open Space” on the Open Space and Conservation Map of the General Plan while only 480 acres were designated for Agriculture. EIR No. 329 noted that the MNSP site was designated as “Prime Farmland” and implementation of the MNSP would result in significant impacts. As such, EIR No. 329 concluded that impacts due to conflicting with existing agricultural zoning and agricultural uses were found to be significant and unavoidable, and a Statement of Overriding Considerations was adopted by the Board of Supervisors at the time EIR No. 329 was certified. (Riverside County, 1994, pp. V-71 - V-72)

No Substantial Change from Previous Analysis: The Project site is not zoned for agricultural use, and there are no lands subject to a Williamson Act contract or Agricultural Preserves within the portion of the Specific Plan subject to the proposed Project (RCIT, 2019; CDC, 2016). The Project would not conflict with existing agricultural zoning, Williamson Act contracts, or agricultural preserves. The proposed changes maintain the same number of dwelling units within the Project site and within the Specific Plan as a whole. The effects of the Project would occur within portions of the Project site that were previously evaluated for physical impacts and no new off-site impacts to agricultural resources or uses would occur. Accordingly, the proposed changes would not have a potential to create any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329. Therefore, impacts to existing on-site agricultural operations would not be greater than was previously evaluated and disclosed as part of EIR No. 329, and no new mitigation measures would be required.

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

EIR No. 329 Finding: EIR No. 329 determined that the MNSP site would result in development of non-agricultural uses within the vicinity of agriculturally zoned uses to the west and south of the MNSP area. EIR No. 329 noted that the agriculturally zoned uses west and southwest of the MNSP site were proposed for residential development. EIR No. 329 indicated that conflicts could potentially occur with existing agricultural uses located south of the MNSP site. EIR No. 329 concluded that existing agricultural uses located within 300 feet of the MNSP would be protected under Riverside County Ordinance No. 625, which was applied to the MNSP as a mitigation measure. As such, EIR No. 329 concluded that impacts due to development of non-agricultural uses within 300 feet of agriculturally zoned property would be less than significant. (Riverside County, 1994, pp. V-71 - V-72)

No Substantial Change from Previous Analysis: There are no agriculturally zoned properties within 300 feet of the portion of the Specific Plan subject to development as part of the proposed Project (RCIT, 2019). Mitigation was identified in EIR No. 329 that requires compliance with Riverside County Ordinance No. 625, which applies to projects that are located within 300 feet of agriculturally-zoned property. However, under current (2019) conditions, there are no agriculturally-zoned properties within 300 feet of the Project site. Lands surrounding the Project site are all zoned for residential use, or are zoned as part of approved specific plans that do not provide for agricultural zoning. Thus, the Project would not cause development of non-agricultural uses within 300 feet of agriculturally-zoned property,

and no impact would occur. As such, mitigation requiring compliance with Ordinance No. 625 would not be applicable to the proposed Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

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

EIR No. 329 Finding: EIR No. 329 determined that development of the MNSP site with urban uses could potentially hasten the conversion of other agricultural areas to urban uses by creating urban pressures and increasing land value for development. However, EIR No. 329 noted that much of the land surrounding the MNSP site was already proposed for or approved for development with urban uses, including the Menifee Ranch Specific Plan located west and south of the MNSP site. As such, EIR No. 329 concluded impacts due to changes in the existing environment that could result in the conversion of Farmland to non-agricultural use would be less than significant. (Riverside County, 1994, pp. V-71 - V-72)

No Substantial Change from Previous Analysis: The Project to develop the portions of the Project site that were previously evaluated for development, and no new off-site impacts related to agricultural resources would occur. There are no existing agricultural uses within the immediate vicinity of the Project site, and all areas surrounding the Project site are planned for development with residential uses and/or the uses as specified by adopted specific plans. The proposed Project would develop the site with residential uses in an area targeted for residential development, and there are no components of the Project that would involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. Impacts due to the conversion of Farmland would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

EIR No. 329 identified the following mitigation measures to address impacts to agricultural resources. The mitigation requires compliance with Riverside County Ordinance No. 625. Ordinance No. 625 applies only to properties within 300 feet of existing agriculturally-zoned properties; however, no agriculturally-zoned properties or agricultural occur within 300 feet of the Project site. As such, although Mitigation Measure MM 10.1 is cited below, Mitigation Measure MM 10.1 would not be applicable to the proposed Project due to the absence of agriculturally-zoned properties in the vicinity.

MM 10.1: Existing agricultural uses within 300' of the project site will be protected by the Riverside County Right-to-Farm Ordinance (Ordinance No. 625). The ordinance is intended to provide a means of giving notice to prospective buyers of homes in newly built subdivisions and recently subdivided parcels that they are moving into an agricultural area.

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<i>Would the project:</i>				
5. Forest				
a. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *Riverside County General Plan, Project Application Materials.*

- a) **Would the proposed Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?**
- b) **Would the proposed Project result in the loss of forest land or conversion of forest land to non-forest use?**
- c) **Would the proposed Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?**

EIR No. 329 Finding: Although EIR No. 329 did not address this subject, EIR No. 329 contained enough information about existing conditions and zoning of the MNSP site and surrounding areas that with the exercise of reasonable diligence, information about MNSP’s potential effect to forest resources was readily available to the public. EIR No. 329 did not evaluate impacts to forest resources. (Riverside County, 1994)

No Substantial Change from Previous Analysis: The Project site does not contain any forest lands, is not zoned for forest resources, nor is it identified as containing forest resources in Figure OS-3 of the General Plan (Riverside County, 2017). Also, the Project site has been subject to disturbance associated

with past agricultural uses. There are no components of the proposed Project that could result in significant impacts, either directly or indirectly, to forestland resources. Therefore, implementation of the proposed Project would not result in any new impacts associated with forest resources.

4.1.3 Air Quality

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<i>Would the project:</i>				
6. Air Quality Impacts				
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"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors which are located within one (1) mile of the project site to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Air Quality and Greenhouse Gas Analysis Report, FirstCarbon Solutions, July 30, 2018; EIR No. 329; SCAQMD AQMP; SCAQMD CEQA Air Quality Handbook; County General Plan Program EIR (Section 4.5, Air Quality); Google Earth

- a) **Would the proposed Project conflict with or obstruct implementation of the applicable air quality plan?**
- b) **Would the proposed Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

EIR No. 329 Finding: EIR No. 329 found that short-term impacts to air quality would result from construction activities associated with the MNSP and long-term impacts to air quality would result from development of residential, commercial, industrial, and business park uses on-site associated with the MNSP. EIR No. 329 noted that the MSNP project included mitigation measures to reduce impacts to air quality; however, impacts would not be mitigated to below a level of significance with implementation of

mitigation. As such, EIR No. 329 concluded that impacts to a conflict with the applicable air quality plan and cumulatively considerable net increase of criteria pollutants would be significant and unavoidable, and a Statement of Overriding Considerations was adopted by the Board of Supervisors at the time EIR No. 329 was certified. (Riverside County, 1994, pp. V-40 - V-51)

No Substantial Change from Previous Analysis: The proposed modifications to the Specific Plan associated with the proposed actions would not increase the intensity of development within the Specific Plan nor would the changes result in a substantial change to the construction or operational characteristics of SP 260 ensuring that impacts associated with air quality would be similar to those identified in EIR No. 329.

Impacts associated with development of TTM 29322 were previously evaluated in Environmental Assessment No. 38625, adopted on June 26, 2007, which determined that air quality impacts associated with TTM 29322 would be within the scope of the unavoidable impacts disclosed by EIR No. 329. Because the Project does not propose a substantial change in land uses within TTM 29322 that could result in increased air quality impacts, the analysis below focuses on air quality impacts associated with the proposed TTM 37533. An Air Quality and Greenhouse Gas Analysis Report was prepared by FirstCarbon Solutions in July 2018 (included as *Technical Appendix A*) to assess the potential for air quality impacts associated with the proposed TTM 37533 in order to confirm that the potential for air quality impacts for the implementing tract map would not result in new or substantially increased air quality impacts beyond what was disclosed by EIR No. 329. The report concluded that the implementation of TTM 37533 would not generate regional or localized construction or operational emissions that would exceed SCAQMD's thresholds of significance, as discussed below.

The Air Quality and Greenhouse Gas Analysis Report concluded that construction of the portion of the Project within TTM 37533 would result in the temporary generation of VOC, NO_x, CO, SO_x, PM₁₀, and PM_{2.5} emissions from construction activities such as demolition, grading, building construction, architectural coating, and asphalt paving. Table 4-1, *TTM 37533 Construction Emissions*, shows the total construction emissions that would result from the construction of the proposed Project. Since it is possible that building construction, paving, and architectural coating activities may occur concurrently, Table 4-1 shows the combined criteria pollutant emissions from these phases of construction using the worst-case construction-related criteria pollutant emissions. As shown in Table 4-1, regional daily construction emissions would not exceed any of SCAQMD's thresholds of significance during the construction activities associated with TTM 37533. Additionally, the worst-case combined building construction, paving, and architectural coating phases would not exceed any of the SCAQMD's thresholds of significance (FirstCarbon, 2018, p. 78). Therefore, the short-term construction emissions associated with the construction of TTM 37533 would not violate or contribute substantially to an existing or projected air quality violation. Accordingly, the construction of the proposed TTM 37533 would not substantially increase the severity of short-term construction impacts previously identified in EIR No. 329.

Long-term operational emissions associated with TTM 37533 were evaluated in the Air Quality and Greenhouse Gas Analysis Report. Operational emissions for land use development projects are typically distinguished as mobile, area, and energy source emissions. Mobile-source emissions are associated with automobiles that would travel to and from the project residences. Area-source emissions are associated

Table 4-1 TTM 37533 Construction Emissions

Construction Activity	Regional Pollutant Emissions (pounds per day) ¹					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Grading	7.55	88.73	54.04	0.09	8.94	5.26
Combined Building Construction, Paving, and Architectural Coatings	67.72	81.69	83.97	0.20	12.37	5.72
- Building Construction	8.40	66.90	62.92	0.17	10.20	4.63
- Paving	2.02	12.96	15.20	0.02	0.85	0.67
- Architectural Coatings	57.30	1.83	5.85	0.01	1.32	0.42
Maximum Daily Emissions	67.72	88.73	83.97	0.20	12.37	5.72
SCAQMD Significance Threshold	75	100	550	150	150	55
Significant Impact?	No	No	No	No	No	No

Notes:

VOC = volatile organic compounds; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides;

PM₁₀ = particulate matter with aerodynamic diameter less than 10 microns;

PM_{2.5} = particulate matter with aerodynamic diameter less than 2.5 microns

¹ Assumes compliance with SCAQMD Rule 403.

Source of emissions: CalEEMod Output (Appendix A)

Source of thresholds: South Coast Air Quality Management District 2015

(FirstCarbon Solutions, 2018, Table 15, p. 77)

with natural gas combustion for space and water heating, landscape maintenance activities, and periodic architectural coatings. Energy-source emissions are associated with electricity consumption and are more pertinent for GHG emissions than air quality pollutants. Table 4-2, *TTM 37533 Operational Emissions*, presents the Project’s maximum daily operational emissions. As shown in Table 4-2, regional daily operational emissions would not exceed any of SCAQMD’s thresholds of significance. Therefore, the long-term daily operational emissions associated with TTM 37533 would not violate or contribute substantially to an existing or projected air quality violation. (FirstCarbon, 2018, pp. 78-79). Accordingly, the long-term operation of TTM 37533 would not result in any new or substantially increased physical impacts associated with air quality emissions compared to the significant and unavoidable operational air quality impacts that were disclosed in EIR No. 329.

All components of the proposed Project would be subject to the mitigation measures identified in EIR No. 329 related to the reduction of construction and operational emissions. Additionally, the proposed Project would comply with all applicable mandatory SCAQMD rules and regulations. Therefore, because the proposed Project would not result in a new net increase in residential density within the SP 260 and would not substantially alter then construction or operational characteristics of SP 260, the proposed Project would not result in a new potential to conflict with or obstruct implementation of the applicable air quality attainment plan, nor would it substantially increase the potential for impacts associated with the air quality attainment plan. Therefore, air quality impacts associated with the Project’s implementation would be similar to those disclosed in EIR No. 329.

Table 4-2 TTM 37533 Operational Emissions

Operational Activity	Regional Pollutant Emissions (pounds per day) ¹					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area	15.71	6.37	32.62	0.04	0.65	0.65
Energy	0.33	2.80	1.19	0.02	0.23	0.23
Mobile	7.01	13.73	91.30	0.27	24.71	6.68
Total Operational Emissions	23.05	22.90	125.11	0.33	25.59	7.56
SCAQMD Significance Threshold	55	55	550	150	150	55

Notes:

VOC = volatile organic compounds; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides;

PM₁₀ = particulate matter with aerodynamic diameter less than 10 microns;

PM_{2.5} = particulate matter with aerodynamic diameter less than 2.5 microns

¹ Emissions shown represent the maximum daily emissions from summer and winter seasons for each operational emission source and pollutant. Therefore, total daily operational emissions represent maximum daily emissions that could occur throughout the year.

Source of emissions: FirstCarbon Solutions and CalEEMod 2016 (see Appendix A).

Source of thresholds: South Coast Air Quality Management District 2015.

(FirstCarbon Solutions, 2018, Table 16, p. 78)

c) Would the proposed Project expose sensitive receptors which are located within one (1) mile of the project site to project substantial point source emissions?

EIR No. 329 Finding: EIR No. 329 determined that the land uses proposed as part of the MNSP would not comprise substantial point source emissions. EIR No. 329 concluded that impacts due to the MNSP exposing sensitive receptors located within one mile of the site to substantial point source emissions would be less than significant. (Riverside County, 1994, p. V-40 to V-50)

No Substantial Change from Previous Analysis: Land uses surrounding the Project include existing residential neighborhoods, an elementary school, and a high school, and both residential and school uses are considered sensitive receptors (Google Earth, 2018). The proposed Project involves several actions that would reallocate land uses within a portion of the Specific Plan and implement the development of planning areas within Specific Plan through tract maps. The uses that would be implemented do not involve any new substantial point source emitting uses and would be identical to the land uses contemplated in the Specific Plan. Therefore, the Project would not have the potential to expose nearby sensitive receptors to substantial point source pollutant concentrations during both near-term construction activities and long-term operation.

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

EIR No. 329 Finding: EIR No. 329 noted the potential for generation of objectionable odors from diesel equipment operation during construction and operation, paving, and architectural coating applications during construction. Odors generated during construction and grading were found to be short term and not result in a long-term odorous impact to the surrounding area. Long-term operation odors would

only have the potential to occur from the proposed industrial commercial and business park land uses. EIR No. 329 noted that the industrial commercial and business park land uses would require submittal of a Plot Plan which would be reviewed by the County and would be required implement mitigation for any potential impacts due to toxic substances and hazardous materials. As such, EIR No. 329 determined impacts due to emissions such as those leading to odors would be less than significant. EIR No. 329 concluded that the MNSP would not expose substantial numbers of people to objectionable odors, and impacts were determined to be less than significant. (Riverside County, 1994, p. V-40 to V-50)

No Substantial Change from Previous Analysis: Construction activities on the Project site may result in other emissions such as those leading to objectionable odors from construction equipment exhaust, application of asphalt, and the application of architectural coatings. However, mandatory compliance with applicable regulatory standards, including SCAQMD Rule 1113 (Architectural Coatings), would minimize odor impacts associated with Project construction activities. Furthermore, odors generated during construction would be typical of most construction sites, temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction. (FirstCarbon, 2018, pp. 86-88) As such, short-term odor impacts associated with Project construction would be less than significant and no mitigation is required.

The Project proposes residential land uses and associated infrastructure. Residential land uses are not typically associated with the generation of objectionable odors. Accordingly, long-term operation of the Project would not generate objectionable odors that affect a substantial number of people and no new or substantially increased impacts associated with odors would occur as a result of the proposed Project.

Project Requirements and EIR No. 329 Mitigation Compliance

EIR No. 329 identified several mitigation measures to address impacts to air quality. These measures, which are listed below, would continue to apply to the proposed Project (as appropriate) and would be enforced as part of the Project's conditions of approval.

MM 6.1: The quality of particulate matter and other pollutants emitted during the grading and construction phase of the proposed project may be reduced through watering graded surfaces and planting ground cover as dust palliatives, in accordance with SCAQMD Rule 403.

MM 6.2: In response to the County of Riverside General Plan, a Class II Bikeway shall be provided along Highway 74 through the project site.

MM 6.3: A portion of the commercial parking area within Planning Area 8 is recommended for Park-n-Ride use on weekdays between 6:00 am. and 6:00 p.m.

MM 6.4: Figure V-19, Bus Turnout and Stop Locations, shows recommended bus turnout and potential future bus stop locations, although the study area is currently not served by a transit service. These on-site turnouts should be constructed in conjunction with street improvements.

MM 6.5: Low VOC (Volatile Organic Compound) emitting paints should be used.

4.1.4 Biological Resources

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<i>Would the project:</i>				
7. Wildlife & Vegetation				
a. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. 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 Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
g. 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"/>

Source: *Biological Technical Report, Glen Lukos Associates, Inc., July 2018; EIR No. 329; GIS database; WRC-MSHCP; and On-site Inspection.*

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

EIR No. 329 Finding: EIR No. 329 was certified in 1994, prior to the adoption of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), which is the conservation plan currently applicable to the MNSP site. EIR No. 329 determined the only conservation plan applicable to the MNSP site was the Habitat Conservation Plan for the Stephen’s Kangaroo Rat (SKR). EIR No. 329 included mitigation measures requiring payment of fees to mitigate impacts to the SKR, which EIR No. 329 found would reduce impacts to less than significant. As such, EIR No. 329 concluded impacts due to a conflict with a conservation plan would be less than significant. (Riverside County, 1994, pp. V-73 - V-79)

No Substantial Change from Previous Analysis: The proposed modifications to the Specific Plan associated with the Project would not increase the intensity of development within the Specific Plan beyond what was evaluated in EIR No. 329, and all areas subject to physical impact as part of the Project are fully consistent with what was assumed by EIR No. 329. As such, impacts associated with biological resources would be similar to those identified in EIR No. 329. Additionally, the changes proposed by the Project would not affect any new areas beyond the Specific Plan boundaries that was studied in EIR No. 329.

As the proposed TTM 37533 represents a new implementing tract map and Minor Change No. 1 proposed by TTM 29322MI, a Biological Technical Report and Update Memo were prepared to assess the potential for biological resources impacts associated with the Project in order to confirm that the potential for biological resources impacts for the implementing tract maps would not result in new or substantially increased biological resources impacts. Analysis associated with the Project related to the MSHCP and the potential for impacts to sensitive habitat, plant, or wildlife species is provided below.

The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) (Riverside County, 2003). There are no other Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or state conservation plans applicable to the Project area. The MSHCP specifies conservation criteria for portions of the County that are identified for conservation as part of the MSHCP. The Project site is not located within any MSHCP

conservation cells, indicating that the site is not designated for conservation under the plan. Although the Project site is not designated for conservation under the MSHCP, all lands within the MSHCP plan area are required to demonstrate compliance with all other terms of the MSHCP. A discussion and analysis of the Project compliance with the terms of the MSHCP is provided below.

MSHCP Section 6.1.2 – Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

The MSHCP defines riparian/riverine areas as lands which contain Habitat dominated by trees, shrubs, persistent emergent mosses and lichens, which occur close to or which depend upon soils moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year. The MSHCP defines vernal pools as seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetland indicators of hydrology and/or vegetation during the drier portion of the growing season. Areas demonstrating characteristics described above which are artificially created are not included in these definitions, except for wetlands created for the purpose of providing wetlands habitat or resulting from human actions to create open waters or from the alteration of natural stream courses.

The Biological Technical Report included a survey of the Project site for riparian/riverine areas and vernal pool/seasonal pool habitat (GLA, 2018a, p. 9; GLA, 2019, p. 5). The Project area supports 0.61 acre of roadside ditches constructed in and draining wholly to upland areas, which do not support a relatively permanent flow of water. These roadside ditches have been artificially constructed in the uplands and are not natural drainage features that would be considered riparian/riverine habitat. Instead, these features are human-induced, artificially constructed ditches which do not meet the classification of riparian/riverine resources under the MSHCP, as these drainage features do not contain habitat dominated by trees, shrubs, or persistent emergent mosses and lichens, and the upland, non-native vegetation within these features (dominated by Russian thistle and common wheat) do not depend on soil moisture from a nearby freshwater source as the vegetation in the uplands and these ditches are the same, identical habitats. (GLA, 2018a, p. 45; GLA, 2019, pp. 2-3).

Additionally, the County of Riverside has installed an east-west trending, concrete-lined and concrete-bottomed flood control channel, which has eliminated and altered much of the hydrology in the area within the proposed TTM 37533. Even with this alteration, flows from the roadside ditches discharge into County Flood Control channels located south and west of the TTM 37533. These flood control channels do not provide the resources which would be considered or targeted for protection under the MSHCP and there is currently no connection from these roadside ditches to habitats that would be protected under the MSHCP (GLA, 2018a, p. 45; GLA, 2019).

As a result, no riparian/riverine resources under the MSHCP are present and no impact to MSHCP riparian/riverine resources would occur. No vernal or seasonal pools under the MSHCP are present within the Project site and Study Area and no impact to riparian/riverine resources or vernal or seasonal pools would occur in the Project site (GLA, 2018a, p. 52; GLA, 2019).

MSHCP Section 6.1.3 – Protection of Narrow Endemic Plant Species

Volume I, Section 6.1.3 of the MSHCP addresses 14 Narrow Endemic Plants distributed throughout the MSHCP Plan Area. Volume I, Section 6.3.2 addresses 13 Criteria Area Plants. Projects located within a Narrow Endemic Plant Species Survey Area (NEPSSA) and/or a Criteria Area Plant Species Survey Area (CAPSSA) are required to conduct habitat assessments and focused surveys within suitable habitat for designated Narrow Endemic Plants and/or Criteria Area Plants. The Project area is not located within the NEPSSA or CAPSSA. As such focused surveys are not required for special-status plants pursuant to the MSHCP. Therefore, the Project would be consistent with MSHCP Section 6.1.3. (GLA, 2018a, p. 5)

MSHCP Section 6.1.4 – Guidelines Pertaining to the Urban/Wildlands Interface

The MSHCP Urban/Wildland Interface Guidelines (Section 6.1.4) are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area. The nearest lands targeted for conservation by the MSHCP occur 1.1 miles to the northeast of the Project site. As such, the Project has no potential to conflict with MSHCP Section 6.1.4. (RCIT, 2019)

MSHCP Section 6.3.2 – Additional Survey Needs and Procedures

Volume I, Section 6.3.2 of the MSHCP states that in addition to the Narrow Endemic Plant Species addressed in Volume I, Section 6.1.3, additional surveys may be needed for certain other plant and animal species in conjunction with MSHCP implementation in order to achieve full coverage for these species. The Project is not located within the CAPSSA or amphibian survey areas, however portions of the Project area are within the MSHCP's Burrowing Owl Survey Area. (GLA, 2018a, p. 7)

Burrowing owls were not detected on the Project site during focused surveys performed in 2018 (GLA, 2018a, p. 8). As a follow-up to confirm the presence/absence of burrowing owls, the MSHCP requires pre-construction surveys to be conducted within 30 days prior to site grading. If present, burrowing owls would be relocated from the site following accepted protocols, pursuant to MSHCP Objective 6 for burrowing owls.

Conclusion – MSHCP Consistency

Based on the findings presented above, the Project's mandatory compliance with applicable MSHCP requirements (as would be required pursuant to Mitigation Measures 11.3 and 11.4 from the EIR) would ensure that implementation of the proposed Project would not result in any new significant impacts to sensitive plant or wildlife species, and impacts would be less than significant. Moreover, the proposed Project would be fully consistent with the MSHCP requirements, and no new or substantially increased impacts associated with MSHCP compliance would occur as a result of the proposed Project. There are no other Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or state conservation plans applicable to the Project area. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

- b) **Would the proposed Project have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?**
- c) **Would the proposed Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Wildlife Service?**

EIR No. 329 Finding: EIR No. 329 indicated that no species listed as rare, threatened, or endangered were observed on the MNSP site; however, two sensitive animals had the potential to occur including the SKR and the coast horned lizard. EIR No. 329 indicated that the coast horned lizard had been removed as a candidate species and impacts would be less than significant. EIR No. 329 indicated that no SKR were observed on the MNSP site; however, because the SKR was listed as endangered, EIR No. 329 included mitigation requiring the payment of a fee for impacts to potential SKR habitat. EIR No. 329 determined that no sensitive plant species were located on the MNSP site and none were expected to occur on the MNSP site. As such, with implementation of mitigation, EIR No. 329 determined impacts to sensitive species would be less than significant. (Riverside County, 1994, pp. V-73 - V-79)

No Substantial Change from Previous Analysis: An assessment of habitat in the area within the Project site, including biological surveys, was conducted by GLA in 2018 (GLA, 2018a, pp. 6-9). A single special-status animal species, San Diego black-tailed jackrabbit, was observed within the Project study area (GLA, 2018a, p. 37). No other special status animal species were identified in the area within the Project area.

The implementation of the Project would result in the removal of habitat with the potential to support foraging by the “Fully Protected” golden eagle and white-tailed kite; MSHCP adequately conserved species, including northern harrier and loggerhead shrike; as well as non-listed, special-status species not covered by the MSHCP, including western yellow bat and western mastiff bat. Due to the highly disturbed nature of the Project site resulting from historic agriculture and road and flood control facility maintenance, the removal of foraging habitat resulting from the implementation of the Project would not result in significant impacts to these special-status species (GLA, 2018a, p. 49).

For the species covered under the MSHCP, with the exception of the burrowing owl, no additional survey, compensatory, or avoidance action would be required, as the Project area is not located within a Small Mammal, Amphibian, or Criteria Area Species Survey Area, and does not contain suitable habitat for riparian bird species or vernal pools. Potential adverse effect associated to San Diego black-tailed jackrabbit resulting from the development of the Project would be reduced by mandatory regulatory requirements through the payment of MSHCP fees (GLA, 2018a, p. 49). Similarly, compliance with the mandatory Burrowing Owl requirements in the MSHCP would require that a pre-construction survey is conducted within 30-days prior to commencement of construction, and re-location if any burrowing owl is present, per MSHCP requirements (as would be required pursuant to Mitigation Measure MM 11.3).

The Project site contains shrubs and ground cover that provide suitable habitat for nesting native birds. The Project has the potential to impact active bird nests if vegetation is removed during the nesting season

(February 1 to August 31). Impacts to native birds by the proposed Project would not be a significant impact under CEQA, since the native birds with potential to nest on the Project study area would be those that are common to the region and highly adapted to human landscapes (e.g., mourning dove, killdeer). The number of individuals potentially affected by the Project would not significantly affect regional or local populations of such species. However, out of an abundance of caution, the Project would be required to comply with Mitigation Measure MM 11.4, which implements County requirements and regulations related to nesting native birds. (GLA, 2018a, p. 50). Mandatory compliance with the mitigation from EIR No. 329 would ensure no new or more severe impacts occur as compared to what was evaluated and disclosed by EIR No. 329.

e) Would the proposed Project 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 Wildlife or U. S. Fish and Wildlife Service?

EIR No. 329 Finding: EIR No. 329 indicated the only sensitive natural community located on the MNSP site was a small area of coastal sage scrub habitat along the southeast boundary of the site where the steep hillsides and rock outcrops of the Double Butte Mountains preclude dryland farming. EIR No. 329 noted that the areas of coastal sage scrub and some small areas of introduced grassland would be sensitive vegetation communities because they could potentially support sensitive species. EIR No. 329 indicated that the sensitive vegetation would be preserved on-site. Thus, EIR No. 329 concluded impacts to sensitive natural communities would be less than significant. (Riverside County, 1994, pp. V-73 - V-79)

No Substantial Change from Previous Analysis: The MSHCP defines riparian/riverine areas as lands which contain Habitat dominated by trees, shrubs, persistent emergent mosses and lichens, which occur close to or which depend upon soils moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year. The MSHCP defines vernal pools as seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetland indicators of hydrology and/or vegetation during the drier portion of the growing season. Areas demonstrating characteristics described above which are artificially created, are not included in these definitions, except for wetlands created for the purpose of providing wetlands habitat or resulting from human actions to create open waters or from the alteration of natural stream courses.

The Biological Technical Report and subsequent Update Memo prepared for the Project included a survey of the Project site for riparian/riverine areas and vernal pool/seasonal pool habitat (GLA, 2018a, p. 9). The Project site supports 0.61 acre of roadside ditches constructed in and draining to wholly upland areas which do not support a relatively permanent flow of water. These roadside ditches have been artificially constructed in the uplands and are not natural drainage features that would be considered riparian/riverine habitat. Instead, these features are human-induced, artificially constructed ditches which do not meet the classification of riparian/riverine resources under the MSHCP as these drainage features do not contain habitat dominated by trees, shrubs, or persistent emergent mosses and lichens, and the upland, non-native vegetation within these features (dominated by Russian thistle and common wheat) do not depend on soil moisture from a nearby freshwater source as the vegetation in the uplands and these ditches are the same, identical habitats (GLA, 2018a, p. 45; GLA, 2019, pp. 2-3).

Additionally, the County of Riverside has installed an east-west trending, concrete-lined and concrete-bottomed flood control channel, which has eliminated and altered much of the hydrology in the area within the proposed TTM 37533. Even with this alternation, flows from the roadside ditches discharge into County Flood Control channels located south and west of the TTM 37533. These flood control channels do not provide the resources which would be considered or targeted for protection under the MSHCP and there is currently no connection from these roadside ditches to habitats that would be protected under the MSHCP (GLA, 2018a, p. 45).

As a result, no riparian/riverine resources under the MSHCP are present and no impact to MSHCP riparian/riverine resources would occur. No vernal or seasonal pools under the MSHCP are present within the Project site and Study Area and no impact to riparian/riverine resources or vernal or seasonal pools would occur (GLA, 2018a, p. 52).

Additionally, according to a biological update letter prepared by GLA (*Technical Appendix B3*), under existing conditions the Project site contains 111.51 acres of an active common wheat (*Triticum aestivum*) field (agriculture). Several non-native weedy species and, to a lesser extent, disturbance-tolerant native species were also observed around the margins and within the rows of wheat and include Russian thistle (*Salsola tragus*), stinknet (*Oncosiphon piluliferum*), Bermuda grass (*Cynodon dactylon*), wall barley (*Hordeum murinum* ssp. *murinum*), Mediterranean grass (*Bromus madritensis*), annual bur-sage (*Ambrosia acanthicarpa*), small-flowered fiddleneck (*Amsinckia menziesii*), telegraph weed (*Heterotheca grandiflora*), and twiggy wreath plant (*Stephanomeria virgata*). In addition, a single sapling Goodding's black willow (*Salix gooddingii*), and approximately two individuals each of mule fat (*Baccharis salicifolia*) and saltcedar (*Tamarix ramosissima*) were observed within the central portion of the wheat field. These individuals were not mapped as a separate vegetation community, as they did not exhibit functional characteristics of a separate community, such as increased wildlife usage from that of the surrounding agriculture. The Project Study Area also supports 7.32 acres of disturbed/developed lands. These areas consist of both paved and dirt vehicular access roads and the existing concrete-lined Riverside County Flood Control and Water Conservation District (RCFCWCD) flood control channel. The proposed Project would result in permanent impacts to all of the agriculture and disturbed vegetation communities on site. However, because the on-site habitat is not considered sensitive, impacts to vegetation communities would be less than significant. (GLA, 2019, p. 3)

Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

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

EIR No. 329 Finding: Although EIR No. 329 did not address this subject, EIR No. 329 contained enough information about existing conditions and biological resources present on the MNSP site that with the exercise of reasonable diligence, information about MNSP's potential effect to migratory wildlife was readily available to the public. EIR No. 329 did not evaluate impacts to migratory wildlife. (Riverside County, 1994)

No Substantial Change from Previous Analysis: The Project site does not contain migratory wildlife corridors and wildlife nursery sites. The Project site is not identified by the MSHCP within a linkage or corridor and does not contain the structural topography and vegetative cover that facilitate regional wildlife movement (GLA, 2018a, p. 50). Additionally, Specific Plan No. 260 was designed to incorporate large areas of open space within the southeastern portions of the Specific Plan area, which would provide for on-site habitat that is contiguous with the Double Butte County Park. SP 260 is located approximately 1.1 miles from the nearest MSHCP conservation cells, which were designed, in part, to accommodate wildlife movement areas throughout western Riverside County. Therefore, since SP 260 already accommodates 102.8 acres of contiguous open space that would accommodate wildlife movement, and because the portion of the Specific Plan subject to the proposed Project is not targeted for conservation under the MSHCP, the proposed Project would not result in any impacts to wildlife movement corridors.

- g) **Would the proposed Project have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

EIR No. 329 Finding: Although EIR No. 329 did not address this subject, EIR No. 329 contained enough information about existing conditions and biological resources present on the MNSP site that with the exercise of reasonable diligence, information about MNSP's potential effect to wetlands was readily available to the public. EIR No. 329 did not evaluate impacts to wetlands. (Riverside County, 1994)

No Substantial Change from Previous Analysis: A jurisdictional delineation for the Project site was conducted by GLA, the results of which are provided as *Technical Appendix B2*. Additionally, an update memo to the jurisdictional delineation was prepared for the Project site in order to identify overall Project-related impacts, and specific impacts to jurisdictional features within TTM 37533 and Minor Change No. 1 to TTM 29322. The Update Memo was conducted by GLA and is provided as *Technical Appendix B3*. The Project site supports two roadside ditches, which are located in, and drain, wholly upland areas and do not support a relatively permanent flow of water, and one Riverside County Flood Control and Water Conservation District (County Flood) flood control channel. The Project site also supports two relict/remnant drainage features that do not have a hydrologic source of flow as these features have been cut off from their former flow source by County Flood's flood control channel located at the northern end of the Project site. As these features have been cut off from their historic hydrologic source, they are not Army Corps of Engineers (Corps), California Department of Fish and Wildlife (CDFW), or Regional Water Quality Control Board (RWQCB) jurisdictional waters. (GLA, 2018b, pp. 10-19)

Corps jurisdiction within the Study Area totals 0.49 acre, none of which consists of jurisdictional wetlands, and a total of 2,106 linear feet of streambed is present. All Corps jurisdiction is located within TTM 37533 within the northern portion of the study area. No Corps jurisdictional features are located within TTM 29322. Corps jurisdiction associated with the Study Area site is limited to County Flood's flood control channel located along the northern boundary of the site adjacent to Watson Road. (GLA, 2018b, pp. 10-12; GLA, 2019, p. 2)

CDFW jurisdiction within the Study Area totals 1.28 acres, none of which consists of vegetated riparian habitat and all of which consist of non-riparian streambed, and a total of 4,230 linear feet of streambed is

present. CDFW jurisdiction within TTM 37533 totals 1.09 acres, none of which consists of vegetated riparian habitat and all of which consist of non-riparian streambed, and a total of 3,544 linear feet of streambed is present. CDFW jurisdiction associated with the Project site is limited to County Flood's flood control channel located along the northern boundary of the site adjacent to Watson Road, the Briggs Road Ditch located along the western edge of the Project, and the Sultanas Road Ditch located along the eastern edge of the Project. CDFW jurisdiction associated with TTM 37533 is limited to County Flood's flood control channel (comprising 0.68 acre and 2,106 linear feet), the Briggs Road Ditch (comprising 0.28 acre and 964 linear feet), and the Sultanas Road Ditch (comprising 0.13 acre and 474 linear feet. CDFW jurisdiction within TTM 29322 totals 0.19 acre, none of which consists of vegetated riparian habitat and all of which consist of non-riparian streambed, and a total of 686 linear feet of streambed is present. CDFW jurisdiction associated with TTM 23922 is limited to the Sultanas Road Ditch (GLA, 2018b, pp. 14-16; GLA, 2019, pp. 5-6)

RWQCB jurisdiction within the Study Area totals 1.03 acres, none of which consists of jurisdictional wetlands, and a total of 4,230 linear feet of streambed is present. RWQCB jurisdiction associated with the Study Area site is limited to County Flood's flood control channel located along the northern boundary of the site adjacent to Watson Road, the Briggs Road Ditch located along the western edge of the Project, and the Sultanas Road Ditch located along the eastern edge of the Project. Regional Board jurisdiction within TTM 37533 totals 0.84 acre, none of which consists of jurisdictional wetlands, and a total of 3,544 linear feet of streambed is present. Regional Board jurisdiction associated with TTM 37533 is limited to County Flood's flood control channel (comprising 0.49 acre and 2,106 linear feet), the Briggs Road Ditch (comprising 0.22 acre and 964 linear feet), and the Sultanas Road Ditch (comprising 0.13 acre and 474 linear feet). Regional Board jurisdiction within TTM 29322 totals 0.19 acre, none of which consists of jurisdictional wetlands, and a total of 686 linear feet of streambed is present. Regional Board jurisdiction associated with TTM 29322 is limited to the Sultanas Road Ditch. (GLA, 2018b, pp. 12-14; GLA, 2019, pp. 4-6)

Implementation of the Project would result in permanent impacts to 0.54 acre of RWQCB jurisdiction, none of which consist of jurisdictional wetlands, with 0.35 acre of impact located within TTM 37533 and 0.19 acre of impact located within TTM 29322. Furthermore, implementation of the Project would result in impacts to 0.61 acre of CDFW jurisdiction, none of which consists of vegetated riparian habitat and all of which consist of non-riparian roadside ditch. Of the 0.61 acre of CDFW jurisdiction impacted by the Project, 0.42 acre would be located within TTM 37533 and 0.19 acre would be located within TTM 29322. The Project would not result in any permanent impacts to Corps jurisdictional features. The impacted CDFW and RWQCB features do not support riparian vegetation (herbaceous or woody) and would support water flow only during and shortly after rainfall events. Furthermore, the impacted features do not provide habitat to plant or wildlife species beyond what the adjacent uplands provide. In accordance with RWQCB and CDFW regulations, the Project would be required to provide compensatory mitigation for impacts to jurisdictional features, as applied to the Project as Mitigation Measure MM 11.5. Given that the impacted jurisdictional features are ephemeral, disturbed, and generally unvegetated ditches and that the Project would be subject to mitigation in accordance with CDFW and RWQCB regulations, impacts would be less than significant with mandatory compliance with regulatory compliance, including requirements to comply with the RWQCB Waste Discharge Order under the State Water Code (Section 13260) and a Section 1602 Streambed Alteration Agreement. (GLA, 2018a; GLA, 2018b; GLA, 2019)

Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

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

EIR No. 329 Finding: EIR No. 329 did not identify any conflicts with any local policies or ordinances protected biological resources. As such, EIR No. 329 concluded impacts would be less than significant. (Riverside County, 1994, pp. V-73 - V-79)

No Substantial Change from Previous Analysis: Aside from the MSHCP (which is addressed above under Impact Analysis 7.a), the only local policy/ordinance protecting biological resources within the Project area is the Riverside County Oak Tree Management Guidelines, which requires surveys of individual trees and the minimization and/or avoidance of oak trees where feasible. The proposed Project would result in changes to the distribution of land uses within the Planning Areas subject to the proposed Project and would not include any new areas of impact that were not considered as a part of EIR No. 329. Under existing conditions, the Project site consists of agricultural and disturbed habitat types, and does not contain any oak trees subject to the Oak Tree Management Guidelines. As such, the Project has no potential to conflict with the Oak Tree Management Guidelines. There are no other ordinances or policies addressing biological resources that apply to the proposed Project. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

EIR No. 329 identified several mitigation measures to address impacts to biological resources. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval.

MM 11.1: Providing that the open space area in Planning Area 36 is to be used for passive recreational and/or aesthetic purposes, Coastal Sage Scrub habitat found there will be protected. No other resource areas on-site warrant mitigative efforts due to lack of significant resource values.

MM 11.2: The project will be required to participate in the County's Interim Mitigation Plan, requiring payment of \$1,950 per acre of land developed within SKR fee assessment areas.

Additionally, although impacts to the burrowing owl are anticipated to be less than significant, the following mitigation measure is intended to ensure appropriate measures are taken in the event the site becomes occupied by burrowing owls prior to Project construction.

MM 11.3: Pursuant to MSHCP Objective 6 and Objective 7, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) shall occur following accepted protocols, subject to approval of the Regional Conservation Authority and the Wildlife Agencies. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

Although impacts to nesting birds are anticipated to be less than significant, the following mitigation measure is intended to ensure the Project complies with the Migratory Bird Treaty Act (MBTA) and State law and avoids impact to nesting birds.

MM 11.4: As feasible, vegetation clearing should be conducted outside of the nesting season, which is generally identified as February 1 through September 15. If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three days prior to any disturbance of the site, including disking, demolition activities, and grading. If active nests are identified, the biologist shall establish suitable buffers around the nests, and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.

To address planned impacts to 0.54 acre of RWQCB jurisdiction, none of which consist of jurisdictional wetlands, and 0.61 acre of CDFW jurisdiction, none of which consists of vegetated riparian habitat and all of which consist of non-riparian roadside ditch, and in order to ensure that the Project complies with MSHCP Section 6.1.2 and State Law, the following shall be imposed as a condition of Project approval:

MM 11.5: Prior to issuance of grading permits, the Project Applicant shall provide evidence to the Riverside County Planning Department that the following permits have been issued to address impacts to jurisdictional drainages: 1) Compliance with the Regional Board Waste Discharge Order under State Water Code Section 13260 by the Regional Water Quality Control Board; and 2) Section 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW). Prior to issuance of grading permits, the Planning Department shall ensure that any compensatory mitigation required as part of these regulatory permits have been implemented to the satisfaction of the RWQCB and CDFW.

4.1.5 Cultural Resources

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<i>Would the project:</i>				
8. Historic Resources				
a. Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of a historical resource as defined	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
in California Code of Regulations, Section 15064.5?				

Source: Phase I Cultural Resources Assessment, ECORP Consulting, Inc., 2018; EIR No. 329; On-site Inspection, Project Application Materials,

- a) **Would the proposed Project alter or destroy an historic site?**
- b) **Would the proposed Project cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?**

EIR No. 329 Finding: EIR No. 329 did not identify any historic sites within the MNSP area. Therefore, EIR No. 329 concluded that potential impacts to historic resources were not expected and that no impact would occur. (Riverside County, 1994, pp. V-85 - V-89)

No Substantial Change from Previous Analysis: No historic sites were recorded on the portion of the Project site within TTM 37533 during a Phase I Cultural Resources Survey conducted by ECORP Consulting, Inc., in 2018 (Ecorp, 2018a, p. 25) or within TTM 29322 as found by the Mitigated Negative Declaration (Environmental Assessment No. 38625) approved in 2007. Therefore, there would be no impacts to historic resources or sites as a result of the proposed Project and the Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<i>Would the project:</i>				
9. Archaeological Resources				
a. Alter or destroy an archeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archeological resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Phase I Cultural Resources Assessment, ECORP Consulting, Inc., 2018; EIR No. 329; Project Application Materials.

- a) **Would the proposed Project alter or destroy an archeological site?**
- b) **Would the proposed Project cause a substantial adverse change in the significance of an archeological resource as defined in California Code of Regulations, Section 15064.5?**

EIR No. 329 Finding: EIR No. 329 noted that the MNSP site contained one new and three previously-recorded archeological resources on-site. EIR No. 329 determined that all four of the archeological sites would be directly impacted with development of the MNSP project; however, EIR No. 329 noted that the archeological resources were not considered significant under CEQA and impacts to these resources would be less than significant. EIR No. 329 noted that given the possibility of discovering subsurface resources during grading activities, mitigation requiring archeological monitoring during grading activities would be required. With implementation of the mitigation contained in EIR No. 329, impacts were determined to be less than significant. (Riverside County, 1994, pp. V-85 - V-89)

No Substantial Change from Previous Analysis: The proposed modifications to the Specific Plan associated with the proposed actions would not increase the intensity of development within the Specific Plan, would not result in physical impacts to areas that were not previously analyzed in EIR No. 329, nor would the changes result in a substantial change to the construction or operational characteristics of SP 260, thereby ensuring that impacts associated with archeological resources would be similar to those identified in EIR No. 329.

A Phase I Cultural Resources Survey conducted by ECORP Consulting, Inc., in 2018 was prepared for TTM 37533 to assess the potential for impacts to archeological resources associated with TTM 37533 in order to confirm that the potential for archeological resources impacts for the implementing tract map would not result in new or substantially increased archeological resources impacts. The Phase I Cultural Resources Survey concluded that the potential for subsurface cultural resources is considered low and that no potentially significant impacts would occur as a result of the implementation of TTM 37533 (Ecorp, 2018a, p. 25). The potential for archeological resources impacts related to the development of TTM 29322, encompassing the remaining portion of the Project site, were analyzed as part of the approved Mitigated Negative Declaration for Amendment I to SP 260 (Environmental Assessment No. 38625) approved in 2007, which concluded that the impacts to archeological resources would be less than significant with proposed mitigation. The proposed Project would slightly reduce the number of units within TTM 29322, thus it would have similar impacts to archeological resources.

EIR No. 329 determined that there is a potential for Project grading activities to uncover previously unknown resources on-site and included a mitigation measure requiring retaining an archeologist in the event that archeological resources are found during construction (Riverside County, 1994, p. V.88). Accordingly, the proposed Project would be required to implement the previously identified mitigation measures that were identified in EIR No 329 and in the Mitigated Negative Declaration for Amendment I to SP 260 and would not result in any new impacts or increase in the severity of a previously identified significant impact to archeological resources beyond that which was evaluated and mitigated in EIR No. 329.

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

EIR No. 329 Finding: Although EIR No. 329 did not address this subject, EIR No. 329 contained enough information about existing conditions and existing archeological resources on the MNSP site that with the exercise of reasonable diligence, information about MNSP's potential effect to disturb any human remains was readily available to the public. EIR No. 329 did not evaluate impacts to human remains. (Riverside County, 1994)

No Substantial Change from Previous Analysis: No human remains have been identified on-site during past archaeological investigations. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction. If human remains are unearthed during Project construction, the construction contractor would be required by law to comply with California Health and Safety Code, § 7050.5, "Disturbance of Human Remains." According to § 7050.5(b) and (c), if human remains are discovered, the County Coroner must be contacted and if the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner is required to contact the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code § 5097.98, whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, the NAHC is required to immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. According to Public Resources Code § 5097.94(k), the NAHC is authorized to mediate disputes arising between landowners and known descendants relating to the treatment and disposition of Native American human burials, skeletal remains, and items associated with Native American burials. With mandatory compliance to California Health and Safety Code § 7050.5 and Public Resources Code § 5097.98, any potential impacts to human remains, including human remains of Native American descent, would be less than significant and mitigation is not required. Therefore, impacts to human remains are determined to be less than significant and the Project would not substantially increase the severity of impacts previously identified in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

EIR No. 329 includes one mitigation measure, which would continue to apply to the proposed Project. However, the mitigation measure identified by EIR No. 329 for impacts to archeological resources is out of date and does not reflect current regulatory requirements. Accordingly, the following EIR No. 329 Mitigation Measure would be supplemented and replaced by the revised (and more stringent) requirements listed below:

MM 15.1: ~~Given the element of uncertainty of any archeological survey due to the potential sub-surface dimension, it is recommended that should archeological materials be discovered during grading activities,~~

a qualified archaeologist shall be retained for evaluation. If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.
- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the County and landowner. The County shall consult on a finding of eligibility and implement appropriate treatment measures if the find is determined to be eligible for inclusion in the NRHP or CRHR. Work may not resume within the no-work radius until the County, through consultation as appropriate, determines that the site either: 1) is not eligible for the NRHP or CRHR; or 2) that the treatment measures have been completed to its satisfaction.
- If the find includes human remains, or remains that are potentially human, the professional archaeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the San Bernardino County Coroner (as per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate information center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

4.1.6 Energy

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<i>Would the project:</i>				
10. Energy Impacts				
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR No. 329, Project application materials.

- a) **Would the proposed Project result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**
- b) **Would the proposed Project conflict with or obstruct a State of Local plan for renewable energy or energy efficiency?**

EIR No. 329 Finding: EIR No. 329 indicated that development of the MNSP site would increase energy consumption as compared to the agricultural uses that were existing uses on-site; however, the energy consumption levels associated with the MNSP project were not expected to exceed typical requirements for similar urban development. EIR No. 329 included mitigation measures including the encouragement to use solar heating techniques and adhere to Title 24 building requirements in order to reduce energy impacts to less than significant. As such, EIR No. 329 concluded that energy impacts would be less than significant. (Riverside County, 1994, pp. V-81 - V-82)

No Substantial Change from Previous Analysis: The Project would not conflict with any adopted energy conservation plans. The Project would be developed in conformance with all applicable energy conservation regulations including but not limited to Title 24 energy conservation standards. The Project would be constructed to achieve the building energy efficiency standards set forth in the California Code of Regulations Title 24 requirements in effect at the time of building permit issuance, as required pursuant the mitigation measures from EIR No. 329. Adherence to these efficiency standards would result in a “maximum feasible” reduction in unnecessary energy consumption. Additionally, the Project would not result in an increase in the number of dwelling units or building intensity on-site. Furthermore, it should be noted that current regulations for energy conservation are much stricter than the regulations adopted at the time EIR No. 329 was adopted in 1994. As a result, the Project would result in a decreased energy demand as compared to what was evaluated for the Project site in EIR No. 329. Accordingly, the Project’s

impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during Project construction and operation would be less than significant. Therefore, with mandatory implementation of the mitigation measures specified in EIR No. 329, the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

EIR No. 329 identified several mitigation measures to address impacts to energy. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project’s conditions of approval.

MM 13.1: Passive solar heating techniques will be encouraged whenever possible within the project. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated, and installing simple heat storage systems.

MM 13.2: Building energy conservation shall largely be achieved by compliance with Title 20 and 24 of the California Administrative Code.

4.1.7 Geology and Soils

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<i>Would the project:</i>				
II. Alquist-Priolo Earthquake Fault Zone or County Fault Hazards Zones a. Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Preliminary Geotechnical Evaluation, LGG Geotechnical, Inc., 2018; EIR No. 329; Riverside County General Plan; Harvest Valley/Winchester Area Plan; GIS database.

a) **Would the proposed Project be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by**

the State Geologist for the area or based on other substantial evidence of a known fault?

EIR No. 329 Finding: EIR No. 329 disclosed that the MNSP site was not located within an Alquist-Priolo Fault Zone or a County Fault Hazard Zone. Out of an abundance of caution, EIR No. 329 identified a mitigation measure requiring the project comply with the criteria in the Uniform Building Code (UBC). With implementation of mitigation, EIR No. 329 determined that impacts would be less than significant. (Riverside County, 1994, V-12 - V-13)

No Substantial Change from Previous Analysis: The closest major active faults include the San Jacinto (7 miles), Elsinore (11 miles), Claremont (9 miles), and San Andreas Faults (23 miles). The proposed modifications to the Specific Plan associated with the proposed actions would not increase the intensity of development within the Specific Plan nor would the changes result in a substantial change to the construction or operational characteristics of SP 260 ensuring that impacts associated with geology and soils would be similar to those identified in EIR No. 329.

In addition, a site-specific Preliminary Geotechnical Evaluation was prepared for the proposed implementing TTM 37533 to assess the potential for geology and soil impacts in order to confirm that the potential impacts for the implementing tract map would not result in new or substantially increased impacts. The Preliminary Geotechnical Evaluation confirmed that the potential for impacts associated with seismic hazards or ground rupture is considered low for the area within the proposed TTM 37533 (LGC, 2018, p. 13). The Project does not include any changes in the Project area, land uses or number of residential units that would increase impacts beyond what was analyzed in EIR No. 329. The proposed Project would be subject to the mitigation measures identified in EIR No. 329, which would ensure the mandatory adherence to California Building Standards Code (CALGreen) requirements as well as demonstrate compliance with the geotechnical report. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

No new mitigation measures beyond those identified in EIR No. 329 are required; however, applicable mitigation measures from EIR No. 329 would continue to apply to the proposed Project. EIR No. 329 mitigation measures that are applicable to the proposed Project are provided below, although some modifications have been made in order to reflect current building code requirements.

MM 1.1: The proposed structures and foundations shall be designed to resist seismic lateral loading in accordance with the seismic design criteria contained in the Uniform California Building Standards Code, Section 2312.

In addition, the following standard requirement shall apply to ensure compliance with the Project's geotechnical investigation:

MM 1.2: The proposed Project shall demonstrate compliance with the Project's geotechnical investigation, dated July 11, 2018, on all plans prior to the issuance of grading and/or building permits.

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
Would the project:				
I2. Liquefaction Potential Zone				
a. Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Preliminary Geotechnical Evaluation, LGG Geotechnical, Inc., 2018; EIR No. 329; Riverside County General Plan; Harvest Valley/Winchester Area Plan; GIS database.

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

EIR No. 329 Finding: EIR No. 329 determined that liquefaction was not anticipated on-site due to the depth of groundwater (over 100 feet) and because no evidence for significant static water level declines had been indicated. Additionally, EIR No. 329 noted that if the MNSP site was not located within a Riverside County General Plan “Liquefaction Hazard Area.” EIR No. 329 concluded impacts would be considered less than significant. (Riverside County, 1994, V-12 - V-14)

No Substantial Change from Previous Analysis: The site-specific Preliminary Geotechnical Evaluation prepared to evaluate the implementing TTM 37533 confirmed that soils within the area subject to TTM 37533 are not generally susceptible to liquefaction (LGC, 2018, p. 13). Accordingly, significant impacts associated with liquefaction would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 329.

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
Would the project:				
I3. Ground-shaking Zone				
a. Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Preliminary Geotechnical Evaluation, LGG Geotechnical, Inc., 2018; EIR No. 329; Riverside County General Plan; Harvest Valley/Winchester Area Plan.

a) **Would the proposed Project be subject to strong seismic ground shaking?**

EIR No. 329 Finding: EIR No. 329 determined that the MNSP site lied within Groundshaking Zones II and III per the Seismic/Geologic Map. EIR No. 329 noted that the MNSP land uses would be compatible with the site’s Groundshaking Zones. However, EIR No. 329 noted that proposed school sites would require detailed site investigations and engineering studies in order to ensure safety from ground shaking at a proposed school site. EIR No. 329 included a mitigation measure requiring compliance with the UBC to reduce impacts due to seismic ground shaking to less than significant. EIR No. 329 determined with implementation of the UBC, impacts would be less than significant. (Riverside County, 1994, V-12 - V-14)

No Substantial Change from Previous Analysis: The closest major active faults to the Project site include the San Jacinto (7 miles), Elsinore (11 miles), Claremont (9 miles), and San Andreas Faults (23 miles). The proposed modifications to the Specific Plan associated with the proposed actions would not increase the intensity of development within the Specific Plan nor would the changes result in a substantial change to the construction or operational characteristics of SP 260 ensuring that impacts associated with seismic ground shaking would be similar to those identified in EIR No. 329.

The Project does not include any changes in the Project area, land uses or number of residential units that would increase impacts beyond what was analyzed in EIR No. 329. The proposed Project would be subject to the mitigation measures identified in EIR No. 329, which would ensure the mandatory adherence to California Building Standards Code (CALGreen) requirements as well as demonstrate compliance with the geotechnical report. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

EIR No. 329 Mitigation Measures MM 1.1 through MM 1.2, identified above under the discussion of the earthquake hazards would apply.

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<i>Would the project:</i>				
I4. Landslide Risk a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Preliminary Geotechnical Evaluation, LGG Geotechnical, Inc., 2018; EIR No. 329; Riverside County General Plan; Harvest Valley/Winchester Area Plan; On-site Inspection.

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

EIR No 329 Finding: EIR No. 329 evaluated slope stability and noted that most of the MNSP site exhibited little or no relief; therefore, landsliding was not considered to be a potential hazard. EIR No. 329 noted that the only area of significant topographic relief was located in the southeast portion of the site associated with the west margin of Double Butte. EIR No. 329 determined that any development proposed within or immediately adjacent to the Double Butte hillside area should be done in conjunction with a more detailed slope stability investigation. EIR No. 329 found that the remainder of the Project site would not be subject to landsliding risk. As such, EIR No. 329 concluded no impact would occur. (Riverside County, 1994, pp. V-17).

No Substantial Change from Previous Analysis: In addition, the Preliminary Geotechnical Evaluation determined that the area within TTM 37533 is not considered susceptible to landslides, seismically-induced landslides, or other mass wasting processes (debris flows, rock falls, etc.) (LGC, 2018, p. 13). Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

EIR No. 329 identified several mitigation measures to address impacts to landslide risk. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval.

MM 2.2: Maximum indication of all cut and fill slopes shall be 2 horizontal to 1 vertical.

MM 2.3: A more detailed slope stability investigation shall be performed for Planning Areas 35, 37, 39 and 40 relative to development adjacent to steep hillsides (Double Butte margin) area within the southeast portion of the site prior to issuance of grading permits for these Planning Areas.

EIR No. 329 Mitigation Measures MM 1.1, identified above under the discussion of the earthquake hazards would apply.

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<i>Would the project:</i>				
15. Ground Subsidence a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Preliminary Geotechnical Evaluation, LGG Geotechnical, Inc., 2018; EIR No. 329; Riverside County General Plan; Harvest Valley/Winchester Area Plan; GIS database.

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

EIR No. 329 Finding: EIR No. 329 evaluated ground subsidence for the MNSP site and concluded that ground subsidence was not anticipated on-site due to the lack of water level declines beneath the Project site. Furthermore, EIR No. 329 noted that ground subsidence had not been documented in the MNSP area. As such, EIR No. 329 determined impacts due to ground subsidence would be less than significant. (Riverside County, 1994, pp. V-17).

No Substantial Change from Previous Analysis: The Preliminary Geotechnical Evaluation for the Project determined that the area within TTM 37533 would have a low potential for local subsidence to impact the site based on subsurface and laboratory data (LGC, 2018, p. 13). The proposed Project would be subject to the mitigation measures identified in EIR No. 329, which would ensure the mandatory adherence to California Building Standards Code (CALGreen) requirements as well as demonstrate compliance with the geotechnical report. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 329.

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<i>Would the project:</i>				
16. Other Geologic Hazards a. Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Preliminary Geotechnical Evaluation, LGG Geotechnical, Inc., 2018; EIR No. 329; Riverside County General Plan; Harvest Valley/Winchester Area Plan, 2016; On-site Inspection, Project Application Materials.

a) Would the proposed Project be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

EIR No. 329 Finding: EIR No. 329 noted that the MNSP site was not located within an area with a known risk of seiche, mudflow, or volcanic activity. As such, EIR No. 329 concluded impacts due to geologic hazards, such as seiche, mudflow, or volcanic hazard would not occur. (Riverside County, 1994, pp. V-17 - V-22).

No Substantial Change from Previous Analysis: The Project site is not located within an area which has a known risk of seiche, mudflow, or volcanic activity. In addition, the Project site is not subject to inundation due to the failure of any nearby dams (Riv. County HVWAP, 2016, Figure S.11). Accordingly, no impact would occur as a result of seiches, mudflows, volcanic hazards, or other geologic hazards not already addressed above. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<i>Would the project:</i>				
17. Slopes				
a. Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Preliminary Geotechnical Evaluation, LGG Geotechnical, Inc., 2018; EIR No. 329; Riv. Co. 800-Scale Slope Maps; Project Application Materials;

- a) **Would the proposed Project change topography or ground surface relief features?**
- b) **Would the proposed Project create cut or fill slopes greater than 2:1 or higher than 10 feet?**
- c) **Would the proposed Project result in grading that affects or negates subsurface sewage disposal systems?**

EIR No. 329 Finding: EIR No. 329 noted implementation of the MNSP would unavoidably alter some of the existing landforms in the area. However, EIR No. 329 noted the MNSP grading plan was intended to be sensitive to and reflect natural landforms where possible. EIR No. 329 noted that no cut or fill slopes greater than 2:1 were proposed and the Building and Safety Standard Grading Requirements, which were applied to the MNSP project as mitigation. Furthermore, EIR No. 329 included mitigation measures requiring a slope stability investigation for development of Planning Areas adjacent to steep hillsides and mitigation requiring the foundation characteristics of soils within on-site development areas. In addition, EIR No. 329 noted that the MNSP project did not contain any subsurface sewage disposal systems that would be affected as a result of grading activities. Therefore, EIR No. 329 determined grading proposed as part of the MNSP project would have a less-than-significant impact on existing topography and ground surface relief features with implementation of mitigation measures and would have no impact to subsurface sewage disposal systems. (Riverside County, 1994, pp. V-17).

No Substantial Change from Previous Analysis: The proposed modifications to the Specific Plan associated with the proposed actions would not increase the intensity of development within the Specific Plan nor would the changes result in a substantial modification to the construction or operational characteristics of SP 260, thereby ensuring that impacts associated with grading and slopes would be similar to those identified in EIR No. 329.

In addition, a site-specific Preliminary Geotechnical Evaluation was prepared for the proposed implementing TTM 37533 to assess the potential for grading and slope impacts in order to confirm that the potential impacts for the implementing tract map would not result in new or substantially increased impacts. The Preliminary Geotechnical Evaluation determined that slopes would exceed 10 feet high in several locations within TTM 37533, but included grading recommendations to ensure that the slopes would not result in physical environmental impacts that would be required as a mandatory condition of approval prior to construction.

The Project does not include any changes in the Project area, land uses or number of residential units that would increase impacts beyond what was analyzed in EIR No. 329. The proposed Project would be subject to the mitigation measures identified in EIR No. 329, which would ensure the mandatory adherence to California Building Standards Code (CALGreen) requirements as well as demonstrate compliance with the geotechnical report. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

EIR No. 329 identified several mitigation measures to address impacts to slopes. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval.

MM 2.4: Final determination of the foundation characteristics of soils within on-site development areas shall be performed by a geotechnical engineer.

EIR No. 329 Mitigation Measures MM 1.1 identified above under the discussion of the earthquake hazards, and Mitigation Measures MM 2.2 and 2.3, identified above under the discussion of landslide risk, would apply.

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<i>Would the project:</i>				
18. Soils				
a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Preliminary Geotechnical Evaluation, LGG Geotechnical, Inc., 2018; EIR No. 329; U.S.D.A. Soil Conservation Service Soil Surveys; Project Application Materials; On-site Inspection.

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

EIR No. 329 Finding: EIR No. 329 noted that the MNSP project could result in substantial soil erosion or the loss of topsoil. EIR No. 329 determined that erosion could be controlled position drainage of the site and planting erosion-resistant vegetation. As such, EIR No. 329 identified mitigation measures requiring positive drainage of the site in order to reduce impacts due to erosion to less than significant. EIR No. 329 concluded impacts due to soil erosion would be less than significant with incorporation of mitigation. (Riverside County, 1994, pp. V-20 - V-22)

No Substantial Change from Previous Analysis: The proposed modifications to the Specific Plan associated with the proposed actions would not increase the intensity of development within the Specific Plan nor would the changes result in a substantial modification to the construction or operational characteristics of SP 260 ensuring that impacts associated with erosion would be similar to those identified in EIR No. 329.

In addition, a site-specific Geotechnical Evaluation was prepared for the to assess the potential for soil erosion impacts associated with TTM 37533 in order to confirm that the potential for erosion impacts for the implementing tract map would not result in new or substantially increased soil erosion impacts. The Geotechnical Evaluation identifies drainage recommendations that are consistent with the mitigation measures included in EIR No. 329 that would ensure that excessive erosion would not occur during construction and long-term operation of the site (LGC, 2018, p. 16). Compliance with the recommendations contained in the site-specific geotechnical evaluation would be required as a condition of Project approval as a component of Mitigation Measure MM 1.2 identified in EIR No. 329. Furthermore, development of the site would be subject to the National Pollutant Discharge Elimination System (NPDES) permit required by the Regional Water Quality Control Board, which would further reduce the potential for soil erosion on site. As such, impacts associated with soil erosion and the loss of topsoil would not increase beyond what was evaluated and disclosed as part of EIR No. 329.

b) Would the proposed Project be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

EIR No. 329 Finding: Although EIR No. 329 did not address this subject, EIR No. 329 contained enough information about the soils and geologic conditions on the MNSP site that with the exercise of reasonable diligence, information about MNSP's potential effect due to being located on expansive soils was readily available to the public. EIR No. 329 did not evaluate impacts due to expansive soils. (Riverside County, 1994)

No Substantial Change from Previous Analysis: The proposed modifications to the Specific Plan associated with the proposed actions would not increase the intensity of development within the Specific Plan nor would the changes result in a substantial modification to the construction or operational characteristics of SP 260 ensuring that impacts associated with erosion would be similar to those identified in EIR No. 329. The site-specific Geotechnical Evaluation prepared for TTM 37533 determined that the expansion potential of on-site soils within TTM 37533 is considered "very low" to "low" (LGC, 2018, p. 12). As such, the implementation of the proposed Project would not result in any substantial risks to life or property associated with expansive soils. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

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

EIR No. 329: EIR No. 329 did not involve the construction of septic systems on-site, as the MNSP project would connect to a sanitary sewer system for treatment of Project wastewater. As such, EIR No. 329 concluded that significant impacts associated with septic systems would not occur. As such, EIR No. 329 found that impacts due to soils incapable of adequately supporting septic tanks or alternative waste water disposal systems would not occur. (Riverside County, 1994, pp. V-109 - V-115)

No Substantial Change from Previous Analysis: The proposed Project would not involve the construction of septic systems on-site, as the Project would connect to a sanitary sewer system for

treatment of Project wastewater. As such, significant impacts associated with septic systems would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

EIR No. 329 identified several mitigation measures to address impacts to soils. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project’s conditions of approval.

MM 2.1: Positive drainage of the site shall be provided, and water shall not be allowed to pond behind or flow over any cut and fill slopes. Where water is collected in a common area and discharged, protection of the native soils shall be provided by planting erosion resistant vegetation, as the native soils are susceptible to erosion by running water.

MM 2.5: Prior to issuance of grading permits, a seismic refraction survey shall be conducted to evaluate the rippability characteristics of the bedrock onsite indicating the approximate rippability of the bedrock materials at various depths for grading purposes.

EIR No. 329 Mitigation Measures MM 1.1, identified above under the discussion of the earthquake hazards and Mitigation Measure MM 2.4, identified above under the discussion of slopes, also would apply.

	<i>New Significant Impact</i>	<i>More Severe Impact</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
19. Wind Erosion and Blowsand from project either on or off site.				
a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Ord. No. 484, EIR No. 329.

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

EIR No. 329 Finding: EIR No. 329 noted that the MNSP site was not located within the wind erosion or blowsand area designated in the Riverside County General Plan. Furthermore, EIR No. 329 noted that the topic of wind erosion and blowsand was not identified as an area of concern within the Notice of Preparation (NOP) for EIR No. 329. Thus, impacts associated with wind erosion and blowsand were not addressed in detail in EIR No. 329 and no impact would occur. (Riverside County, 1994, p. V-23)

No Substantial Change from Previous Analysis: Proposed grading activities would expose underlying soils at the Project site, which would increase erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the removal of stabilizing vegetation and exposure of these erodible materials to wind. Erosion by wind would be highest during periods of high wind speeds.

General Plan Figure S-8, indicates that the Project site is an area with a “moderate” erodibility rating (Riverside County, 2016). Pursuant to requirements of the Storm Water Resources Control Board (SWRCB), the Project Applicant would be required to obtain a NPDES permit for construction activities on-site. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one (1) acre of total land area. Compliance with the NPDES permit involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP would specify BMPs to minimize the potential for wind-related erosion and siltation to occur and would include site-specific measures to address wind-born erosion hazards. Typical BMPs that are implemented at construction sites to protect water quality include watering during ground-disturbing activities, plastic sheeting/erosion control blankets, and hydroseeding. In addition, during grading and other construction activities involving soil exposure or the transport of earth materials, significant short-term impacts associated with wind erosion would be precluded with mandatory compliance with Ordinance No. 484 which regulates blowsand in the County (Riverside County, 2000). The Project also would be required to comply with SCAQMD Rule 403, which addresses the reduction of airborne particulate matter. With mandatory adherence to the SWPPP and other applicable regulatory requirements, effects associated with wind-related erosion during construction would be maintained at a level below significance

Following construction, wind erosion on the Project site would be negligible, as the disturbed areas would be landscaped or covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

EIR No. 329 Mitigation Measure MM 1.2, identified above under the discussion of the earthquake hazards, Mitigation Measure MM 2.1, identified above under the discussion of slopes, and Mitigation Measure MM 6.1, identified above in Subsection 4.1.3, would apply.

4.1.8 Greenhouse Gas Emissions

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<i>Would the project:</i>				
20. Greenhouse Gas Emissions				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Air Quality and Greenhouse Gas Analysis Report, FirstCarbon Solutions, 2018; County of Riverside Climate Action Plan (CAP), 2015; Project Application Materials.

- a) **Would the proposed Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**
- b) **Would the proposed Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

EIR No. 329 Finding: Although EIR No. 329 did not address this subject, EIR No. 329 contained enough information about projected air quality emissions associated with the MNSP that with the exercise of reasonable diligence, information about the MNSP’s potential effect due to greenhouse gas (GHG) emissions was readily available to the public. EIR No. 329 did not specifically evaluate impacts due to GHG emissions.

No Substantial Change from Previous Analysis: Impacts associated with development of TTM 29322 were previously evaluated in Environmental Assessment No. 38625, adopted on June 26, 2007. There are no changes proposed as part of the Project that would increase the development intensity as previously evaluated for the TTM 29322 site. Thus, only greenhouse gas impacts associated with the proposed TTM 37533 are discussed herein.

The proposed modifications to the Specific Plan associated with the Project would not increase the intensity of development within the Specific Plan nor would the changes result in a substantial change to the construction or operational characteristics of SP 260. Specifically, there would be no increase in GHG emissions as compared to the land uses that were evaluated in EIR No. 329. Moreover, since EIR No. 329 was certified in 1994, more stringent regulations and requirements have been adopted to address air quality emissions, including GHG emissions, such as increased fuel efficiency standards and energy- and water-related efficiency requirements pursuant to the Title 24 of the California Code of Regulations

(CCR). As such, the Project as proposed would have a substantial reduction in GHG emissions as compared to the level air quality emissions (including GHGs) disclosed by EIR No. 329.

Notwithstanding, an Air Quality and Greenhouse Gas Analysis Report was prepared to assess the potential for greenhouse gas emissions impacts associated with TTM 37533 in order to confirm that the potential for greenhouse gas impacts for the implementing tract map would not result in new or substantially increased greenhouse gas impacts.

Subsequent to certification of EIR No. 329, the County of Riverside adopted the County of Riverside Climate Action Plan (CAP) on December 2015 (Riverside County, 2015). The CAP utilizes a (GHG) emissions reduction target of a 15 percent decrease from 2008 levels by the year 2020, in order to meet the requirements of AB 32 and SB 375. The CAP has developed a process for determining significance of GHG impacts from new development projects that includes (1) applying an emissions level that is determined to be less than significant for small projects, and (2) utilizing Screening Tables to mitigate project GHG emissions that exceed the threshold level. The CAP provides a screening threshold of 3,000 MT CO₂e per year, which was based on capturing 90 percent of emission from all projects in the County. Any project that exceeds the 3,000 MT CO₂e per year threshold has been determined by the CAP to create significant levels of GHG emissions that can be mitigated by garnering a minimum of 100 points of mitigation measures from the CAP's Screening Tables. According to the CAP, projects that implement 100 points of mitigation measures from the Screening Tables would be determined to have a less than significant individual impact for GHG emissions.

The analysis of the impacts associated with TTM 37533 followed the two-step CAP process described above. Based on the Project-specific analysis, the operational plus amortized construction emissions associated with TTM 37533 would generate 6,359.93MT CO₂e per year, which would exceed the CAP's screening threshold of 3,000 MT CO₂e per year (FirstCarbon, 2018, p. 91) without implementing measures from the screening tables to reduce the emissions associated with TTM 37533 below the 3,000 MT CO₂e threshold.

Accordingly, the Project would be required as a standard condition of approval to demonstrate that all proposed single-family homes would be constructed and operated to meet 100 points consistent with measures required in the County of Riverside CAP Screening Tables. According to the CAP, projects that implement 100 points of mitigation measures from the Screening Tables are determined to have a less than significant individual impact for GHG emissions. Therefore, with implementation of the standard condition of approval requiring implementing development achieve 100 points pursuant to the CAP Screening Tables, proposed Project would result in less than significant generation of GHG emissions.

Additionally, with mandatory compliance with the Riverside County CAP, which would ensure that implementing developments achieve 100 points pursuant to the CAP Screening Tables, the proposed Project would have a less-than-significant impact associated with a conflict with an applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gasses.

The proposed Project would also be required to implement the mitigation measures identified EIR No. 329 related to air quality as well as the mitigation measures identified in the first addendum to EIR No. 3239 that relate to greenhouse gas emissions, which for purposes of disclosure, have been included below.

Project Requirements and EIR No. 329 Mitigation Compliance

EIR No. 329 did not identify any measures specifically addressing GHG emissions, although the Project would be subject to EIR No. 329 Air Quality Mitigation Measures MM 6.1 through MM 6.5 (refer to Subsection 4.1.3) and Energy Mitigation Measures MM 13.1 and MM 13.2 (refer to Subsection 4.1.6), several of which would serve to reduce the Project’s GHG emissions. In addition, Riverside County will condition the proposed Project to achieve a minimum of 100 points per the CAP screening tables, which, pursuant to the CAP, would reduce the Project’s GHG impacts to less-than-significant levels. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

4.1.9 Hazards and Hazardous Materials

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<i>Would the project:</i>				
21. Hazards and Hazardous Materials				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile (1/4) of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, EIR No. 329; Google Earth.

- a) **Would the proposed Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**
- b) **Would the proposed Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

EIR No. 329 Finding: EIR No. 329 noted that the MNSP project was not anticipated to generate any toxic waste and that the only land uses that could have the potential to transport, use, dispose, or release hazardous materials into the environment would be the proposed commercial and business park land uses. EIR No. 329 noted that the industrial commercial and business park land uses would require submittal of a Plot Plan which would be reviewed by the County and would be required implement mitigation for any potential impacts due to toxic substances and hazardous materials. As such, EIR No. 329 determined impacts due to the hazardous materials would be less than significant. (Riverside County, 1994, pp. V-54 - V-55)

No Substantial Change from Previous Analysis: Heavy equipment that would be used during construction of the proposed Project would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with future development that would be a reasonable consequence of the proposed Project than would occur on any other similar construction site. There also are no components of the Project's proposed construction activities that would 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. Furthermore, there are no components of the Project's construction phase that could result in increased hazardous materials impacts as compared to what was evaluated and disclosed by EIR No. 329. As such, hazardous materials-related impacts associated with Project construction activities would be less than significant.

The Project consists of a proposal to allow for future development of residential uses. Residential uses are not associated with the transport, use, or disposal of significant quantities of hazardous materials. Household and other goods used in residential homes that contain toxic substances are usually low in concentration and small in amount; therefore, there is no significant risk to humans or the environment from the use of such household goods. Residents are required to dispose of household hazardous waste, including pesticides, batteries, old paint, solvents, used oil, antifreeze, and other chemicals, at a Household Hazardous Waste Collection Facility. Also, as of February 2006 (and subsequent to certification of EIR No. 329), fluorescent lamps, batteries, and mercury thermostats can no longer be disposed in the trash. Furthermore, the transport, use, and disposal of hazardous materials are fully regulated by the Environmental Protection Agency (EPA), State, and/or the County of Riverside. With mandatory regulatory compliance, potential hazardous materials impacts associated with long-term operation of the Project would be less than significant.

Long-term operation of the proposed Project also would not result in any significant adverse effects associated with hazardous materials handling or disposal. Residential uses are not associated with the transport, use, or disposal of hazardous materials. Household goods used in residential homes that contain toxic substances are usually low in concentration and small in amount; therefore, there is no significant risk to humans or the environment from the use of such materials. Accordingly, the proposed Project would not 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, and impacts would be less than significant.

As the proposed Project includes only residential land uses and would not introduce new land uses or otherwise substantially change the overall range of land uses within the Specific Plan, there would be no new impacts to the public or the environment associated with the routine transport, use, or disposal of hazardous materials or reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment beyond that which was disclosed and mitigated for as part of EIR No. 329. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

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

EIR No. 329 Finding: Although EIR No. 329 did not address this subject, EIR No. 329 contained enough information about existing conditions and zoning of the MNISP site that with the exercise of reasonable diligence, information about MNISP's potential effect to emergency response plans and emergency evacuation plans was readily available to the public. EIR No. 329 did not evaluate impacts to emergency response or evacuation plans. (Riverside County, 1994)

No Substantial Change from Previous Analysis: No portion of the Specific Plan is identified as an emergency evacuation route in any emergency response plans or emergency evacuation plans. In addition, changes proposed to the Specific Plan Land Use Plan, as well as the buildout of portions of the Specific Plan as proposed in the implementing TTM 37533, would result in improved circulation in the area, which would improve the ability of emergency responders to access the site and adjacent properties during emergencies. As such, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

d) Would the proposed Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?

EIR No. 329 Finding: EIR No. 329 determined that the MNISP's proposed industrial commercial and business park land uses would have the potential to generate hazardous emissions. EIR No. 329 noted that the industrial commercial and business park land uses would require submittal of a Plot Plan which would be reviewed by the County and would be required implement mitigation for any potential impacts due to emitting hazardous emissions near sensitive receptors including schools. As such, EIR No. 329 determined impacts due to emitting hazardous materials near an existing or proposed school would be less than significant. (Riverside County, 1994, pp. V-54 - V-55)

No Substantial Change from Previous Analysis: A portion of SP 260 is located adjacent to the Harvest Valley Elementary School and the Heritage High School (Google Earth, 2018). The Project site abuts the Harvest Valley Elementary School. EIR No. 329 identifies the potential for commercial land uses to generate hazardous materials and substances and no impacts from residential development were identified. However, the current Project does not include any commercial development and would result in relatively minor modifications to the land uses in Planning Areas 24, 25, 26, and 28, which include only residential uses. As such, impacts related to hazardous emissions generated by the Project to any schools would not be greater than what was evaluated and mitigated to a level below significant by EIR No. 329, and there would be no new impacts associated with the currently proposed Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

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

EIR No. 329 Finding: EIR No. 329 determined the MNSP site was utilized for agricultural uses and was not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Thus, EIR No. 329 determined no impact would occur. (Riverside County, 1994, pp. V-54 - V-55)

No Substantial Change from Previous Analysis: The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

EIR No. 329 identified several mitigation measures to address impacts to hazards and hazardous materials. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval, as appropriate.

MM 8.1: If Industrial Commercial or Business Park land uses occur on-site, submittal of a Plot Plan will be required. Plot Plan applications contain the following information; however, it is not anticipated that future tenants will generate toxic substances on-site.

- a. A description of the proposed industrial operation in sufficient detail to fully describe the nature and extent of the proposed use.
- b. Plans or reports describing proposed methods for handling traffic, noise, glare, odor, vibration, hazardous gasses, liquids and other materials.
- c. Plans or reports showing proposed method for treatment and disposal of sewage and industrial and toxic waste materials.

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<i>Would the project:</i>				
22. Airports				
a. Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, ACLUP; Google Earth, EIR No. 329

- a) **Would the proposed Project result in an inconsistency with an Airport Master Plan?**
- b) **Would the proposed Project require review by the Airport Land Use Commission?**
- c) **Would the proposed Project be located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

EIR No. 329 Finding: EIR No. 329 determined that the MNSP site was not located within any Airport Influence Area and would not be subject to an Airport Land Use Plan. Therefore, EIR No. 329 did not address the subject of airports in detail. (Riverside County, 1994, p. V-137)

No Substantial Change from Previous Analysis: With the most recent update to the Airport Comprehensive Land Use Plan (ACLUP) for the March Inland Port/Joint Air Reserve Base in November 2014, the Project site now falls within the boundary of the Airport Influence Area (AIA) for the March Inland Port/Joint Air Reserve Base. Specifically, the Project site falls within Zone E (Other Airport Environs) of the airport’s influence area (ALUC, 2014, Map MA-1). Exhibit MA 7A March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan shows medium density residential land use at the

Project Site. The ALUCP indicates there are no limits regarding the density/intensity of residential development and no explicit restrictions on number of people per acre within Zone E. Prohibited uses in Zone E are hazards to flight, which include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. The Project includes only residential uses and does not include any hazards to flight. Additionally, as part of certain real estate transactions involving residential property within any compatibility zone (that is, anywhere within an airport influence area), information regarding airport proximity and the existence of aircraft overflights must be disclosed as required by state law. (ALUC, 2014, pp. 9-10). Because the Project Applicant proposes specific residential uses, the current Project required additional review by the Riverside County Airport Land Use Commission (ALUC) for consistency with the 2014 MARB ALUCP. As such, the Project was reviewed by the Riverside County ALUC on August 5, 2019, which found the proposed Project would be consistent with the 2014 March Air Reserve Base/Inland Port ALUCP subject to certain conditions. These conditions will be imposed on the proposed Project by Riverside County as Conditions of Approval (COAs), and are listed below. With mandatory compliance with the ALUC COAs, the Project would not result in an inconsistency with an Airport Master Plan and a less-than-significant impact would occur. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

- d) **Would the proposed Project be within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?**

EIR No. 329 Finding: EIR No. 329 determined that the MNSP site was not located within the vicinity of a private airstrip. Therefore, EIR No. 329 did not address the subject of airports in detail. (Riverside County, 1994, p. V-137)

No Substantial Change from Previous Analysis: The Project site is not located within the vicinity of any private airstrips (RCIT, 2019). Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

The following conditions of approval shall apply and reflect the conditions of approval listed in the ALUC's consistency determination letter, dated August 5, 2019, which determined that the proposed Project is consistent with the 2014 March Air Reserve Base/Inland Port ALUCP. The implementation of these conditions further demonstrate that implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 329 or increase the severity of a significant impact previously identified and analyzed in EIR No. 329.

- Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
- The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan: (a) Any use which

would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight 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 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 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. (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

- The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
- The following uses/activities are not included in the proposed Project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review: restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
- The following notice shall be given to all potential purchasers of the proposed lots and tenants of the homes thereon:

“This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. See Business and Professions Code Section 11010(b)(13)(A).”

- The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

4.1.10 Hydrology and Water Quality

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<i>Would the project:</i>				
23. Water Quality Impacts				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Preliminary Drainage Report for TTM 37533, K&A Engineering, Inc., 2018; Preliminary Water Quality Management Plan, K&A Engineering, Inc., 2018; FEMA. Flood Map Panel 2060H, 2014; Riverside County Flood Control District Flood Hazard Report/Condition; EIR No. 329; HVWAP Figure 10.

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

EIR No. 329 Finding: EIR No. 329 indicated that flows from the MNSP site would drain to the San Jacinto River, with an ultimate discharge point of Lake Elsinore via the Railroad Canyon Reservoir. EIR No. 329 noted that development of the MNSP project would result in an increase in impervious surfaces and that runoff from the MNSP site would contain minor amount of pollutants typical of urban use and would contribute to a cumulative water quality impact. EIR No. 329 concluded that compliance with regulations, applied to the MNSP project as mitigation measures, impacts due to violation of water quality standards or waste discharge requirements would be reduced to less than significant. As such, EIR No. 329 concluded that with implementation, impacts to water quality would be less than significant. (Riverside County, 1994, pp. V-52 - V-53)

No Substantial Change from Previous Analysis: Impacts associated with water quality were evaluated for the entire Specific Plan in EIR No. 329, which found that impacts to water quality would be less than significant with the incorporation of mitigation measures. The proposed modifications to the Specific Plan associated with the proposed actions would not increase the intensity of development within the Specific Plan, would not result in physical impacts to areas that were not previously analyzed in EIR No. 329, nor would the changes result in a substantial change to the construction or operational characteristics of SP 260, including substantial changes to the proposed drainage plan. As such, impacts associated with water quality would be similar to those identified in EIR No. 329.

A Preliminary Water Quality Management Plan was prepared for TTM 37533 to address the potential for impacts to water quality associated with TTM 37533. The Project site is located within the Santa Ana River Watershed, which is within the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB). Therefore, the project is subject to the RWQCB's Water Quality Control Plan for the Santa Ana Basin, as most recently amended in February, 2016.

The federal Clean Water Act (CWA) requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards and place them on a list of impaired waters pursuant to Section 303(d) of the CWA. Receiving waters for the Specific Plan's drainage are Canyon Lake, San Jacinto River, and Lake Elsinore. Canyon Lake is impaired by pathogens and nutrients, Lake Elsinore is impaired by nutrients, sediment toxicity, polychlorinated biphenyls, and organic enrichment/low dissolved oxygen, and San Jacinto River has no listed impairments (K&A Engineering, 2018b, p. 4).

The CWA Section 402 authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Construction Related Water Quality Impacts. Construction of the proposed TTM 37533 would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures. Pursuant to the requirements of the Santa Ana RWQCB and the County of Riverside, the Project is required to obtain a NPDES Municipal Stormwater Permit for construction activities and to comply with the Santa Ana RWQCB's Water Quality Control Plan for the Santa Ana Basin. Compliance with the NPDES permit and the Water Quality Control Plan for the Santa Ana Basin requires the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project will implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Therefore, with mandatory adherence to SWPPP and the mitigation requirements specified in EIR No 329, water quality impacts associated with construction activities would be less than significant and no mitigation measures would be required.

Post Development Water Quality Impacts. Storm water pollutants commonly associated with proposed residential and park land uses include bacterial indicators, nutrients, pesticides, trash and debris, sediments, and oil and grease. Based on current receiving water impairments (303(d) List) and allowable discharge requirements (USEPA TMDL List), the Project's pollutants of concern are bacterial indicators, nutrients, pesticides, sediments, trash and debris, and oil and grease (K&A Engineering, 2018b, p. 25). To meet NPDES requirements, the proposed storm drain system in TTM 37533 is designed to route first flush runoff to a water quality/detention basin located within TTM 29322M1 Lot C prior to discharging flows into the storm drain system. The water quality/detention basin functions by capturing, filtering and temporarily detaining surface runoff from storm events, non-storm events, and urban nuisance flows. The water quality/detention basin has been sized to treat the first flush volumes from the Project site (K&A Engineering, 2018b, p. 24).

Furthermore, pursuant to requirements of the RCFCWCD and RWQCB, the site-specific water quality management plan (WQMP) identifies measures that would be required to preclude significant water quality impacts, including the incorporation of Best Management Practices (BMPs) into the design for the site. These measures include both operational source control BMPs and structural source control BMPs including, but not limited to, storm drain system design, signage, property owner education, irrigation system and landscape design following CWA recommendations and County standards, together with regular irrigation, landscape maintenance and inspection (K&A Engineering, 2018b, p. 32). Compliance with the requirements of the site-specific WQMP at the proposed TTM 37533 and within previously approved TTM 29322 (subject to the proposed substantial conformance) would be assured through standard County conditions of approval in accordance with the mitigation measures identified in EIR No. 329. Potential Project impacts related to drainage runoff and water quality would, therefore, be mitigated in accordance with the Riverside County's MS4 Permit requirements. Accordingly, a significant impact to water quality standards or waste discharge requirements would not occur.

Based on the foregoing analysis, implementation of the proposed Project would not result in any new water quality impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

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

EIR No. 329 Finding: EIR No. 329 noted that the depth to groundwater on the MNSP site and in the immediate vicinity of the site was generally greater than 100 feet below the ground surface. Furthermore, EIR No. 329 indicated that infiltration of water used for irrigation of landscaped areas throughout the vicinity may affect the abundance and distribution of groundwater. EIR No. 329 determined that the MNSP's proposed storm drain systems would be constructed in accordance with the County's Master Drainage Plan in order to mitigate impacts on local drainage patterns and groundwater abundance. As such, EIR No. 329 concluded impacts to groundwater supplies would be less than significant. (Riverside County, 1994, pp. V-52 - V-53; V-150)

No Substantial Change from Previous Analysis: The proposed Project does not include the use of wells on-site, and therefore would have no impact on groundwater levels due to groundwater extraction. Implementation of the proposed drainage system within the areas that are subject to the proposed Project would allow for areas of infiltration of Project runoff. The proposed Project would not result in an increase in the intensity of residential uses within the areas subject to the proposed Project resulting in a similar demand for domestic water production, which could utilize groundwater resources. Therefore, a significant impact to groundwater supplies would not occur. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

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

EIR No. 329 Finding: EIR No. 329 indicated that flows from the MNSP site would drain to the San Jacinto River, with an ultimate discharge point of Lake Elsinore via the Railroad Canyon Reservoir. EIR No. 329 noted that development of the MNSP project would result in an increase in impervious surfaces. EIR No. 329 concluded that compliance with regulations, applied to the project as mitigation measures, impacts due to alteration of the existing drainage pattern of the site would be less than significant. As such, EIR No. 329 concluded that with implementation, impacts due to alteration of the existing drainage pattern of the site would be less than significant. (Riverside County, 1994, pp. V-52 - V-53)

No Substantial Change from Previous Analysis: The portions of SP 260 subject to the proposed Project consist of vacant/undeveloped land that is relatively flat, draining from northeast to southwest, and does not include any streams or rivers. The proposed modifications to the Specific Plan associated with the proposed actions would not increase the intensity of development within the Specific Plan, would not result in physical impacts to areas that were not previously analyzed in EIR No. 329, nor would the changes result in a substantial change to the construction or operational characteristics of SP 260 ensuring that impacts associated with the drainage pattern of the Specific Plan would be similar to those identified

in EIR No. 329, which identified that impacts associated with drainage would be less than significant based on compliance with the requirements of the RCFCWCD and the RWQCB.

A Preliminary Drainage Report was prepared for TTM 37533 to assess the proposed drainage system and to evaluate potential hydrology impacts associated with TTM 37533 in order to confirm that implementation of the Project would not result in new or substantially increased impacts as compared to what was evaluated in EIR No. 329. The proposed Project would include grading of the site for 546 single family residential lots, park sites, detention basins, and related circulation and other improvements. The site's existing topography and drainage pattern from northeast to southwest would generally be maintained. The portion of the Project within TTM 37533 were designed to be consistent with RCFCWCD and RWQCB requirements (K&A Engineering, 2018a; K&A Engineering, 2018b). TTM 29322, encompassing the remaining portion of the Project site, has been approved in 2007; the proposed changes within this area include a slight reduction in the number of units and an increase in size of the water detention basin from 0.62 acre to 1.7 acres. These changes do not have a potential to increase the impacts on the existing drainage pattern and/or create increased erosion or siltation of the area.

As the Project would generally maintain the site's existing drainage pattern and because all runoff would be treated by detention basins, the proposed Project would not result in a substantial change to the existing drainage pattern of the site or area. Accordingly, with compliance with the site-specific WQMP and hydrology study, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

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

EIR No. 329 Finding: EIR No. 329 found that the exposure of ground surfaces during grading would result in siltation. Furthermore, EIR No. 329 found that that implementation of the MNSP would increase the amount of impervious surfaces as compared to the conditions that existed at the time. EIR No. 329 indicated that increased surface runoff flows due to the increase in impervious surfaces would increase erosion and siltation on- and off-site. EIR No. 329 noted that it was anticipated that storm drain systems would be constructed in accordance with the County's Master Drainage Plan in order to mitigate impacts on local drainage patterns. Furthermore, EIR No. 329 included mitigation requiring positive drainage of the site and planting of erosion resistant vegetation. Additionally, EIR No. 329, determined impacts associated with drainage would be less than significant based on compliance with the requirements of the RCFCWCD and the RWQCB. As such, EIR No. 329 concluded impacts would be less than significant with implementation of mitigation. (Riverside County, 1994, pp. V-15 - V-22; V-150)

No Substantial Change from Previous Analysis: The portions of SP 260 subject to the proposed Project consist of vacant/undeveloped land that is relatively flat, draining from northeast to southwest, and does not include any streams or rivers. The proposed modifications to the Specific Plan associated with the Project would not increase the intensity of development within the Specific Plan, would not result in physical impacts to areas that were not previously analyzed in EIR No. 329, nor would the changes result in a substantial change to the construction or operational characteristics of SP 260. As such, impacts associated with the Project would be similar to those identified in EIR No. 329, which disclosed that

impacts associated with erosion and siltation hazards would be less than significant based on compliance with the requirements of the RCFCWCD and the RWQCB.

Construction characteristics associated with the Project would be similar to what was assumed by EIR No. 329. Consistent with the findings of EIR No. 329, construction of the proposed Project would involve substantial ground disturbance during clearing and grading of the site. In addition, on-site erosion could occur if graded slopes are not stabilized prior to ultimate development or landscaping. The proposed grading activities would generate fair amounts of silt which could be carried off-site during a heavy rainfall event. Should such an event occur in the absence of any preventative measures to contain silt and other soils on-site, erosion and/or siltation downstream would result. However, pursuant to requirements of the SWRCB, the Project Applicant would be required to obtain a NPDES permit for construction activities on-site. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one (1) acre of total land area. Compliance with the NPDES permit involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP would specify BMPs to minimize the potential for erosion and siltation to occur and would include specific Project site measures to address the potential for the caving in of temporary excavations. Typical BMPs that are implemented at construction sites to protect water quality include the implementation of straw bale barriers, plastic sheeting/erosion control blankets, and outlet protection measures. With mandatory adherence to the SWPPP requirements, effects associated with erosion and siltation would be maintained at a level below significance.

Following implementation of the Project, the potential for erosion and siltation on the Project site would be substantially reduced as a majority of the developed portion of the site would be covered with impervious surfaces and landscaped areas. Notwithstanding, a Preliminary Drainage Report was prepared for TTM 37533 to assess the potential for erosion and siltation impacts in order to confirm that the Project would not result in new or substantially increased impacts. The proposed Project would include grading of the site for 546 single family residential lots, park sites, detention basins and related circulation and other improvements. The site's existing topography and drainage pattern from northeast to southwest would generally be maintained. The portion of the Project within TTM 37533 were designed to be consistent with RCFCWCD and RWQCB requirements (K&A Engineering, 2018a; K&A Engineering, 2018b). TTM 29322, encompassing the remaining portion of the Project, has been approved since 2007; the proposed changes within this area include a slight reduction in the number of units and an increase in size of the water detention basin from 0.62 acre to 1.7 acres and do not have a potential to increase the impacts on the existing drainage pattern and erosion or siltation of the area.

As the Project would generally maintain the site's existing drainage pattern, the proposed Project would not result in a substantial change to the existing drainage pattern of the site or area in a manner that would result in substantial erosion or siltation on- or off-site. Furthermore, the Project would be required to comply with EIR No. 329 Mitigation Measures MM 2.1 through MM 2.5, which address erosion impacts and would further ensure that erosion and siltation impacts associated with the Project remain below a level of significance. Accordingly, with compliance with the site-specific WQMP, hydrology study, and mitigation measures identified in EIR No. 329, operational impacts associated with erosion or siltation would be less than significant.

Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

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

EIR No. 329 Finding: EIR No. 329 noted that development of the MNSP project would result in an increase in impervious surfaces which would result in increased runoff that would have the potential to result in flooding on- or off-site. EIR No. 329 noted the MNSP project included a Master Drainage System, which would eliminate flood hazards on-site. Furthermore, EIR No. 329 determined the MNSP was subject to Drainage Improvement fees associated with the Homeland and Romoland Area Drainage Fees to reduce impacts due to flood flows to less than significant. EIR No. 329 concluded that compliance with mitigation, impacts due to an increase in surface runoff resulting in increased flooding would be reduced to less than significant. As such, EIR No. 329 concluded that impacts due to an increase in surface runoff resulting in increased flooding would be less than significant. (Riverside County, 1994, pp. V-24 - V-28)

No Substantial Change from Previous Analysis: The proposed modifications to the Specific Plan associated with the proposed Project would not increase the intensity of development within the Specific Plan, would not result in physical impacts to areas that were not previously analyzed in EIR No. 329, nor would the changes result in a substantial change to the construction or operational characteristics of SP 260. The Project's drainage system has been designed in accordance with RCFCWCD and RWQCB requirements. Thus, impacts associated with the rate or amount of surface runoff of the Specific Plan would be similar to those identified in EIR No. 329, which identified that impacts associated with drainage, including absorption rates and surface runoff, would be less than significant based on compliance with the requirements of the RCFCWCD and the RWQCB. Additionally, according to the site-specific hydrology study prepared for TTM 37533, with implementation of the proposed TTM 37533 there would be no substantial increase in the rate or amount of runoff from the site that could result in flooding on-site or to properties located downstream from the Project site (K&A Engineering, 2018a; K&A Engineering, 2018b). Implementation of the proposed drainage system would provide for areas of infiltration of Project runoff, which would contribute to decreased amounts of runoff from the site that could adversely affect downstream properties. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

f) Would the proposed Project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

EIR No. 329 Finding: EIR No. 329 noted that development of the MNSP project would result in an increase in impervious surfaces and that runoff from the MNSP site would contain minor amount of pollutants typical of urban use. Furthermore, EIR No. 329 indicated that the MNSP would result in increased surface runoff flows that could exceed the capacity of existing stormwater drainage systems. EIR No. 329 noted that it was anticipated that storm drain systems would be constructed in accordance with the County's Master Drainage Plan to reduce impacts to increased runoff to less than significant. In addition, EIR No. 329 included mitigation requiring payment Drainage Improvement fees associated with the Homeland and Romoland Area Drainage Fees in order to mitigate impacts on local drainage patterns.

Additionally, EIR No. 329, determined impacts associated with drainage would be less than significant based on compliance with the requirements of the RCFCWCD and the RWQCB. As such, with implementation of mitigation and standard regulatory requirements, EIR No. 329 concluded impacts would be less than significant. (Riverside County, 1994, pp. V-15 - V-22; V-150)

No Substantial Change from Previous Analysis: Please see the impact analysis for Threshold c, above. As the Project would generally maintain the site's existing drainage pattern, the proposed Project would not result in a substantial change to the existing drainage pattern of the site or area in a manner that would create or contribute runoff water that would exceed the capacity of the planned stormwater drainage systems or provide substantial additional sources of polluted water. The proposed Project would implement planned storm drain facilities that were identified in SP 260, including the installation detention basins that were sized to accommodate on-site stormwater flows. Accordingly, with compliance with the site-specific WQMP, hydrology study, and mitigation measures identified in EIR No. 329, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

g) Would the Project impede or redirect flood flows?

EIR No. 329 Finding: EIR No. 329 noted that development of the MNSP project would result in an increase in impervious surfaces which would result in increased runoff that would have the potential to impede or redirect flood flows. EIR No. 329 noted the MNSP project included a Master Drainage System, which would eliminate flood hazards on-site. Furthermore, EIR No. 329 determined the MNSP was subject to Drainage Improvement fees associated with the Homeland and Romoland Area Drainage Fees to reduce impacts to flood flows to less than significant. EIR No. 329 concluded that compliance with mitigation, impacts to impeding or redirecting flood flows would be reduced to less than significant. As such, EIR No. 329 concluded that with implementation, impacts to impeding or redirecting flood flows would be less than significant. (Riverside County, 1994, pp. V-24 - V-28)

No Substantial Change from Previous Analysis: Please see the impact analysis for Threshold e, above. As the Project would generally maintain the site's existing drainage pattern, the proposed Project would not result in a substantial change to the existing drainage pattern of the site or area in a manner that would create or contribute runoff water that would impede or redirect flood flows. According to Flood Insurance Rate Map (FIRM) Map Nos. 06065C1445H and 06065C2060H, prepared by the Federal Emergency Management Agency (FEMA), the Project site is located within "Zone X," which encompasses areas determined to be outside the annual 0.2% annual chance floodplain (FEMA, 2014). Thus, the Project would not directly impede or redirect flood flows and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

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

EIR No. 329 Finding: EIR No. 329 determined that the southwestern portion of the MNSP site was located within a 100-year floodplain on the General Plan Map of Dam Inundation Areas. EIR No. 329 noted that the portions of the MNSP located within inundation area would be subject to County review to ensure that all flood-related hazards are mitigated below a level of significance. In addition, EIR No.

329 noted the MNSP project included a Master Drainage System, which would eliminate flood hazards on site. Furthermore, EIR No. 329 determined the MMSP was subject to Drainage Improvement fees associated with the Homeland and Romoland Area Drainage Fees. EIR No. 329 included mitigation measures requiring implementation of drainage improvements, payment of fees, and a floodplain analysis be conducted if required, which EIR No. 329 concluded would reduce impacts to below a level of significance. As such, with implementation of mitigation, EIR No. 329 found that impacts due to project inundation would be less than significant. (Riverside County, 1994, pp. V-24 - V-28)

No Substantial Change from Previous Analysis: According to Figure 11 of the Harvest Valley Winchester Area Plan, which reflects more current information regarding flood hazards, the Project site is not located within or adjacent to any areas prone to flood hazards, including hazards associated with levees and dams (Riv. County HVWAP, 2016). General Plan Figure S-10 also shows that the Project site is not subject to dam inundation hazards (Riverside County, 2016). The Project site is also not located within the 100-year flood hazard area (RCIT, 2019; FEMA, 2014). The Project site is located approximately 36 miles northeast of the Pacific Ocean, and is therefore not subject to hazards associated with tsunamis. Additionally, the Project site is located approximately 5.4 miles northwest of Diamond Valley Lake and 6.5 miles southeast of Lake Perris; thus, the Project site would have no potential to be affected by seiche hazards associated with these bodies of water. Therefore, the proposed Project would not result in the release of pollutants into the environment as a result of inundation by floods, tsunamis, or seiches, and impacts would be less than significant. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

i) **Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

EIR No. 329 Finding: EIR No. 329 noted that the MNSP site was located within the Santa Ana RWQCB and would be required to comply with the Santa Ana RWQCB's Santa Ana River Basin Water Quality Control Program. As such, EIR No. 329 concluded impacts due to a conflict with an applicable water quality control plan would be less than significant. (Riverside County, 1994, pp. V-52 - V-53)

No Substantial Change from Previous Analysis: As discussed above under Threshold a, the Project would fully comply with the Santa Ana RWQCB's Santa Ana River Basin Water Quality Control Program. Compliance with the Santa Ana River Basin Water Quality Control Program involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP would specify the BMPs that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern (including sediment) are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the Project does not conflict with or obstruct implementation of a water quality control plan during construction.

Furthermore, the Project would be required to implement a WQMP, pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the ongoing protection of the watershed basin by requiring structural and programmatic controls. The Project's Preliminary WQMP is included as *Technical Appendix E2*. The WQMP identifies structural controls

(including the proposed detention basin) and operational source control measures (including marking inlets, incorporation of landscape/outdoor pesticide restrictions, incorporating measures for refuse areas, loading dock requirements, and requirements to regularly sweep plazas, sidewalks, and parking lots). The structural and operational source control measures would minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation.

As discussed above under threshold b, the Project would not substantially deplete groundwater supplies or interfere with groundwater recharge; thus, the Project would not conflict with or obstruct implementation of any sustainable groundwater management plan. Impacts would be less than significant.

Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously-identified significant impact as analyzed in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

EIR No. 329 identified several mitigation measures to address impacts to hydrology and water quality. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval.

MM 4.1: All improvements shall be constructed in accordance with the standards of the Riverside County Flood Control District.

MM 4.2: The proposed Master Drainage Plan incorporates improvements designed to reduce the impacts of increased surface runoff and provide 100-year flood protection to the project.

MM 4.3: That portion of the site which lies within the boundaries of the Homeland and Romoland Area Drainage Plan will be subject to a per acre assessment fee, thereby contributing to regional drainage mitigation programs in the area.

MM 4.4: In order to mitigate potential downstream impacts resulting from increased project flows, the use of detention basins will be required until up-stream Master Planned facilities, including Mapes Detention Basin are constructed.

MM 7.1: In accordance with the requirements of the Riverside County Flood Control District, the project will employ erosion control devices during grading, such as temporary berms, culverts, sandbagging or desilting basins. In addition, a Grading Plan will be prepared which includes techniques employed to prevent erosion and sedimentation during and after the grading process.

MM 7.2: The project will comply with the requirements of the California State Water Control Board, Santa Ana Region.

MM 7.3: The project will comply with any ordinances or regulations relative to water quality in the San Jacinto Drainage area that are in place at the time of Specific Plan or subsequent tentative map approvals.

MM 7.4: Pursuant to requirements of the State Water Resources Control Board, a state-wide general National Pollution Discharge Elimination System (NPDES) construction permit will apply to all construction activities. Construction activity includes: cleaning, grading, or excavation that results in the disturbance of at least five acres of total land area, or activity which is part of a larger common plan of development of five acres or greater. Therefore, as a mitigation for this Specific Plan, the developer or builder shall obtain the appropriate NPDES construction permit prior to commencing grading activities. All development within the specific plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program.

Although standard requirements of Riverside County, the following standard condition of Project approval has nonetheless been identified to ensure compliance with the Project’s site-specific hydrology study and WQMP.

MM 7.5: Prior to issuance of building permits, the Riverside County Building and Safety Department shall verify that all measures required by the Project’s Water Quality Management Plan (WQMP) and hydrology study have been incorporated into the Project’s plans. Prior to building permit final inspection, the Riverside County Building Department shall verify that all measures required by the WQMP and hydrology study have been constructed and are operational.

4.1.11 Land Use and Planning

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<i>Would the project:</i>				
24. Land Use				
a. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Riverside County Zoning Ordinance, GIS database, EIR No. 329, Staff review.

- a) **Would the proposed Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

EIR No. 329 Finding: EIR No. 329 evaluated the MNSP project's potential to cause a significant impact due to a conflict with the General Plan and other applicable regulations under the discussion of each environmental issue area. EIR No. 329 concluded that the MNSP project would be consistent with the General Plan and all other policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect. As such, EIR No. 329 concluded impacts due to a conflict with applicable land use plans, policies, and regulations would be less than significant. (Riverside County, 1994)

No Substantial Change from Previous Analysis: The Project proposes residential land uses that are substantially similar to what was evaluated for the Project site by EIR No. 329. The Project would not alter the General Plan land use designation for the areas subject to the proposed Project nor would it affect the overall intensity of development or residential density within the Specific Plan. Additionally, as part of their review of the proposed Project, the Riverside County Planning Department reviewed the proposed Project and determined that it would not result in any conflicts with the policies or requirements as established by the General Plan, HVWAP, or the MNSP, including policies and requirements adopted for the purpose of avoiding or mitigating an environmental effect. . Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

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

EIR No. 329 Finding: Although EIR No. 329 did not address this subject, EIR No. 329 contained enough information about existing conditions and zoning of the MNSP site and surrounding areas that with the exercise of reasonable diligence, information about MNSP's potential effect to disrupt or divide the physical arrangement of an established community (including a low-income or minority community) was readily available to the public. EIR No. 329 did not evaluate impacts to disrupting or dividing an established community. (Riverside County, 1994)

No Substantial Change from Previous Analysis: The proposed Project would not result in the physical disruption or division of any established communities. The Project's proposed residential uses represent the continuation of existing development patterns in the area, which include or are planned for development with residential, commercial, business park, and recreational land uses. With implementation of the Project as proposed, public access through the Project site would be maintained, and the Project would not disrupt or divide an established community. No impacts would occur; therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

4.1.12 Mineral Resources

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<i>Would the project:</i>				
25. Mineral Resources				
a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
c. Potentially expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR No. 329; Riverside County General Plan; GIS database

- a) **Would the proposed Project result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?**
- b) **Would the proposed Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

EIR No. 329 Finding: EIR No. 329 determined that no mineral resources had been identified on the MNSP site. Furthermore, EIR No. 329 noted that the Mineral Resources Element of the Riverside County General Plan did not indicate the presence of resources on the MNSP site. EIR No. 329 indicated that the MNSP did not propose any land use which would impact mineral resources in Riverside County and the issue was not raised in public comments on the NOP prepared for the MNSP. As such, because the Initial Study prepared for the MNSP determined that no impacts would occur, this issue was not addressed in detail in EIR No. 329. (Riverside County, 1994, p. V.80)

No Substantial Change from Previous Analysis: According to Figure OS-6 of the Riverside County General Plan, the Project site is located within a Mineral Resources Zone 3 (MRZ-3) (Riverside County, 2017). Pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA), MRZ-3 is defined by the State of California Department of Conservation SMARA Mineral Land Classification Project as an area “where the available geologic information indicates that mineral deposits are likely to exist, however the significance of the deposit is undetermined” (Riverside County, 2017, p. OS.37). Additionally, there are no known mineral resources on the site and the Project site is not identified as a locally-important mineral

resource recovery site by the Riverside County General Plan or any other land use plan. In addition, the Project does not propose any land uses that would impact mineral resources. Therefore, the proposed Project does not have the potential to result in the loss of availability of a known mineral resource or of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Therefore, the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

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

EIR No. 329 Finding: EIR No. 329 indicated that the MNSP site was not located in an area of proposed, existing, or abandoned quarries or mines. Furthermore, EIR No. 329 noted that the Mineral Resources Element of the Riverside County General Plan did not indicate the presence of resources on the MNSP site or in the surrounding area. EIR No. 329 noted that the MNSP did not propose any land use which would impact mineral resources in Riverside County and the issue was not raised in the MNSP project’s NOP. As such, EIR No. 329 did not address the issue of Mineral Resources and no impact would occur. (Riverside County, 1994, p. V.80)

No Substantial Change from Previous Analysis: The Project site is not located within or near any lands that are classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. Additionally, lands abutting the Project site do not include any known active or abandoned mining or quarry operations. Therefore, the Project would not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine and would not expose people or property to hazards from mines. Accordingly, impacts would be less than significant and implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

4.1.13 Noise

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<i>Would the project:</i>				
Definitions for Noise Acceptability Ratings Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked. NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable C - Generally Unacceptable D - Land Use Discouraged				
26. Airport Noise a. For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impact</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
people residing or working in the project area to excessive noise levels? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
b. 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? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Harvest Valley/Winchester Area Plan, Google Earth

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

EIR No. 329 Finding: EIR No. 329 determined that the MNSP site was not located within the vicinity of any public or private airstrip. Therefore, EIR No. 329 did not address the subject of airports in detail. (Riverside County, 1994, p. V-137)

No Substantial Change from Previous Analysis: The Project site is not located within two miles of a public or private airport or airstrip (Riverside County, 2017, Figure S-19). The nearest airport facility is the Perris Valley Airport, which is located approximately 5.0 miles northwest of the Project site (Google Earth, 2018). According to Riverside County GIS, the Project site is not located within an Airport Influence Area for any airport. Due to the Project’s distance from airport and private air fields, the Project site does not fall within an airport land use plan nor is the Project located within two miles of a public airport or public use airport and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously-identified significant impact as analyzed in EIR No. 329.

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<i>Would the project:</i>				
27. Noise Effect on or by the Project				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Noise Impact Assessment, ECORP Consulting, Inc., July 2018; EIR No. 329; Project Traffic Impact Study (Khorashadi and Translutions, Inc. 2018); Riverside County General Plan; Riverside County General Plan Draft Environmental Impact Report, 2015; Ordinance No. 847; Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA-RD-77-108).

a) **Would the proposed Project cause generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?**

EIR No. 329 Finding: EIR No. 329 determined the MNSP project had the potential to expose existing area residents to temporary and permanent increases in ambient noise levels and expose persons to noise levels in excess of the Riverside County General Plan noise ordinance, during both construction and operation of the MNSP project. EIR No. 329 concluded that with implementation of mitigation, impacts would be reduced to less than significant. (Riverside County, 1994, p. V-29 - V-39)

No Substantial Change from Previous Analysis: The proposed Project would have the potential to generate substantial temporary or permanent increases in ambient noise levels in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies. Each is discussed below. It should be noted that impacts associated with development of TTM 29322 were previously evaluated in Environmental Assessment No. 38625, adopted on June 26, 2007, and there are no components of the proposed Project that would result in an increase in temporary or permanent noise levels associated with buildout of TTM 29322; thus, only noise impacts associated with the proposed TTM 37533 are discussed herein.

Construction-Related Impacts

Impacts associated with temporary construction noise were evaluated for the entire Specific Plan in EIR No. 329, which found that the development of the Specific Plan would result in significant and unavoidable levels of construction noise. The proposed modifications to the Specific Plan associated with the proposed Project would not increase the intensity of development within the Specific Plan, would not result in physical impacts to areas that were not previously analyzed in EIR No. 329, nor would the changes result in a substantial change to the construction characteristics of SP 260. As such, temporary construction impacts associated with the Project would be similar to those identified in EIR No. 329.

A site-specific Noise Impact Analysis was prepared for the proposed Project by ECORP Consulting in 2018 (*Technical Appendix G*). The Noise Impact Analysis included a detailed analysis of the potential for construction noise impacts during the implementation of TTM 37533. During construction of the proposed TTM 37533, the Noise Impact Analysis confirmed the findings of EIR No. 329, which indicated that a substantial temporary increase in ambient noise levels (Ecorp, 2018b, p. 27). Predicted maximum 8-hour noise levels resulting from temporary construction activity within the TTM 37533 site at the nearest sensitive receptor would range from approximately 72.5 dBA Leq to 81 dBA Leq at a distance of 50 feet, an increase from the recorded ambient noise level of 43.4 dBA. Construction noise would be primarily associated with the operation of off-road equipment for on-site construction activities and construction vehicle traffic on area roadways. The construction noise would be temporary and would vary depending on the nature of the activities being performed.

Both Section 9.52.020.I of the County's Municipal Code and Chapter 9.09 of the City of Menifee Municipal Code exempt construction noise for private construction projects located within one quarter of a mile from an inhabited dwelling, provided that construction does not occur between the hours of 6 p.m. and 6 a.m. during the months of June through September, and between the hours of 6 p.m. and 7 a.m. during the months of October through May (Riverside County, 2007b). The proposed Project would not include any construction activities outside the hours exempted by the Noise Ordinance, the impacts will be less than significant.

Riverside General Plan Noise Element Policy N-13.3 requires land use developers to submit a construction-related noise mitigation plan to the County for review and approval prior to issuance of a grading permit demonstrating how the noise from this equipment will be mitigated during construction of the Project (Riverside County, 2017). The mandatory plan would include best management practices for reducing construction noise, such as requiring the operation of stationary pieces of equipment as far as possible from the nearest off-site sensitive land uses; placing flexible sound control curtains around all drilling apparatuses, drill rigs, and jackhammers when in use; the use of state-of-the-art noise shielding and muffling devices; and restricting all construction truck traffic to truck routes approved by the County. Adherence to the required construction-noise reducing measures contained in the County-approved Construction-Related Noise Mitigation Plan would reduce the severity of any temporary construction noise impacts.

However, even with the implementation of mandatory noise reduction measures as would be identified in the required Construction-Related Noise Mitigation Plan, temporary construction impacts from the implementation of TTM 37533 would result in significant noise levels. As the significant and unavoidable

noise levels associated with the implementation of TTM 37533 would be consistent with the findings in EIR No. 329 the proposed TTM 37533 would not include any components that would increase the severity of the previously identified construction noise impact or generate new construction noise impacts that were not previously considered.

Long-Term Operation Impacts

Impacts associated with roadway noise were evaluated for the entire Specific Plan in EIR No. 329, which found that the development of the Specific Plan would result in the contribution of traffic that would generate significant and unavoidable levels of noise along Antelope Road, Mapes Road, and SR-74. Additionally, on-site noise impacts resulting from surrounding roadways were analyzed as part of EIR No. 329, which determined that residential land uses in portions of the SP 290 would be exposed to significant traffic noise levels from surrounding roadways, particularly for residential uses abutting Menifee Road, Briggs Road, and SR-74.

Impacts associated with the potential to exceed established noise standards were evaluated for the entire Specific Plan in EIR No. 329, which found that the development of the Specific Plan would result in the contribution of traffic that would generate significant and unavoidable levels of ambient noise in excess of noise standards identified in the General Plan. The proposed modifications to the Specific Plan associated with the Project would not increase the intensity of development within the Specific Plan, would not result in physical impacts to areas that were not previously analyzed in EIR No. 329, nor would the changes result in a substantial change to the construction or operational characteristics of SP 260. As such, noise impacts would be similar to those identified in EIR No. 329.

To mitigate potentially significant noise impacts, EIR No. 329 required that future residential development projects perform updated noise impact analyses and implement design considerations to reduce exterior and interior noise levels to acceptable levels (EIR No. 329, Section V.5.c.). In conformance with this requirement, a Noise Impact Assessment was prepared for TTM 37533 to analyze the potential for the implementation of TTM 37533 to result in new or substantially greater impacts associated with an exceedance of established standards adopted by the County of Riverside.

The Noise Impact Assessment evaluated vehicular noise levels affecting the Project dwelling units within proposed TTM 37533 and concluded that the existing ambient recorded noise level within TTM 37533 was 42.6 dBA, which is below 60 dBA. Additionally, existing 24-hour traffic noise levels on the roadways adjacent to TTM 37533 (Briggs Road, Watson Road, and Sultanas Road) currently ranges from 45.3 to 55.0 dBA CNEL. As the recorded ambient noise level on the TTM 37533 site and the modeled 24-hour traffic noise from roadways segments adjacent to the site are below 60 dBA, the TTM 37533 site is considered an appropriate noise environment to locate proposed residential uses and would result in less than significant roadway noise impacts to the proposed residences within TTM 37533 and therefore would result in no new or substantially increased environmental impacts compared to those identified in EIR No. 329.

Off-site vehicular-related noise impacts were identified as significant and unavoidable as part of EIR No. 329, and a statement of overriding considerations was adopted by the Board of Supervisors at the time EIR No. 329 was certified. The proposed Project would not result in an increase in the amount of roadway

traffic when compared to the Specific Plan considered in EIR No. 329 as no components of the proposed Project, including the implementation of TTM 37533, would result in an increase in the number of dwelling units compared to the previously approved Specific Plan. Additionally, the Noise Impact Assessment prepared in July 2018 concluded that predicted increases in traffic noise levels associated with the portion of the proposed Project within TTM 37533 would not exceed the County thresholds (Ecorp, 2018a, p. 2). Although the Project would still contribute to significant noise impacts along SR-74 west of Palomar Road, such impacts would not be greater than what was previously disclosed as part of EIR No. 329. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impacts as analyzed in EIR No. 329.

On-site traffic-related noise impacts are addressed in the Riverside County General Plan Noise Element. General Plan Table N-1, Land Use Compatibility Table, identifies acceptable levels of noise for various land uses (Riv. County GP, p. N-7, 2015). An acceptable existing noise level for residential uses is 50 – 60 dBA CNEL. As part of the Noise Impact Assessment for TTM 37533, ECORP conducted five short-term noise measurements on July 11, 2018 (Ecorp, 2018a, p. 31). The noise measurement sites were representative of typical existing noise exposure within and immediately adjacent to the Project site and are considered representative of the noise levels throughout the day. The ambient recorded noise level on the Project site was 42.6 dBA and the existing 24-hour traffic noise levels on the roadways adjacent to the Project site (Briggs Road, Watson Road, and Sultanas Road) was between 45.3 and 55.0 dBA CNEL. The projected 24-hour traffic generated noise levels after implementation of TTM 37533 would range from 45.4 to 58 CNEL (Ecorp, 2018a, p. 32). As the recorded ambient noise level on the Project site and the modeled 24-hour traffic noise from roadways segments adjacent to the site are below 60 dBA, TTM 37533 is considered an appropriate noise environment to locate proposed residential uses and the Project would not cause exposure of persons to or generation of noise levels in excess of standards established in the local General Plan.

Based on the above analysis, the noise impacts from the proposed Project do not exceed Riverside County noise standards including short-term construction noise impacts, on-site noise levels compatible with residential land use, and off-site noise impacts from traffic and stationary sources. Additionally, noise impacts associated with residential development of the project site were previously evaluated as part of EIR No. 329. The proposed Project maintains the same overall land uses within the Planning Areas subject to the proposed Project as well as the same number of dwelling units, and mitigation measures as evaluated in EIR No. 329, so no additional noise impacts, beyond what was disclosed in EIR No. 329, are anticipated. Accordingly, the proposed Project will not cause 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.

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

EIR No. 329 Finding: EIR No. 329 noted that the only portion of the MNSP project that could generate vibration or ground-borne noise would be from the proposed industrial commercial and/or business park uses. EIR No. 329 indicated that future industrial commercial and/or business park uses would be subject to a mitigation measure which requires submittal of a Plot Plan application. The Plot Plan application would be required to submit reports describing proposed methods for handling vibration to ensure

impacts would be less than significant. Thus, EIR No. 329 determined impacts would be less than significant. (Riverside County, 1994, p. V-55)

No Substantial Change from Previous Analysis: Under long-term operating conditions, there are no conditions associated with the proposed Project that would result in the generation of substantial ground borne vibration-related impacts to on- or off-site sensitive receptors. The proposed Project, including the implementing TTM 37533, would not include the use of any stationary equipment that would result in excessive vibration levels. The potential for ground-borne vibration impacts during construction of the Project was analyzed as part of the Noise Impact Assessment and concluded that ground vibration generated by heavy duty equipment would not exceed recommended criteria, including FTA's recommended standard of 85 VdB with respect to the prevention of structural damage for older residential buildings and the level at which vibration may begin to be perceived by people in buildings (Ecorp, 2018a, p. 30). Accordingly, a less-than-significant impact associated with ground-borne vibration or noise would occur during the construction of TTM 37533. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

EIR No. 329 identified several mitigation measures to address impacts to noise. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval as appropriate.

MM 5.1: Construction adjacent to existing residential development shall be limited to the hours of 7 a.m. to 7 p.m., Monday through Friday. Construction should not be allowed on weekends or federal holidays.

MM 5.2: Prior to the issuance of final grading plans for individual planning areas, a detailed noise analysis shall be prepared to determine the height and location of noise barriers needed to achieve acceptable noise levels. This condition shall apply to all planning areas in the Menifee North Specific Plan adjacent to Menifee Road, Briggs Road and Route 74. This includes Planning Areas 21, the proposed elementary schools adjacent to Briggs Road. Mitigation measures for the school can include construction of a sound wall and sound insulation for the buildings. Another option would be to relocate the school site to an area where the noise level is 60 CNEL or less.

MM 5.3: For the proposed school sites, the acoustical consultant recommends a noise level not to exceed 60 CNEL for outdoor areas. However, it should be noted that public schools are not subject to County standards and are only subject to state standards if located adjacent to a freeway.

MM 5.4: In order to mitigate impacts to off-site residential areas that will be exposed to noise levels greater than 65 CNEL as a result of project traffic generation, the traffic engineer recommends provision of off-site mitigation in the form of barriers, structural upgrades, etc. This option would require the developer to work with the other developers and homeowners in the area to determine final wall heights, building upgrades, etc. needed for mitigation. The project developer will participate in any off-site noise mitigation program in place at the time of project approval.

4.1.14 Paleontological Resources

	<i>New Significant Impact</i>	<i>More Severe Impact</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
28. Paleontological Resources a. Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *Riverside County General Plan, EIR No. 329*

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

EIR No. 329 Finding: EIR No. 329 noted that no paleontological resources were discovered on-site during a field study conducted for the MNSP project. EIR No. 329 noted that the soils on-site contained paleontological sensitivity ranging from none to low and that no fossils had been recorded in the region from the types of soils on the MNSP site. Thus, EIR No. 329 determined the likelihood of recovering fossils from the soils on-site would be minimal. Nonetheless, EIR No. 329 determined implementation of the MNSP project could result in significant impacts to subsurface fossils during grading activities. EIR No. 329 identified mitigation requiring monitoring for earthwork activities occurring at depths greater than 10 feet and included procedure in the event a fossil is discovered on-site. As such, with implementation of mitigation, EIR No. 329 determined impacts to paleontological resources would be less than significant. (Riverside County, 1994, pp. V-85 - V-89)

No Substantial Change from Previous Analysis: The proposed modifications to the Specific Plan associated with the proposed actions would not increase the intensity of development within the Specific Plan, would not result in physical impacts to areas that were not previously analyzed in EIR No. 329, nor would the changes result in a substantial change to the construction or operational characteristics of SP 260. As such, impacts to paleontological resources associated with the proposed Project would be within the scope of analysis of EIR No. 329, and, consistent with the findings of EIR No. 329, Project impacts to paleontological resources would be reduced to less-than-significant levels with implementation of the mitigation measures identified in EIR No. 329. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

EIR No. 329 identified several mitigation measures to address impacts to paleontological resources. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval.

MM 15.2: Since the paleontologic sensitivity for the site is very low, there is no need to have a grading monitor present on the property for near surface grading. However, earthmoving occurring at depths greater than 10 feet should be monitored by a qualified paleontologist, along with older alluvium deposit. & which occur at depths of less than ten feet. Monitoring on a part-time basis should be satisfactory for this project given the relatively low sensitivity of the sediments. If fossils are found by the owners of the property, their agent &, contractors, or subcontractors during the development of the property, they should be reported immediately to a qualified, professional paleontologist for evaluation.

If grading of older alluvium occurs or earthmoving occurs at depths of more than ten feet, or if fossils are encountered on the property during development, the following mitigation procedures shall be followed:

1. The project paleontologist shall immediately evaluate the fossils which have been discovered to determine if they are significant and, if so, to develop a plan to collect and study them for the purpose of mitigation.
2. A paleontologic monitor shall be immediately retained to be present during earthmoving on the property. The monitor must be empowered to temporarily halt or redirect excavation equipment if additional fossils are found to allow evaluation and removal of them if necessary. The monitor shall be equipped to speedily collect specimens if they are encountered.
3. The monitor, with assistance if necessary, shall collect individual fossils and/or samples of fossil bearing sediments. If specimens of small animal species are encountered, the most time and cost efficient method of recovery is to remove a selected volume of fossil bearing earth from the grading area and stockpile it off site for processing by screen washing.
4. Fossils recovered during earthmoving or as a result of screen-washing of sediment samples shall be cleaned and prepared sufficiently to allow identification. This allows the fossils to be described in a report of findings and reduces the volume of matrix around specimens prior to storage, thus reducing storage costs.
5. A report of findings shall be prepared and submitted to the public agency responsible for overseeing developments and mitigation of environmental impacts upon completion of mitigation. This report will minimally include a settlement of the types of paleontologic resources found, the methods and procedures used to recover them, an inventory of the specimens recovered, and a settlement of their scientific significance.
6. The paleontological specimens recovered as a result of mitigation shall be donated to a qualified scientific institution where they would be afforded long term preservation to allow future scientific study.

4.1.15 Population and Housing

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<i>Would the project:</i>				
29. Housing				
a. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *Project Application Materials, GIS database, Riverside County General Plan, EIR No. 329*

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

EIR No. 329 Finding: EIR No. 329 determined that the MNSP project included construction of up to 2,654 residential dwelling units on a site used for agricultural uses under existing conditions. Thus, EIR No. 329 determined the MNSP would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. As such, EIR No. 329 concluded no impact would occur. (Riverside County, 1994, p. V-141)

No Substantial Change from Previous Analysis: The portion of the Specific Plan subject to the proposed Project is presently vacant and there are no existing residences on site (Google Earth, 2018). Accordingly, the proposed Project would not displace a substantial number of existing housing or residents, and would not result in the need to construct replacement housing elsewhere. Consistent with the finding of EIR No. 329, no impacts would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

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

EIR No. 329 Finding: EIR No. 329 noted that the MNSP proposed a variety of land uses including residential, school, commercial, business park industrial, and open space/park/greenbelt uses. EIR No. 329 determined that the on-site employment opportunities would equal the number of residents that would be added to the area with the development of the proposed residential uses within the MNSP. As such, EIR No. 329 concluded that impacts due to housing demand would be less than significant. Thus, EIR No. 329 determined the MNSP would not create a significant demand for additional housing, particularly housing affordable to households earning 80% or less of the County's Median income, and concluded that impacts would be less than significant. (Riverside County, 1994, p. V-145)

No Substantial Change from Previous Analysis: The proposed Project would result in relatively minor modifications to an existing approved specific plan and would result in no change to the number of dwelling units allowed within the Project site. As such, the proposed Project would accommodate new housing opportunities within the County, and would not result in an increase in demand for affordable housing, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

c) Would the proposed Project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

EIR No. 329 Finding: EIR No. 329 determined that development of the MNSP site would result in the development of roadway systems, utilities, community institutions, medical, educational, and cultural needs. EIR No. 329 noted that some of these needs would be met through development of the MNSP. EIR No. 329 indicated that the MNSP project was located in a transitional area and was in the vicinity of several other specific plans that were already formulated at the time MNSP was proposed; thus, the surrounding developments would not be considered a "growth inducing impact" of the MNSP project. However, EIR No. 329 noted that rural and agricultural uses that were present to the southwest, north, and east of the MNSP site could be subject to growth inducing impacts. EIR No. 329 noted that roadway improvements proposed by the MNSP would not be growth inducing because all other properties in the surrounding area were already served by existing roadways. Likewise, EIR No. 329 found that properties in the surrounding area already were served by or had access to potable water, and that new or expanded entitlements or resources would not be necessary to serve the MNSP; thus, EIR No. 329 concluded that water infrastructure proposed by the MFSP would not be growth inducing. Because the MNSP would not require the extension of infrastructure into an area that currently lacks water and sewer lines and roads, growth inducing impacts were found to be less than significant. (Riverside County, 1994)

No Substantial Change from Previous Analysis: The proposed Project would result in relatively minor changes to the internal configurations of land uses within an approved specific plan and would not include any increase in the number of dwelling units or land use intensity within the portion of the Specific Plan subject to the proposed Project or within SP 260 as a whole as compared to the intensity of development that was previously approved and analyzed as part of EIR No. 329. There are no components of the proposed Project that would result in a substantial inducement to population growth beyond the

growth that was anticipated through the approval of SP 260. A portion of the specific plan area has been built out, including portions of the backbone infrastructure (e.g., roads and utilities). The proposed Project would involve the extension of roads and infrastructure as necessary to accommodate development already allowed within the specific plan area, and such roads and infrastructure would not result in substantial population growth in the area, either directly or indirectly. Accordingly, impacts associated with population inducement would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

4.1.16 Public Services

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<p>30. Fire Services Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for <u>fire protection services</u>?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, EIR No. 329, Ord. No. 659

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

EIR No. 329 Finding: EIR No. 329 noted that the MNSP site would result in an increase in population and residential, commercial, commercial/business park, business park, industrial, and school uses and would result in increased need for fire emergency services/facilities. EIR No. 329 determined MNSP’s need for additional fire protection services would be provided by the existing fire station and future fire station proposed to be constructed within the MNSP. Furthermore, EIR No. 329 identified a mitigation measure requiring the MNSP project to participate in an existing Fire Protection Impact Mitigation Program to offset the need for additional services and facilities. Therefore, EIR No. 329 concluded impacts to fire protection services would be less than significant. (Riverside County, 1994, pp. V-116 - V-117)

No Substantial Change from Previous Analysis: Impacts associated with fire protection services were evaluated and disclosed in EIR No. 329, which found that such impacts would be less than significant

with the implementation of mitigation measures identified in the EIR. Following the certification of EIR No. 329, a new fire station (Homeland Fire Station #54) has been developed at 25730 Sultanas Road, within SP 260. The implementation of the proposed Project would result in relatively minor changes to the internal configurations of land uses within an approved specific plan and would not include any increase in the number of dwelling units or land use intensity within the portion of the Specific Plan subject to the proposed Project or within SP 260 as a whole as compared to the intensity of development that was previously approved and analyzed as part of EIR No. 329. Furthermore, the Project Applicant would be required to comply with the provisions of the County’s Development Impact Fee (DIF) Ordinance (Riverside County Ordinance 659), which requires a fee payment to assist the County in providing for fire protection services (see Mitigation Measure MM 18.1). Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

No new mitigation measures beyond those identified in EIR No. 329 are required, although some revisions to the required mitigation from EIR No. 329 in order to reflect current County requirements, as follows:

~~MM 18.1: The applicant will participate in an existing Fire Protection Impact Mitigation Program (\$400.00 per dwelling unit and \$.25 per square foot for commercial/industrial) that provides funds for the purchase of equipment, remodel or construction of fire stations when necessary as development occurs. Prior to building permit final inspection, the Riverside County Building and Safety Department shall ensure that appropriate fees have been paid pursuant to County Ordinance No. 659 to provide funds for the purchase of equipment, remodel, or construction of fire stations; police protection facilities; parks; trails; flood control facilities; traffic improvements and signalization; and libraries.~~

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<p>31. Sheriff Services Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for <u>sheriff</u> services?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, EIR No. 329, Ord. No. 659

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

EIR No. 329 Finding: EIR No. 329 noted that the MNSP site would result in an increase in population and residential, commercial, commercial/business park, business park, industrial, and school uses and would result in increased need for sheriff services/facilities. EIR No. 329 determined the MNSP would require approximately 15.9 additional sheriff officers in order to provide adequate protection to the MNSP site. EIR No. 329 noted the need for additional sheriff protection services would be provided by the existing sheriff station located 11 miles from the MNSP site. Furthermore, EIR No. 329 identified mitigation measures requiring the Applicant cooperate with the Sheriff's Department and requiring incorporation of safety design concepts within each Planning Area. Therefore, EIR No. 329 concluded impacts to sheriff protection services would be less than significant. (Riverside County, 1994, pp. V-118 - V-119)

No Substantial Change from Previous Analysis: The proposed Project would be required to comply with the mitigation measures identified in EIR No. 329 which require the payment of required development impact fees to off-set impacts associated with increased demand for sheriff services and facilities. There are no components of the proposed Project that would have the potential to increase impacts to sheriff protection services beyond what was analyzed under EIR No. 329. Furthermore, as required through EIR No. 329 Mitigation Measure MM 18.1, the Project Applicant would be required to comply with the provisions of the County's DIF Ordinance (Ordinance 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Accordingly, there would be no new impacts to sheriff protection services associated with the proposed Project, and such impacts would not be significant following incorporation of the mitigation measures specified in EIR No. 329. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

EIR No. 329 identified several mitigation measures to address impacts to sheriff services. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval.

MM 19.1: The applicant will cooperate with the Sheriff's Department to assure proper protection, facilities and personnel are available.

MM 19.2: For future security and safety, the following crime prevention measures will be considered during site and building layout design: 1) circulation for pedestrians, vehicles and police patrols; 2) lighting of streets, walkways and bikeways; 3) visibility of doors and windows from the street and between buildings; 4) fencing (height and material); 5) the numerical identification system shall be visible and readily apparent to emergency response agencies; and 6) encourage the installation of burglar alarm systems.

In addition, EIR No. 329 Mitigation Measure MM 18.1, provided above under the analysis of impacts to fire protection services and requiring payment of appropriate DIF fees, shall apply.

	<i>New Significant Impact</i>	<i>More Severe Impact</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<p>32. Schools Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for <u>school</u> services?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Google Earth, EIR No. 329.

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

EIR No. 329 Finding: EIR No. 329 noted that the MNSP site would result in an increase in population and would result in increased need for school services. EIR No. 329 determined MNSP would generate approximately 2,893 students requiring school services. EIR No. 329 noted that the MNSP proposed three elementary schools within the MNSP and high school students associated with buildout of the Project would attend Perris Union High School, located approximately eight miles northwest of the Project site. Furthermore, EIR No. 329 identified mitigation measures requiring the Applicant make payment of school facility impact fees, requiring the Project Applicant to work with the school district on development of the on-site school sites, and requiring a site-specific geotechnical investigation for the proposed school sites. EIR No. 329 found that implementation of mitigation would reduce impacts to school services to less-than-significant levels. (Riverside County, 1994, pp. V-126 - V-128)

No Substantial Change from Previous Analysis: Following the approval of SP 260, Harvest Valley Elementary School was constructed within the City of Menifee portion of the original SP 260 boundary immediately adjacent to the western Project boundary, and the Heritage High School was constructed southwest of the Project site (Google Earth, 2018). Changes proposed as part of the Project would not modify the number of proposed dwelling units (nor the students generated by the dwelling units within the Specific Plan) and would not affect the amount of school facilities accommodated within the County portion of SP 260 (i.e., a 9.9-acre elementary school facility proposed in Planning Area 39). Additionally, the Project Applicant would be required pursuant to the mitigation measures identified in EIR No. 329 to

contribute fees to the Romoland and Perris Union High School Districts to address the need for new or expanded facilities for school services that would be generated by the Project. Pursuant to the Leroy F. Greene School Facilities Act of 1998, payment of school impact fees constitutes full and complete mitigation for project-related impacts to school services. Additionally, because the Project would not increase the number of residential units allowed on site, impacts to school services would be same as the impacts identified in EIR No. 329. The mitigation measures identified in EIR No. 329 would continue to apply to the proposed Project, including a requirement to contribute development impact fees. Accordingly, the proposed Project would not result in any new impacts to school services beyond that which was disclosed and mitigated for as part of EIR No. 329, and such impacts would be reduced to less-than-significant levels with the incorporation of the mitigation measures identified in EIR No. 329. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

The following mitigation measure from EIR No. 329 shall continue to apply, although some modifications to the required mitigation have been revised to reflect current County requirements. No new mitigation measures beyond those identified in EIR No. 329 are required.

MM 20.1: ~~The project applicant shall enter into a binding agreement with all involved school districts to insure the provision of adequate permanent facilities at the time of project occupancy. Prior to the approval of any implementing project within the Specific Plan, the applicant shall be required to pay school impact mitigation fees or fund school site acquisition and/or facility construction with proceeds from the Mello-Roos Community Facilities District. Community Facilities District (CFD) 91-1 has been formed which covers the entire Romoland School District. The CFD Report specifies the amounts of school fees to be paid, provides methods of tax apportionment and establishes the maximum amount of bonds to be sold. The Project Applicants has agreed to comply with the terms of the Resolution of Formation of the CFD.~~

MM 20.2: The applicant shall be required to pay school impact mitigation fees or fund school site acquisition and/or facility construction with proceeds from the Community Facilities District Community Facilities District 91-1 has been formed which covers the entire Romoland School District. The CFD report specifies the amount of school fees to be paid, provides methods of tax apportionment and establishes the maximum amount of bonds to be sold. The project applicant has agreed to comply with the terms of the Resolution of Formation of the CFD.

MM 20.3: All school sites shall meet the requirements of the District in terms of size, location, access and absence from environmental constraints. Initial determination of school siting and other District criteria for locations within the Menifée North project shall occur prior to the recordation of Tentative Tract Map approval for each phase filed.

MM 20.4: School sites shall be delivered to the District in at least rough graded condition with utilities stubbed to each site, any site improvements made by the developer shall be performed with financial recognition included in the site acquisition process.

MM 20.5: As indicated in the Comprehensive General Plan, the project lies within Groundshaking Zone II, therefore, a detailed site investigation shall be performed on the proposed school sites in order to determine geotechnical feasibility.

	<i>New Significant Impact</i>	<i>More Severe Impact</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<p>33. Libraries Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for library services?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR No. 329

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

EIR No. 329 Finding: EIR No. 329 noted that development of the MNSP site would increase the population in the area and increase the demand for library services. EIR No. 329 noted that adequate library services would be guaranteed through the collection of taxes by the Riverside County Board of Supervisors. EIR No. 329 included a mitigation measure requiring the payment of taxes and the collection of a facility fee per residential unit which would reduce impacts to library services to less than significant. As such, EIR No. 329 determined impacts to library services would be less than significant with implementation of mitigation. (Riverside County, 1994, p. V-134)

No Substantial Change from Previous Analysis: Since the proposed Project would result in the same number of dwelling units within the Specific Plan as compared to what was assumed for the site by EIR No. 329, there would be no increase in demand for library services beyond what was evaluated in EIR No. 329. Additionally, the Project Applicant would be required to contribute DIF fees pursuant to Riverside County Ordinance No. 659, a portion of which would be used for library services and facilities. Accordingly, impacts to library services would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

EIR No. 329 identified several mitigation measures to address impacts to library services. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project’s conditions of approval.

MM 24.1: The project applicant will cooperate with the Riverside City/County Library System to assure adequate library facilities and service is provided for future project residents. Impacts, as a result of project development, shall be mitigated by the assessment of a library facilities and collection fee by the Board of Supervisors through Ordinance 659.

In addition, EIR No. 329 Mitigation Measure MM 18.1, provided above under the analysis of impacts to fire protection services and requiring payment of appropriate DIF fees, shall apply.

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<p>34. Health Services Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for <u>health</u> services?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR No. 329

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

EIR No. 329 Finding: EIR No. 329 noted that development of the MNSP site would increase the population in the area and increase the demand for health services. EIR No. 329 determined that no adverse impacts to health services were expected with development of the MNSP. EIR No. 329 noted that the MNSP project was consistent with the General Plan and the presence of health services in the area would increase as the MNSP is developed. As such, EIR No. 329 determined impacts to health services would be less than significant with implementation of mitigation. (Riverside County, 1994, p. V-135)

No Substantial Change from Previous Analysis: Since the proposed Project would result in the same number of dwelling units within the Specific Plan, there would be no increase in demand for health care services beyond what was evaluated in EIR No. 329. Accordingly, a new or more severe impact to health services would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

4.1.17 Recreation

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<i>Would the project:</i>				
35. Parks and Recreation				
a. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 659, CSA No. 146, EIR No. 329; Project Application Materials.

- a) **Would the proposed Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**
- b) **Would the proposed Project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

EIR No. 329 Finding: EIR No. 329 noted that implementation of the MNSP would increase the population and the demand for park and recreational facilities. EIR No. 329 indicated that the MNSP would provide 30.8 acres of neighborhood parks, 112 acres of natural open space that could allow for passive recreational activities, and a regional hiking/riding trail. Impacts related to the construction of the on-site recreation facilities were evaluated throughout EIR No. 329. Furthermore, EIR No. 329 noted the

MNSP project would be required to comply with Riverside County Ordinance No. 460 which requires park dedication ratios for the population and would meet the park dedication ratio for on-site parkland. EIR No. 329 included mitigation measures requiring compliance with park requirements and mitigation identifying possible maintenance entities for the on-site parks. As such, EIR No. 329 concluded with implementation of mitigation measures, impacts to recreational facilities would be less than significant. (Riverside County, 1994, pp. V-124 - V-128)

No Substantial Change from Previous Analysis: Specific Plan 260 was approved in 1994 in conjunction with the certification of EIR No. 329. The Specific Plan was approved allowing the development of 2,813 dwelling units, resulting in a future population of 8,468 persons and a future demand for 42.34 acres of parkland. A total of 30.4 acres of parkland was provided within the Specific Plan, including 29.4 acres of public neighborhood parks and approximately 1.0 acre of pocket parks. Since SP 260 was originally approved and FEIR No. 329 certified, the City of Menifee was incorporated as a new city and portions of SP 260 (i.e., westerly of Briggs Road) now occur within the City and are outside the jurisdictional authority of the County of Riverside. As a result, 23.9 acres of parkland and 1.0 acre of pocket parks are located within the City of Menifee portion of SP 260. The County portion of SP 260 now includes 5.5 acres of community parkland in addition to pocket parks within Planning Areas 32, 35, and 37, (added as part of Specific Plan Amendment No 2, Substantial Conformance No. 1) which combined would comprise approximately 5.1 acres. Thus, the portion of SP 260 located within Riverside County accommodates a total of 10.6 acres of parkland. With the addition of pocket parks within Planning Areas 32, 35, and 37 parkland within the overall SP 260 area increased to 35.5 acres. Although portions of SP 260 are located within the City of Menifee, the overall parkland acreage identified within SP 260 would accommodate parkland requirements for the entire SP 260 area.

The proposed Project does not change the number of units or the overall residential density for the Specific Plan that was evaluated under EIR No. 329, and therefore does not create any additional impact on the park system. In addition, the proposed Project would increase the total parkland within portion of SP 260 located within Riverside County from 10.6 acres to 15.7 acres and increase the total parkland entire SP 260 area from 35.5 acres to 40.6 acres by adding a public park (owned and maintained by VWRPD) within Planning Area 25 and a mini-park within Planning Area 26. The proposed Project would be required to implement the applicable mitigation measures identified in EIR No. 329, including payment of park in-lieu fees for parkland demands not met on-site pursuant to Ordinance No. 659 (Mitigation Measure MM 21.1). With the payment of fees pursuant to Ordinance No. 659 and dedication of parkland within Planning Areas 25 and 26, no new impacts to parks or recreational facilities or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

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

EIR No. 329 Finding: EIR No. 329 noted the MNSP project would be required to contribute fees pursuant to Riverside County Ordinance No. 460, which requires park dedication ratios for the population and would meet the park dedication ratio for on-site parkland. EIR No. 329 included mitigation measures requiring compliance with park requirements and mitigation identifying possible maintenance entities for

the on-site parks. As such, EIR No. 329 concluded with implementation of mitigation measures, impacts to recreational facilities would be less than significant. (Riverside County, 1994, pp. V-124 - V-128)

No Substantial Change from Previous Analysis: The portions of the Specific Plan subject to the proposed Project are located within the boundaries of County Service Area No. 146 (CSA 146), which was established for the maintenance of recreational facilities, parks, and libraries (RCIT, 2019). The proposed Project would be required to contribute fees to CSA 146 for on-going maintenance of recreational facilities associated with CSA 146. The Project would also be required to contribute fees pursuant to Ordinance No. 460, as required by EIR No. 329 and as a mandatory condition of approval. Accordingly, the proposed Project would not result in any new impacts associated with the CSA or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

The following mitigation measures from EIR No. 329 shall apply, although the mitigation language has been updated to reflect the County’s current requirements. No new or additional mitigation measures beyond those identified in EIR No. 329 are required.

MM 21.1: ~~The project applicant shall satisfy the Quimby Act and the Valley Wide Recreation and Park District park requirements which include land dedication and/or the payment of in-lieu fees. The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place, and certification shall be obtained from the Valley Wide Recreation and Park District.~~

MM 21.2: A Master Homeowner's Association, County Service Area, or the Valley-Wide Recreation and Park District will maintain the Mini Community Parks and Open Space.

	<i>New Significant Impact</i>	<i>More Severe Impact</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
36. Recreation Trails				
a. Include the construction or expansion of a trail system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Project application materials, HWWAP, EIR No. 329

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

EIR No. 329 Finding: EIR No. 329 noted that the MNSP project included a regional hiking/riding trail along portions of Briggs, McLaughlin, and Emperor Roads and Street “C.” Impacts related to the construction and expansion of a trail system were analyzed throughout EIR No. 329, and impacts were determined to be less than significant, or were mitigated to less than significant. As such, EIR No. 329 concluded impacts due to the construction or expansion of a trail system would be less than significant. (Riverside County, 1994, pp. V-124 - V-128)

No Substantial Change from Previous Analysis: There are no existing recreational trails within the Project site. The Harvest Valley / Winchester Area Plan (HVWAP) Exhibit 9, Trails and Bikeway System, shows the planned pedestrian trails and bike paths for the Project area. Multi-purpose trails required by HVWAP within the Project area consist of a “Regional Trail: Urban/Suburban” along the east side of Briggs Road and a “Community Trail” along the northern portion of Sultanas Road. A “Regional Trail: Urban/Suburban” is also shown along Highway 74, approximately 600 feet south of the portion of the Specific Plan subject to the proposed Project. HVWAP does not show any Class I Bike Paths within or in the vicinity of the Project area, with the closest Class I Bike Path approximately 4 miles south along Salt Creek. The proposed Project would result in the implementation of a 14-foot wide trail along Briggs Road in conformance to the HVWAP. The Project also includes sidewalks along all streets, providing for pedestrian circulation within the portion of the Specific Plan subject to the proposed Project and pedestrian connections to adjacent uses. Impacts associated with the development of on-site trails were evaluated as part of EIR No. 329, which determined that impacts associated with recreational trail development would be reduced to less than significant levels with incorporation of mitigation measures. Because the proposed Project would not alter the alignment of the trails analyzed in EIR No. 329, the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

4.1.18 Transportation

	<i>New Significant Impact</i>	<i>More Severe Impact</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
37. Transportation				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
c. Substantially increase hazards due to a geometric 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"/>
d. Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Traffic Impact Study, 2018; Riverside County Congestion Management Plan; Riverside County Airport Land Use Compatibility Plan; Harvest Valley/Winchester Area Plan; Google Earth.

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

EIR No. 329 Finding: EIR No. 329 evaluated impacts to transportation and noted that MNSP included frontage improvements within the MNSP area. EIR No. 329 determined impacts to transportation would be potentially significant with implementation of the MNSP. EIR No. 329 identified mitigation requiring transportation improvements that would reduce impacts to intersections and roadway segments. However, EIR No. 329 determined that until a Highway 74 Corridor Community Plan traffic modeling study was completed, a determination of significance of impacts could not be made. Thus, EIR No. 329 determined that impacts to transportation would be considered significant and unavoidable on a direct and cumulative basis. (Riverside County, 1994, pp. V-90 - V-108; V-157)

No Substantial Change from Previous Analysis: The proposed modifications to the Specific Plan associated with the proposed actions would not increase the intensity of development within the Specific Plan, would not result in physical impacts to areas that were not previously analyzed in EIR No. 329, nor

would the changes result in a substantial change to the construction or operational characteristics of SP 260 ensuring that the vehicular trips generated by the changes to the Specific Plan would be similar to those identified in EIR No. 329.

Impacts associated with development of TTM 29322 were previously evaluated in Environmental Assessment No. 38625, adopted on June 26, 2007. As part of that analysis, mitigation measures specific to buildout of TTM 29322 were identified and would continue to apply to development of the TTM 29322 site. Thus, because the Project would not increase the number of residential uses allowed within TTM 29322 and the traffic-related conditions of approval would continue to apply, the following analysis focuses on changes that would occur with implementation of TTM 37533. Vehicle trips associated with buildout of TTM 29322 are evaluated as part of the cumulative analysis contained in the Traffic Impact Study prepared for TTM 37533.

The Project's Traffic Impact Study assesses the potential for traffic impacts associated with TTM 37533 in order to confirm that the potential for traffic impacts for the implementing tract map would not result in new or substantially increased transportation impacts. TTM 37533 would have full-access ingress/egress from Briggs Road, Sultanas Road, and Watson Road. Public transportation services near TTM 37533 include bus transit and commuter rail services. Bus transit is provided by Riverside Transit Agency, with the nearest bus stop near the intersection of Briggs Road and Highway 74. Commuter rail service is provided by Metrolink operated by Southern California Regional Rail Authority (SCRRA). The nearest Metrolink station is Perris Valley, approximately 7.0 miles from TTM 37533. There are no existing bicycle trails or continuous sidewalks for pedestrian circulation adjacent to TTM 37533.

The County of Riverside Congestion Management Plan (CMP) and Caltrans provide standards for level of service. Level of service (LOS) is a measure of the quality of operational conditions within a traffic stream and is generally expressed in terms of such measures as speed and travel time, freedom to maneuver, traffic interruptions, and comfort and convenience. Levels range from A to F, with LOS A representing excellent (free-flow) conditions and LOS F representing extreme congestion. The County of Riverside uses LOS D as the minimum LOS for intersection operations and Caltrans uses a threshold based on LOS D. The County of Riverside CMP requires that circulation improvements be recommended at any intersection which operates at unsatisfactory level of service. For intersections that meet a jurisdiction's minimum level of service standard under existing conditions, circulation improvements must maintain conformance with that standard. For intersections that fail to meet a jurisdiction's minimum level of service standard under existing conditions, circulation improvements must maintain the existing level of service.

The Traffic Impact Study determined that TTM 37533 would generate 269 a.m. peak hour trips, 359 p.m. peak hour trips, and 3,427 daily trips (Translutions, 2018, p. 6). The Study analyzed and projected LOS without the Project and with the Project under each of 3 scenarios: Existing, Project Completion (2020) with Project and Cumulative with Project. Based on the LOS analysis, the Traffic Impact Study identified that the following three intersections experience an LOS deficiency in the existing condition:

- Intersection 1: Menifee Road and SR-74 (A.M. and P.M Peak Hours)
- Intersection 4: Briggs Road and SR-74 (A.M. Peak Hour)
- Intersection 8: Sultanas Road and SR-74 (A.M. and P.M Peak Hours)

As shown in Table 4-3, *Levels of Service (LOS) Impact Analysis*, in the Existing with Project condition, all study area intersections would operate at satisfactory LOS with the exception of the intersections that operate at deficient LOS in the existing condition. Accordingly, implementation of TTM 37533 would not result in a new significant direct impact to study area roadway facilities. Similarly, as shown in Table 4-3, in the Project Completion (2020) analysis scenario, all study area intersections would operate at satisfactory LOS with the exception of the intersections that operate at deficient LOS in the existing condition. Thus, implementation of TTM 37533 would not result in a new cumulatively considerable significant impact to study area roadway facilities in the Project Completion (2020) scenario.

The Cumulative with Project scenario evaluates the contribution of the traffic trips generated by the proposed TTM 37533 along with other cumulative development in the Traffic Impact Study's study area, including TTM 29322. As shown in Table 4-3, in the Cumulative with Project analysis scenario, all study area intersections would operate at satisfactory LOS with the exception of the intersections that operate at deficient LOS in the existing condition. Accordingly, the implementation of TTM 37533 would not result in a new cumulatively-considerable significant impact to study area roadway facilities in the Cumulative with Project scenario.

The only Congestion Management Plan (CMP)-designated roadways in the Project vicinity are I-215, SR-74, and SR-79 (Riv. County CMP, 2011, Exhibit 2-1). Traffic associated with the proposed TTM 37533 would not contribute substantial amounts of traffic to SR-79 or I-215 beyond levels that were identified in EIR No. 329. However, the proposed TTM 37533, along with other projects in the study area, would contribute to the need for improvements to study area intersections and/or the construction of traffic signals. The mandatory payment of the County's Traffic Signal Mitigation Program and TUMF fees would ensure that TTM 37533 would not result in significant impacts to CMP facilities.

The portion of the Project within TTM 37533 fully meets the CMP requirement to provide improvements that maintain the existing level of service at all intersections and, moreover, improve the level of service at the intersections that operate below established standard to meet the County of Riverside and Caltrans LOS D or higher standard. Moreover, the Traffic Impact Study demonstrates that the local roadway system would operate at acceptable LOS under all TTM 37533 scenarios, assuming mandatory compliance with TUMF, and the various circulation improvements proposed on-site as part of the Project. Therefore, the Project does not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the vehicular circulation system.

Figure 9 of the Harvest Valley/Winchester Area Plan (HVWAP), *Trails and Bikeway System*, depicts proposed trails and bikeways within the Project area (Riverside County, 2016a). Multi-purpose trails required by HVWAP within the Project area consist of a "Regional Trail: Urban/Suburban" along the east side of Briggs Road and a "Community Trail" along the northern portion of Sultanas Road. HVWAP does not show any Class I Bike Paths within or in the vicinity of the Project area, with the closest Class I Bike Path approximately 4 miles south of the Project, along Salt Creek. The Project includes a 14-foot wide trail along Briggs Road in conformance to the HVWAP. The Project also includes sidewalks along all streets, providing for pedestrian circulation within the Project and pedestrian connections to adjacent uses. The Project does not propose changes to any pedestrian, bike, or mass transit facilities as there are no such facilities existing within the Project site. Since the Project includes improvements implementing

Table 4-3 Levels of Service (LOS) Impact Analysis

Existing Condition With and Without Project Levels of Service

Intersection	LOS Std.	Control	Without Project				With Project				Direct Project Impact
			AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	
1. Menifee Road/Highway-74	D	Signal	74.7	E *	56.6	E *	87.9	F *	65.3	E *	No
2. Briggs Road/Watson Road	D	AWSC	11.6	B	8	A	12	B	8.2	A	No
3. Briggs Road/A Street	D	TWSC	<i>Future Intersection</i>				17	C	12	B	No
4. Briggs Road/Highway-74	D	Signal	92.8	F *	28.9	C	>100	F *	34.9	C	No
5. E Street/Watson Road	D	TWSC	<i>Future Intersection</i>				9.2	A	8.8	A	No
6. Sultanas Road/Watson Road	D	TWSC	9.3	A	9.1	A	9.3	A	9.2	A	No
7. Sultanas Road/S Street	D	TWSC	<i>Future Intersection</i>				8.5	A	8.5	A	No
8. Sultanas Road/Highway-74	D	TWSC	>100	F *	>100	F *	>100	F *	>100	F *	No
9. Juniper Flats Road/Highway-74	D	Signal	13.3	B	14.7	B	13.4	B	14.8	B	No

Project Completion (2020) With and Without Project Levels of Service

Intersection	LOS Std.	Control	Without Project				With Project				Direct Project Impact
			AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	
1. Menifee Road/Highway-74	D	Signal	84	F *	58.6	E *	>100	F *	70.8	E *	No
2. Briggs Road/Watson Road	D	AWSC	12	B	8	A	12.5	B	8.3	A	No
3. Briggs Road/A Street	D	TWSC	<i>Future Intersection</i>				17.4	C	12.1	B	No
4. Briggs Road/Highway-74	D	Signal	>100	F *	29.5	C	>100	F *	35.9	D	No
5. E Street/Watson Road	D	TWSC	<i>Future Intersection</i>				9.2	A	8.8	A	No
6. Sultanas Road/Watson Road	D	TWSC	9.3	A	9.1	A	9.3	A	9.2	A	No
7. Sultanas Road/S Street	D	TWSC	<i>Future Intersection</i>				8.5	A	8.5	A	No
8. Sultanas Road/Highway-74	D	TWSC	>100	F *	>100	F *	>100	F *	>100	F *	No
9. Juniper Flats Road/Highway-74	D	Signal	13.3	B	14.7	B	13.4	B	14.8	B	No

Cumulative With and Without Levels of Service

Intersection	LOS Std.	Control	Without Project				With Project				Direct Project Impact
			AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	
1. Menifee Road/Highway-74	D	Signal	>100	F *	>100	F *	>100	F *	>100	F *	No
2. Briggs Road/Watson Road	D	AWSC	20.9	C	10.6	B	23.5	C	11.4	B	No
3. Briggs Road/A Street	D	TWSC	<i>Future Intersection</i>				22	C	14.8	B	No
4. Briggs Road/Highway-74	D	Signal	>100	F *	64.7	E *	>100	F *	87.8	F *	No
5. E Street/Watson Road	D	TWSC	<i>Future Intersection</i>				9.4	A	9	A	No
6. Sultanas Road/Watson Road	D	TWSC	9.7	A	9.4	A	9.7	A	9.5	A	No
7. Sultanas Road/S Street	D	TWSC	<i>Future Intersection</i>				8.6	A	8.6	A	No
8. Sultanas Road/Highway-74	D	TWSC	>100	F *	>100	F *	>100	F *	>100	F *	No
9. Juniper Flats Road/Highway-74	D	Signal	13.3	B	16.8	B	13.4	B	17.2	B	No

Notes:

* Exceeds LOS Standard

TWSC = Two-Way Stop Control; For TWSC intersections, reported delay is for worst-case movement.

LOS = Level of Service

Source: (Khorashadi, Farah, 2018, Tables D-F pp. 18-26)

the HVWAP trail and bike system and does not change any existing facilities, the Project would not conflict with any applicable plan, ordinance or policy regulating circulation system for non-motorized travel.

With respect to public transit, the Project area is currently serviced by Riverside Transit Agency (RTA) routes 27 and 212, which provide bus service between the City of Riverside and the City of San Jacinto. These bus routes occur along SR-74, approximately 600 feet south of the Project boundary, with existing bus stop locations along this roadway. There are no transit service routes that abut the proposed Project.

Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

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

EIR No. 329 Finding: Although EIR No. 329 did not address this subject, EIR No. 329 contained enough information about proposed transportation design features and surrounding uses of the MNSP site that with the exercise of reasonable diligence, information about MNSP's potential effect to hazards due to a geometric design feature was readily available to the public. EIR No. 329 did not evaluate impacts due to hazardous geometric design features. (Riverside County, 1994)

No Substantial Change from Previous Analysis: All proposed circulation improvements have been designed to meet applicable agency standards. Riverside County Ordinance No. 461, *Road Improvement Standards and Specifications*, identifies required improvements as well as design parameters that each circulation improvement must adhere to in order to maximize public safety and minimize congestion that may result from substandard road construction (Riverside County, 2007a). Proposed circulation improvements are identified on TTM 37533 and TTM 29322 and have been designed to conform to the provisions of Ordinance No. 461. The County Transportation Department has reviewed the proposed circulation improvements in relationship to the approved circulation plan for the SP 260, and has concluded that all proposed roadway improvements are consistent with the requirements of Ordinance No. 461. Therefore, because all roadway improvements would be designed to County standards and because no conflict is anticipated between Project-related motor vehicle use and adjacent land uses, a less-than-significant impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

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

EIR No. 329 Finding: Although EIR No. 329 did not address this subject, EIR No. 329 contained enough information about proposed circulation and maintenance entities of the MNSP site that with the exercise of reasonable diligence, information about MNSP's potential effect due to a need for new or altered maintenance of roadways was readily available to the public. EIR No. 329 did not evaluate impacts to road maintenance. (Riverside County, 1994)

No Substantial Change from Previous Analysis: Implementation of the proposed Project would result in the establishment of several new on-site (internal) public roads, which would require maintenance. However, the maintenance of on-site roadways is not anticipated to cause a financial burden for the County that would interfere with the County's ability to maintain other County facilities such that an environmental impact would result. Maintenance of on-site roads would largely be funded through property taxes associated with the Project. There is no component of the proposed Project that would require altered maintenance of roadways by the County. Accordingly, impacts would be less than significant and implementation of the Project would not result in new impacts that were not previously identified in EIR No. 329.

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

EIR No. 329 Finding: Although EIR No. 329 did not address this subject, EIR No. 329 contained enough information about construction characteristics and circulation of the MNSP site that with the exercise of reasonable diligence, information about MNSP's potential effect to circulation during project construction was readily available to the public. EIR No. 329 did not evaluate impacts to circulation during project construction. (Riverside County, 1994)

No Substantial Change from Previous Analysis: The Project would represent relatively minor changes to the development of SP 260 and the implementation of portions of the Specific Plan as envisioned in EIR No. 329. The proposed Project does not include any substantial changes to the construction characteristics that would affect the overall contribution of construction traffic that was previously assumed for the implementation of the Specific Plan. Accordingly, the implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

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

EIR No. 329 Finding: Although EIR No. 329 did not address this subject, EIR No. 329 contained enough information about circulation and access within and surrounding the MNSP site that with the exercise of reasonable diligence, information about MNSP's potential effect to emergency access was readily available to the public. EIR No. 329 did not evaluate impacts to emergency access. (Riverside County, 1994)

No Substantial Change from Previous Analysis: On-site emergency access will be accommodated with new internal roadways constructed as part of the project, and connected to the existing circulation network. The Project does not propose changes that will negatively affect any roadways that currently provide emergency access to surrounding land uses. Therefore, impacts to emergency access on and off-site would be less than significant. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

EIR No. 329 identified several mitigation measures to address traffic impacts. These measures are listed below. It should be noted that several of the mitigation measures have since been implemented, while other mitigation measures would be implemented by future developments within the MNSP. Specifically, the Project would be subject to a portion of Mitigation Measure MM 16.1, and would only be required to install a traffic signal at the intersection of Sultana Road and State Route 74. Thus, Mitigation Measure 16.1 has been updated to reflect the Project's specific mitigation requirement. The Project would be subject to Mitigation Measure MM 16.2, MM 16.3, MM 16.6, MM 16.7, and MM 16.9. Mitigation Measure 16.9 would apply to the Project by requiring payment of TUMF fees, which is the only applicable fee program in the study area. The Project does not propose development or improvements along State Route 74 (where the nearest bus stop is located), thus MM 16.4 would not apply. The Project does not propose development in Planning Area 8; thus, MM 16.5 would not apply. Mitigation Measure MM 16.8 applied to the original approval of the Specific Plan and the Project would be developed in accordance with the Specific Plan Circulation Plan; thus, MM 16.8 would not apply. A trip ceiling and trip bank was never established for the MNSP area; thus MM 16.10 would not apply. As noted above, payment of TUMF fees, implementation of applicable mitigation measures from EIR No. 329 would reduce the Project's cumulatively-considerable impacts to below a level of significance under all analysis scenarios.

MM 16.1: For cumulative traffic conditions within the project, a traffic signals are is anticipated to be warranted at the following intersections: ~~Encanto Drive at Ethanac Road; Sherman Road at Watson Road; Sherman Road at Ethanac Road; Sherman Road at McLaughlin Road; Antelope Road at Mapes Road; Antelope Road at Watson Road; Antelope Road at Street "A"; Antelope Road at State Route 74; Palomar Road at Street "A"; Palomar Road at State Route 74; Menifee Road at Mapes Road; Menifee Road at Watson Road; Menifee Road at Street "A"; Menifee Road at State Route 74; Malaga Road at State Route 74; Briggs Road at Watson Road; Briggs Road at Street "A"; Briggs Road at State Route 74; Briggs Road at Street "B"; Briggs Road at Palomar Road; Sultanas Road at State Route 74; Leon Road at State Route 74; and Juniper Flats Road at State Route 74.~~

MM 16.2: The project applicant will either be directly responsible for provision of the above signals or shall participate on a fair-share basis for the funding of these facilities. The extent of their responsibility shall be based upon the extent of utilization of these intersections by project-related traffic.

MM 16.3: The Menifee North Specific Plan shall provide a system of bicycle trails within open space corridors, flood control and utility easements where possible and sidewalks or pathways in residential and commercial areas that provides a safe environment for pedestrians.

MM 16.4: Although the study area is currently not served by a transit service, bus turnout and potential future bus stop locations have been recommended by the Traffic Engineer (see Figure V-19, Bus Turnout and Stop Locations). As recommended, bus stops are spaced to maximize passenger accessibility, convenience and safety, while minimizing undue delay or traffic interruptions. Bus stops are generally spaced 800 feet to 1,200 feet apart on roadways surrounding the project. Bus turnouts shall be constructed at these recommended locations that are located within the project boundaries.

MM 16.5: To encourage ridesharing transit ridership and reduce commute trip impacts on access routes to the I-215 Freeway, a portion of the commercial parking area in Planning Area 8, on-site shall be designated for Park-n-Ride and carpool/Vanpool parking use on weekdays between 6:00 am. and 6:00 p.m.

MM 16.6: Project roadways shall be aligned and sized as illustrated in Figure V -18, Circulation Recommendations.

MM 16.7: On-site access improvements shall adhere to the following design guidelines: traffic signing/stripping should be implemented in conjunction with detailed construction plans for the project; sight distance at each intersection should be reviewed with respect to standard Caltrans/County of Riverside sight distance standards at the time of preparation of final grading, landscape and street improvement plans; the traffic signals required within the study area at buildout should specifically include an interconnect of the signals to function in a coordinated system.

MM 16.8: Upon Specific Plan approval, the General Plan Circulation Element shall be revised as follows: upgrade Briggs Road from a Major Highway to an Urban Arterial from SR-74 to Matthews Road; upgrade Menifee Road from an Arterial Highway to an Urban Arterial from SR-74 to Palomar Road.

MM 16.9: The project applicant shall participate in any fee programs established within the study area to provide for the improvement of key roadway links and interchange facilities. The project shall contribute to the installation of traffic signals when warranted through the payment of traffic signal mitigation fees.

MM 16.10: If a trip ceiling and trip bank is established, then as a development phase is approved, the total number of trips it generates shall be subtracted from the trip ceiling or trip bank, leaving a total of remaining trips that the Specific Plan can generate. For tract maps, final map recordation will be when the projects' generated trips will be deducted from the trip bank. The County Transportation Department will maintain the official "trip bank" for the Specific Plan and will provide an annual update on project trip status.

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
38. Bike Trails				
a. Include the construction or expansion of a bike system or bike lanes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Project application materials, Harvest Valley/Winchester Area Plan, EIR No. 329.

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

EIR No. 329 Finding: EIR No. 329 noted that the MNSP project would include a system of bicycle trails within open space corridors, flood control, and utility easements, where possible. Furthermore, EIR No. 329 indicated a Class II bicycle lane would be located on SR-74. Impacts associated with the construction and expansion of the proposed bike system and bike lanes was evaluated throughout EIR No. 329 and impacts were determined to be less than significant or less than significant with incorporation of mitigation. As such, EIR No. 329 concluded impacts due to construction or expansion of a bike system would be less than significant. (Riverside County, 1994, pp. V-90 - V-108)

No Substantial Change from Previous Analysis: HVWAP Figure 9, Harvest Valley/Winchester Area Plan Trails and Bikeway System, depicts planned recreational trails within the Project area. HVWAP Figure 9 shows that the Project area is not identified for development with any bike trails (Riverside County, 2016a). Therefore, there would be no impacts associated with the development of bike trails, as none are proposed within the Specific Plan area. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

4.1.19 Tribal Cultural Resources

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
39. Tribal Cultural Resources				
<i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defines in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>				
a. Listed or eligible for listing in the California Register of Historical resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? (In applying for the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Phase I Cultural Resources Assessment, ECORP Consulting, Inc., 2018; EIR No. 329; Riverside County General Plan; Harvest Valley/Winchester Area Plan; GIS database; Assembly Bill 52; California Public Resource Code Section 21080.3, et. Seq.

- a) **Would the proposed Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defines in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?**
- b) **Would the proposed Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defines in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? (In applying for the criteria set forth in (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)**

EIR No. 329 Finding: Assembly Bill 52 (AB 52) was signed into law in 2014 and added the above-listed thresholds to Appendix G of the CEQA Guidelines. Thus, at the time EIR No. 329 was certified in 1994, AB 52 was not in place and EIR No. 329 did not evaluate this threshold. Notwithstanding, EIR No. 329 included an extensive analysis of potential impacts to cultural resources. As previously indicated herein in Subsection 4.1.5, no significant archaeological sites were identified within the MNSP boundaries. Additionally, EIR No. 329 concluded that less-than-significant impacts to cultural resources would occur. (Riverside County, 1994, pp. V-85 - V-89)

No Substantial Change from Previous Analysis: ECORP Consulting, Inc., completed a Phase I Cultural Resources Assessment of TTM 37533 in 2018. The Assessment did not find any cultural resources within the Project Area during a thorough records search, examination of historic-era maps and aerial images, or field survey. A search of the Sacred Lands File completed by the Native American Heritage Commission (NAHC) on June 13, 2018, did not find any Native American sacred lands in the vicinity of the Project area. The Assessment concluded that the prospect of encountering historical resources within the Project area is presumed to be low (Ecorp, 2018a, p. 25).

Assembly Bill 52 (AB 52) was signed into law on September 25, 2014, and requires a Lead Agency to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a project site, if the tribe requested to the lead agency, in writing, to be informed of proposed projects in that geographic area and the tribe requests consultation prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project (AB 52, 2014). The legislature declared that AB 52 “shall apply only to a project that has a notice of preparation or a notice of negative declaration or mitigated negative declaration filed on or after

July 1, 2015” (AB 52, 2014, p. 2). Since the proposed Project does not require a Notice of Preparation or Notice of Negative Declaration, AB 52 is not applicable to the proposed Project.

Although AB 52 is not applicable to the proposed Project, in response to the Sacred Lands check request, NAHC provided Ecorp Consulting with a list of 35 Native American entities with traditional ties to the Project area. Ecorp Consulting sent letters to the identified tribal organizations inquiring as to the interest in the proposed Project. Three (3) responses indicated no interest. Two (2) responses requested to engage in consultation, a thorough records search, opportunity to be present during Phase I Study or review Phase I study if completed, and that a Tribal Cultural Resource Monitor(s) be present during all required ground disturbing activities pertaining to the Project. A thorough records search has been completed as described in the Phase I Cultural Resources Assessment (Ecorp, 2018a), and the Assessment has been forwarded to the tribal organizations that requested it. The County of Riverside has initiated consultation with the tribal organizations that requested it as of the time of the preparation of this document. The Project would be subject to a standard condition of approval requiring presence of a Tribal Monitor during all required ground disturbing activities pertaining to the Project (see Mitigation Measure MM. 15-4). Possible discovery of cultural resources during construction and treatment of such resources is further addressed with the implementation of the mitigation measures identified in EIR No 329 related to cultural resources.

As the Project site was previously evaluated as part of EIR No. 329 and the Project does not propose any changes that would increase the impact on cultural resources (including Tribal Cultural Resources) beyond those that would occur under the original Specific Plan as evaluated in EIR No. 329, the proposed Project would not result in any new or substantially increased impacts associated with Tribal Cultural Resources.

Project Requirements and EIR No. 329 Mitigation Compliance

EIR No. 329 Mitigation Measure 15.1, identified above in Subsection 4.1.5, shall apply.

4.1.20 Utilities and Service Systems

	<i>New Significant Impact</i>	<i>More Severe Impact</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
40. Water a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review, EIR No. 329, Ord. No. 859, Project application materials.

a) **Would the proposed Project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation of which would cause significant environmental effects?**

EIR No. 329 Finding: EIR No. 329 noted that the MNSP project would result in additional demand for water, wastewater treatment, and storm water drainage facilities. EIR No. 329 indicated that the MNSP project would require the expansion of existing water service lines and would be required to participate in the cost and construction of a five-million-gallon water storage tank. EIR No. 329 noted that wastewater treatment would be serviced through the expansion of existing sewer lines. Furthermore, EIR No. 329 noted that the MNSP project lied within the service area of the Perris Valley Reclamation Facility (PVRF) for sewage treatment. EIR No. 329 indicated the PVRF was at maximum capacity, and that the MNSP Applicant would be required to work with EMWD to provide funds for the design and construction of a new treatment plant. EIR No. 329 noted the MNSP project would construct on-site storm water drainage facilities and would be required to construct regional drainage improvements and pay drainage fees for future regional improvements. Impacts related to the construction of the on-site improvements were evaluated throughout EIR No. 329 and were determined to be less than significant or less than significant with implementation of mitigation. Impacts related to the construction of regional systems would be evaluated at the time site-specific development plans were proposed. Thus, EIR No. 329 concluded impacts due to construction of new or expanded water, wastewater treatment, or stormwater drainage systems would be less than significant. (Riverside County, 1994, pp. V-27; V-109 - V-115)

No Substantial Change from Previous Analysis: As the Project does not propose an increase in the number of dwelling units on-site or change in building intensity, the Project would not result in an increase in demand for water, wastewater treatment, or storm water drainage system capacity beyond what was evaluated and mitigated for as part of EIR No. 329. Therefore, with compliance with the mitigation measures specified in EIR No. 329 for water, sewer, and storm water drainage the Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

- b) **Would the proposed Project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?**

EIR No. 329 Finding: EIR No. 329 determined that EMWD would require the MNSP project to participate in the cost and construction of a five-million-gallon water storage tank. EIR No. 329 noted that EMWD reviewed the MNSP project's water demand and determined that adequate water supplies would be available to service the MNSP project. As such, EIR No. 329 concluded impacts to water supplies would be less than significant. (Riverside County, 1994, pp. V-109 - V-115)

No Substantial Change from Previous Analysis: The implementation of any portion of the Specific Plan, including the components of the proposed Project that would implement the Specific Plan, would be required to comply with Riverside County Ordinance No. 859, which sets forth water efficient landscape requirements that apply to all new discretionary projects with a total landscape area equal to or greater than 2,500 square feet (Riverside County, 2009).

The portions of the Specific Plan subject to the proposed Project would be served with potable water from the EMWD, which adopted its most recent Urban Water Management Plan (UWMP) in 2015 (EMWD, 2015). The UWMP demonstrates the EMWD's ability to provide potable water within its survey during normal, dry, and multiple dry years. The demand assumptions utilized by EMWD in the UWMP rely on projections made by the Riverside County Center for Demographic Research, which in turn makes population projections based on the land uses identified by the various General Plans of the cities and counties within the EMWD's service area. Pursuant to General Plan Land Use Element Policy LU 1.10, the "Area Plan designations of properties within adopted Specific Plans are provided for informational and illustrative purposes only. The actual designations of land are as specified in the applicable Specific Plan document." The Project proposes the same number of dwelling units as the approved Specific Plan. Thus, the Project's demand for potable water would not exceed the demand assumed in the EMWD's UWMP. Because the UWMP demonstrates that there are adequate supplies through 2035 even under multiple dry year conditions, the Project's water demand is fully accounted for by the UWMP.

Therefore, with compliance to the mitigation measures specified in EIR No. 329 for water service and mandatory compliance with County Ordinance No. 859, the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

EIR No. 329 identified several mitigation measures to address impacts to water utilities. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval as appropriate.

MM 17.2: All water and sewer lines will be designed per EMWD requirements. The infrastructural system will be installed to the requirements of the County's Engineering Department.

MM 17.3: The project will comply with EMWD requirements for installment of on-site reclaimed water lines, if required.

MM 17.4: In addition, the following State laws require water efficient plumbing fixtures in structures to minimize water use:

- Health and Safety Code Section 179213 requires low-flush toilets and urinals in virtually all buildings.
- Title 20, California Administrative Code Section 1604(f) (Appliance Efficiency Standards) establishes efficiency standards that set the maximum flow rate of new showerheads, lavatory faucets, etc.
- Title 20, California Administrative Code Section 1601(b) (Appliance Efficiency Standards) prohibits the sale of fixtures that do not comply with regulations.
- Title 24, California Administrative Code Section 2-5307(b) (California Energy Conservation Standards for New Buildings) prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards.
- Title 24, California Administrative Code Sections 2-5452(i) and j) address pipe insulation requirements, which can reduce water used before hot water reaches equipment or fixtures.
- Government Code Section 7800 specifies that lavatories in all public facilities be equipped with self-closing faucets that limit flow of hot water.

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<i>Would the project:</i>				
41. Sewer				
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
addition to the provider's existing commitments?				

Source: EIR No. 329, Project application materials.

- a) **Would the proposed Project require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?**
- b) **Would the proposed Project result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

EIR No. 329 Finding: EIR No. 329 noted that the MNSP project would result in additional demand for wastewater treatment facilities. EIR No. 329 noted that on-site wastewater treatment would be serviced through the expansion of existing sewer lines. Furthermore, EIR No. 329 noted that the MNSP project lied within the service area of the PVRF for sewage treatment. EIR No. 329 indicated the PVRF was at maximum capacity, and that the MNSP Applicant would be required to work with EMWD to provide funds for the design and construction of a new treatment plant. Furthermore, EIR No. 329 included mitigation requiring the Applicant pay fees to EMWD to mitigate impacts to wastewater treatment facilities. Impacts related to the construction of the on-site improvements were evaluated throughout EIR No. 329 and were determined to be less than significant or less than significant with implementation of mitigation. Impacts related to the construction of regional systems would be evaluated at the time site-specific development plans were proposed. Thus, EIR No. 329 concluded impacts due to construction of new or expanded wastewater treatment facilities and wastewater treatment capacity would be less than significant. (Riverside County, 1994, pp. V-27; V-109 - V-115)

No Substantial Change from Previous Analysis: As the Project does not propose an increase in the number of dwelling units on-site or change in building intensity, the Project would not result in an increase in demand for wastewater treatment capacity beyond what was evaluated and mitigated for as part of EIR No. 329. Additionally, since EIR No. 329 was certified, upgrades to the RVRF (since renamed Perris Valley Regional Water Reclamation Facility, PVRWRF) have been implemented that have increased the capacity at this facility to 22 million gallons per day, while as of October 2016 the facility only received typical daily flows of 13.8 million gallons per day. Thus, the PVRWRF would have adequate capacity to treat wastewater generated by the proposed Project. (EMWD, 2016) Therefore, with compliance with the mitigation measures specified in EIR No. 329 for sewer service, the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

EIR No. 329 identified several mitigation measures to address impacts to sewer utilities. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project’s conditions of approval.

MM 17.1: The payment of fees to EMWD will prevent any negative financial impacts to the District EMWD will collect a sewage connection charge of \$3,500 per unit, from developers in the area for construction of the Perris Valley Treatment Plant Expansion and the proposed Perris Valley Interceptor Sewer. Currently the connection fees for water services are \$1,127.50 per residential unit, plus \$15.00 per front foot cost along those frontages where connections are made.

MM 17.2: All water and sewer lines will be designed per EMWD requirements. The infrastructural system will be installed to the requirements of the County’s Engineering Department.

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
<i>Would the project:</i>				
42. Solid Waste				
a. Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, EIR No. 329, Project application materials.

a) **Would the proposed Project generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

Source: Riverside County General Plan, EIR No. 329, Project application materials.

EIR No. 329 Finding: EIR No. 329 indicated development of the MNSP project would increase the amount of solid waste generated in the region, in turn placing increased demand upon services of waste haulers in the area. EIR No. 329 determined the MNSP project could generate approximately 33.3 tons of solid waste per day under long-term operation. EIR No. 329 noted that it was anticipated that sufficient

solid waste disposal capacity was available for the MNSP project at the Double Butte Landfill and additional capacity was anticipated with a replacement facility when capacity was reached at the Double Butte Landfill. EIR No. 329 included mitigation measures requiring the applicant comply with legislation, work with the Riverside County Department of Waste Management (since renamed the Department of Waste Resources (RCDWR), and consider the feasibility of design features to reduce solid waste. EIR No. 329 determined with implementation of mitigation, impacts would be less than significant. (Riverside County, 1994, pp. V-181 - V-183)

No Substantial Change from Previous Analysis: The Riverside County Department of Waste Resources (RCDWR) is responsible for the efficient and effective landfilling of non-hazardous county waste. The Department of Waste Resources operates six landfills, has a contract agreement for waste disposal with an additional private landfill, and administers several transfer station leases. Waste from the Project site would ultimately be disposed at either the El Sobrante Landfill, Lamb Canyon Landfill, and/or Badlands Landfill. The El Sobrante Landfill has a permitted disposal capacity of 16,054 tons per day (tpd), the Lamb Canyon Landfill has a permitted disposal capacity of 5,000 tpd, and the Badlands Landfill has a permitted disposal capacity of 4,500 tpd.

Based on the solid waste generation rate (of 0.41 tons/unit/year) presented in County of Riverside General Plan EIR Table 4.15.C, Generation of Solid Waste at General Plan Buildout, for residential uses, the 546 single family homes proposed on the site would result in the long-term generation of approximately 0.62 tons of solid waste per day (equivalent to approximately 1,237 pounds per day) of solid waste. The Project would generate 0.004 percent of the permitted daily disposal capacity at the El Sobrante Landfill, 0.01 percent of the daily disposal capacity at the Lamb Canyon Landfill, and 0.01 percent of the daily disposal capacity at the Badlands Landfill. Because the Project would generate a relatively small amount of solid waste per day, as compared to the permitted daily capacities for the El Sobrante Landfill, Lamb Canyon Landfill, and Badlands Landfill, it is anticipated that these regional landfill facilities would have sufficient daily capacity to accept solid waste generated by the Project. Furthermore, the Project would not increase the number of dwelling units or development intensity on-site as compared to what was evaluated for the site in EIR No. 329. Mitigation measures specified in EIR No. 329 would be required for the implementation of any development within the Specific Plan, including the proposed Project which would reduce impacts to less than significant. Accordingly, implementation of the proposed Project would not result in any new impacts to solid waste services beyond what was evaluated and mitigated for as part of EIR No. 329.

b) Does the proposed Project comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

EIR No. 329 Finding: EIR No. 329 determined that development of the MNSP site would result in the generation of approximately 33.3 tons of solid waste under long-term operating conditions. EIR No. 329 indicated that order for the MNSP project to aid Riverside County in achieving the goals of the CIWMP, the Applicant would work with future haulers to implement recycling and waste reduction programs. Furthermore, EIR No. 329 included mitigation measures requiring the MNSP project comply with applicable statutes and regulations and work with the Riverside County Department of Waste Resources to participate in the efforts to achieve the goals of the CIWMP. As such, EIR No. 329 concluded that

impacts related to compliance with management and reduction statutes and regulations would be less than significant with implementation of mitigation. (Riverside County, 1994, pp. V-181 - V-183)

No Substantial Change from Previous Analysis: Public Resources Code Section 40000 et seq. requires that local jurisdictions divert at least 50 percent of all solid waste generated. The Project would be subject to the County’s solid waste collection and disposal requirements pursuant to Municipal Code Chapter 8.132, which sets forth the requirements for trash disposal and collection. Accordingly, the Project would be fully compliant with all applicable Federal, State, and local statutes and regulations related to solid waste, resulting in a less-than-significant impact. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously-identified significant impact as analyzed in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

EIR No. 329 identified several mitigation measures to address impacts to solid waste. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project’s conditions of approval.

MM 23.1: The County Solid Waste Management Plan includes programs to reduce the quantities of waste being sent to landfills. These programs include source reduction, separation of recoverables, composting and high technology resources recovery. Implementation of these programs can reduce the increase in solid waste generation associated with new development, which in turn will aid in the extension of the life of affected disposal sites.

MM 23.2: The County is required to address the Integrated Waste Management Act of 1989 which became law on January 1, 1990. The Act requires all cities and counties to develop a waste stream source reduction and recycling plan by July 1, 1991. Assembly Bill 939 requires landfill waste streams to be reduced by 25% by 1995 and 50% by the year 2000.

MM 23.3: The project applicant shall work with the County Waste Management District and participate in efforts to achieve the mandated goals of the Integrated Waste Management Act. Additionally, the proposed refuse hauler for the project shall be advised of the efforts the developer will be pursuing relating to recycling and waste reduction (i.e. curbside recycling, buy back centers, etc.).

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
43. Utilities				
<i>Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?</i>				
a. Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impact</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
b. Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Maintenance of public facilities, including roofs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, EIR No. 329, Project application materials.

- a) **Would the proposed Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?**
 - a. Electricity?
 - b. Natural Gas?
 - c. Communication Systems?
 - d. Street Lighting?
 - e. Maintenance of Public Facilities?
 - f. Other Governmental Services?

EIR No. 329 Finding: EIR No. 329 noted that implementation of the MNSP project would result in an increased demand for electricity, natural gas, communication systems, and street lighting. EIR No. 329 indicated that the utilities would provide services in accordance with policies and rules for extension of service on file with the California Public Utilities Commission. EIR No. 329 did not indicate that the construction or expansion of facilities would cause significant environmental effects. EIR No. 329 included mitigation measures requiring building energy conservation and coordination with the utility providers in order to reduce impacts to below a level of significance. As such, EIR No. 329 concluded impacts to utilities would be less than significant. (Riverside County, 1994, pp. V-181 - V-183)

No Substantial Change from Previous Analysis: Implementation of the Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), and street lighting. All facilities needed to serve the Project are available in the local area, and the Project would implement improvements on site that would connect to existing facilities available within or adjacent to the Project site. Impacts associated with the construction of facilities needed to serve the proposed Project are inherent to the Project’s construction phase and have been evaluated throughout this EIR Addendum accordingly. As concluded herein, the Project’s construction-related impacts would be less than significant or could be mitigated to

less-than-significant levels with standard regulatory compliance and implementation of the mitigation measures identified by EIR No. 329. There are no components of the proposed Project or its demand for utility services that could result in significant environmental effects not otherwise addressed herein. Accordingly, with implementation of the proposed Project and mandatory compliance with the mitigation measures specified in EIR No. 329, the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

Project Requirements and EIR No. 329 Mitigation Compliance

EIR No. 329 identified several mitigation measures to address impacts to utilities. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project’s conditions of approval.

MM 22.1: Development plans will be provided to Southern California Edison, the Southern California Gas Company and General Telephone as they become available in order to facilitate engineering, design and construction of improvements necessary to provide electrical service to the project site.

MM 22.2: The applicant will comply with guidelines provided by Southern California Edison, Southern California Gas Company and General Telephone in regard to easement restriction, construction guidelines, protection of pipeline easement and potential amendments to rights-of-way in the areas of any existing SCE, SCG or GTE easements.

MM 22.3: Building energy conservation will be largely achieved by compliance with Title 20 and 24 of the Energy Conservation Code.

4.1.21 Wildfire

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
44. Wildfire Impacts				
<i>If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:</i>				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR No. 329; Harvest Valley/Winchester Area Plan, GIS database

- a) **Would the proposed Project substantially impair an adopted emergency response plan or an emergency evacuation plan?**
- b) **Due to slope, prevailing winds, and other factors, would the Project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**
- c) **Would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**
- d) **Would the Project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**
- e) **Would the proposed Project expose people or structures either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

EIR No. 329 Finding: EIR No. 329 determined that the MNSP site was not located within a Hazardous Fire Area. Therefore, EIR No. 329 concluded that impacts due to wildfire would be less than significant. (Riverside County, 1994, p. V-116)

No Substantial Change From Previous Analysis: According to HVWAP Figure 12, the Project site is not identified as being susceptible to wildland fire hazards (Riverside County, 2016a, Figure 12). Section IV of SP 260 incorporates requirements to provide for fuel modification zones, consistent with County requirements, in locations where urban development would interface with areas of natural vegetation. Mandatory compliance with the Specific Plan Design Guidelines would ensure that fire hazards on-site are less than significant. No changes to the fuel modification requirements of the Specific Plan are proposed as part of the Project. In addition, the Project would be developed in accordance with Riverside County Fire Department standards regarding fire hydrant locations and brush clearance requirements for the proposed homes on site. Therefore, with compliance with the Specific Plan Design Guidelines for fuel modification zones and compliance with Riverside County Fire Department standards, impacts associated with wildfire would be less than significant. The proposed Project would result in a reallocation of residential uses and would not introduce any new land uses that would increase the potential for wildland fire hazards. Moreover, the proposed TTM 37533 would be reviewed by the County of Riverside to ensure the design complies with all applicable regulations that relate to wildland fires. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 329.

4.1.22 Mandatory Findings of Significance

	<i>New Significant Impact</i>	<i>More Severe Impact</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
45. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review, Project Application Materials, EIR No. 329.

No Substantial Change from Previous Analysis: As indicated throughout the analysis in this EIR Addendum, assuming incorporation of the mitigation measures specified in EIR No. 329, implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habit of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 329.

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
46. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review, Project Application Materials, EIR No. 329

No Substantial Change from Previous Analysis: Cumulative effects that would result from implementation of the Project have been evaluated throughout this EIR Addendum, which concludes that such impacts would not occur, would be less than significant, or would be reduced to the maximum feasible extent with implementation of the mitigation measures specified by EIR No. 329. Additionally, this EIR Addendum concludes that the Project as proposed would not result in any new or more severe cumulative effects beyond what was already evaluated and disclosed by EIR No. 329. All applicable mitigation measures identified as part of EIR No. 329 and that were imposed to address cumulatively-considerable effects would continue to apply to the proposed Project. The analysis throughout this EIR Addendum demonstrates that all Project impacts would be less than significant, or would be reduced in comparison to the analysis and conclusions of EIR No. 329. Additionally, the analysis herein demonstrates that physical impacts associated with the Project (e.g., biological resources, cultural resources, geology/soils, etc.) would not substantially change or increase compared to the analysis presented in EIR No. 329. Therefore, because the Project would have similar or reduced cumulative impacts to the environment as compared to what was evaluated and disclosed in EIR No. 329, the Project would not result in any new or increased impacts to the environment beyond what was evaluated, disclosed, and mitigated for by EIR No. 329. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 329.

	New Significant Impact	More Severe Impact	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
47. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review, Project Application Materials

No Substantial Change from Previous Analysis: The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this Addendum (e.g., Air Quality, Geology/Soils, Noise, etc.). Where potentially significant impacts are identified, mitigation measures from EIR No. 329 have been imposed to reduce these adverse effects to a level below significance. There are no components of the proposed Project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this EIR Addendum and/or by EIR No. 329. Accordingly, no additional impacts would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 329.

4.2 EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per CEQA Guidelines Section 15063 (c) (3) (D) (14 CCR §15063.c.3.d). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

- SP 260 EIR (EIR No. 329), November 8, 1994.
- EIR No. 329, Addendum I (EIR329-A1), January 2016, prepared for SP 260, Amendment 2, Substantial Conformance I (SP260-A2-SCI) as related to the change of SP 260 boundary resulting from annexation to City of Menifee.

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505
<http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

4.3 AUTHORITIES CITED

Authorities Cited: Assembly Bill 52; California Building Code (2007); Section 1802.3.2; California Government Code (GOV); Sections 51104(g), 65962.5, and 7800; California Code of Regulations (CCR), Title 14. Natural Resources, Division 6, Chapter 3. Guidelines for Implementation of the California Environmental Quality Act; Sections 15000 – 15387 (CEQA Guidelines). Specific Sections cited: 670.2, 670.5, 15063.c.3.D, 15064.5, 15162; California Code of Regulations (CCR), Title 20, Public Utilities and Energy; Sections 1601(b) and 1604(f); California Code of Regulations (CCR), Title 24, Building Standards Code; Sections 1601(b), 1604(0), 2-5307(b); 2-1802.3.2(i) and (j), and 5452(i); California Public Resource Code (PRC), Division 13. Environmental Quality; Sections 21000-21189 (CEQA); Specific Sections cited: 21074, 21080.3; California Public Resource Code (PRC); Sections 4526, 5020.1(k), 5024.1, 5097.98, and 12220(g); California Water Code (WAT), Division 7. Water Quality; Section 13000 et seq. (California Porter-Cologne Water Quality Control Act); Code of Federal

Regulations (CFR), Title 50. Wildlife and Fisheries; Sections 17.11 and 17.12; U.S. Code (USC), Title 33; Section 1251 et. Seq. (The Clean Water Act (CWA), Federal Water Pollution Control Act Amendment of 1972); Health and Safety Code Sections 4047 and 17921.3

5.0 REFERENCES

Cited As:	Source:
(ALUC, 2014)	Airport Land Use Commission (ALUC), 2014. <i>March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan</i> . 2014. Available on-line at: http://www.rcaluc.org/Portals/0/17%20-%20Vol.%201%20March%20Air%20Reserve%20Base%20Final.pdf?ver=2016-08-15-145812-700
(Caltrans, 2011)	California Department of Transportation, 2011. <i>California Scenic Highway Mapping System</i> . 2011. Available on-line at: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/ . Accessed: August 17, 2018.
(CDC, 2016)	California Department of Conservation, 2016. <i>Riverside County Williamson Act FY 2015/2016, Sheet 1 of 3</i> . 2016. Accessed February 20, 2019. Available on line at: ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Riverside_w_15_16_WA.pdf .
(Ecorp, 2018a)	Ecorp Consulting, Inc., 2018. <i>Phase I Cultural Resource Assessment</i> . July 2018. EIR Addendum Technical Appendix C
(Ecorp, 2018b)	Ecorp Consulting, Inc., 2018. <i>Noise Impact Assessment</i> . July 2018. EIR Addendum Technical Appendix G.
(EMWD, 2015)	Eastern Municipal Water District, 2015. <i>Urban Water Management Plan</i> . 2015. Available on-line at: https://www.emwd.org/about-emwd/news-information/reports-plans-and-studies/urban-water-management-plan
(EMWD, 2016)	Eastern Municipal Water District, 2016. <i>Perris Valley Regional Water Reclamation Facility</i> . October 2016. Available on-line at: https://www.emwd.org/sites/main/files/file-attachments/pvrwrffactsheet.pdf
(FEMA, 2014)	Federal Emergency Management Agency (FEMA), 2014. <i>Flood Map Panel 2060H</i> . August 18, 2014. Available online at: http://msc.fema.gov/portal . Accessed: August 15, 2018.
(FirstCarbon, 2018)	FirstCarbon Solutions, 2018. <i>Air Quality and Greenhouse Gas Analysis Report</i> . July 30, 2018. EIR Addendum Technical Appendix A.
(Google Earth, 2018)	Google Earth, 2018. <i>Site Imagery</i> . Accessed in August 2018.
(GLA, 2018a)	Glenn Lukos Associates, Inc. (GLA), 2018. <i>Biological Technical Report</i> . July 2018. EIR Addendum Technical Appendix B1.

<u>Cited As:</u>	<u>Source:</u>
(GLA, 2018b)	Glenn Lukos Associates, Inc. (GLA), 2018. <i>Jurisdictional Delineation of the Country View Estates (Tract 29262) Development Project, A 118.83-Acre Study Area Located in the Community of Homeland, Riverside County, California.</i> July 25, 2018. EIR Addendum Technical Appendix B2.
(GLA, 2019)	Glenn Lukos Associates, Inc. (GLA), 2019. <i>Update to Jurisdictional Delineation Report and Biological Technical Report for the Country View Estates (Tract 37533) [Formerly Tract 29626] and Tract 29322 Development Projects, A 118.83-Acre Study Area Located in the Community of Homeland, Riverside County, California.</i> February 19, 2019. EIR Addendum Technical Appendix B3.
(K&A Engineering, 2018a)	K&A Engineering, Inc., 2018. <i>Preliminary Drainage Report for TTM 37533.</i> July 2018. EIR Addendum Technical Appendix E1.
(K&A Engineering, 2018b)	K&A Engineering, Inc., 2018. <i>Preliminary Water Quality Management Plan.</i> July 2018. EIR Addendum Technical Appendix E2.
(LGC, 2018)	LGC Geotechnical, Inc., 2018. <i>Preliminary Geotechnical Evaluation.</i> July 11, 2018. EIR Addendum Technical Appendix D.
(Riverside County, 1988)	Riverside County, 1988. <i>Ordinance 655: Regulating Light Pollution.</i> 1988. Available online at: http://www.clerkoftheboard.co.riverside.ca.us/ords/600/655.htm
(Riverside County, 1994)	Riverside County, 1994. <i>Final Environmental Impact Report No. 329 for Specific Plan 260, Menifee North.</i> November 8, 1994.
(Riverside County, 2000)	Riverside County, 2000. <i>Ordinance No. 484: For the Control of Blowing Sand.</i> 2000. Available online at: http://www.clerkoftheboard.co.riverside.ca.us/ords/400/484.2.pdf
(Riverside County, 2003)	Riverside County, 2003. <i>Western Riverside County Multiple Species Habitat Conservation Plan.</i> June 2003. Available online at: http://www.wrc-rca.org/library.asp#id190
(Riverside County, 2007a)	Riverside County, 2007. <i>Ordinance No. 461: County Road Standards and Specifications.</i> 2007. Available online at: http://rctlma.org/trans/Land-Development/Road-Standards
(Riverside County, 2007b)	Riverside County, 2007. <i>Ordinance No. 847: Regulating Noise in Riverside County.</i> 2007. Available online at: http://www.clerkoftheboard.co.riverside.ca.us/ords/800/847.pdf

<u>Cited As:</u>	<u>Source:</u>
(Riverside County, 2009)	Riverside County, 2009. <i>Ordinance No. 859: An Ordinance of the County of Riverside Establishing Water-Efficient Landscape Requirements</i> . 2009. Available online at: http://www.rivcocob.org/ords/800/859.pdf
(Riverside County, 2015)	Riverside County, 2015. <i>Climate Action Plan (CAP)</i> . December 2015. Available online at: http://planning.rctlma.org/ZoningInformation/GeneralPlan/RiversideCountyClimateActionPlan%E2%80%93December2015.aspx
(Riverside County, 2016a)	Riverside County, 2016. <i>Riverside County Harvest Valley / Winchester Area Plan</i> . Available online at: http://planning.rctlma.org/Portals/0/genplan/general_Plan_2017/areaplans/HVWAP_120616.pdf?ver=2017-10-06-094250-633
(Riverside County, 2016b)	Riverside County 2016. <i>Addendum 1 to Final Environmental Impact Report No. 329 for Specific Plan 260, Menifee North</i> . January, 2016.
(Riverside County, 2015)	Riverside County, 2017. <i>Riverside County General Plan</i> . 2017. Available online at: http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx
(RCIT, 2019)	Riverside County Information Technology (RCIT), 2019. <i>Riverside County Land Information System</i> . 2019. Available online at: http://tlmabld5.agency.tlma.co.riverside.ca.us/website/rclis/ . Accessed on February 22, 2019.
(Translutions, 2018)	Translutions, Inc, 2018. <i>Tentative Tract Map 37533 Countryview Residential Traffic Impact Study</i> . July 31, 2018. EIR Addendum Technical Appendix H.

6.0 MITIGATION MONITORING PROGRAM

IMPACT CATEGORY	EIR NO. 329 IMPACT (PER THE EIR NO. 329 MMRP)	SC 2 TO SPA 2 FINDING	EIR NO. 329 MITIGATION MEASURE	EIR NO. 329 MITIGATION IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MITIGATION	APPLICABILITY OF EIR NO. 329 MITIGATION TO SC 2 TO SPA 2	CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND MITIGATION MEASURES (MM) APPLICABLE TO SC 2 TO SPA 2	EIR NO. 329 LEVEL OF SIGNIFICANCE AFTER MITIGATION
4.1.1: Aesthetics	Due to the project's design, and through compliance with standard regulatory requirements, the proposed project's potential impacts will be below the level of significance.	Because the Project would be fully consistent with the MNSP and would be consistent with Riverside County Ordinance No. 655, impacts to aesthetics would be less than significant.	<p>MM 14.1: The proposed Minifee North Specific Plan is intended to mitigate any potential impacts to Highway 74, an Eligible State Scenic Highway. No additional mitigations are proposed.</p> <p>MM 26.1: Due to the property's location with respect to McPalomar Observatory, low-pressure sodium vapor lamps for street lighting will be employed.</p> <p>MM 26.2: Other potentially lighted areas (i.e. entry monumentation and signage) shall orient light downward and shield it to prevent direct upward illumination.</p> <p>MM 26.3: The project will be subject to County Ordinance No. 665 regulating light pollution.</p>	<p>Specific Plan approval.</p> <p>Review and approval of Final Improvement Plans.</p> <p>Review and approval of Final Improvement Plans.</p>	<p>County of Riverside, Planning Department.</p> <p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Applicable</p> <p>Applicable</p> <p>Applicable</p>	<p>None; Mitigation Measure MM 14.1 shall apply.</p> <p>None; Mitigation Measure MM 26.1 shall apply.</p> <p>None; Mitigation Measure MM 26.2 shall apply.</p> <p>None; Mitigation Measure MM 26.3 shall apply.</p>	<p>Less than significant</p>
4.1.2: Agriculture and Forest Resources	ER No. 329 determined that impacts due to the conversion of agricultural land to urban uses would be significant and unavoidable. EIR No. 329 concluded that compliance with Ordinance No. 625 would reduce impacts due to development of non-agricultural uses within 300 feet of agriculturally zoned property.	The Project's impacts would be similar to what was evaluated by EIR No. 329. Thus, impacts due to the conversion of Farmland would be significant and unavoidable, and impacts due to development of non-agricultural uses adjacent to agricultural uses would be less than significant.	<p>MM 10.1: Existing agricultural uses within 300' of the project site will be protected by the Riverside County Right-to-Farm Ordinance (Ordinance No. 625). The ordinance is intended to provide a means of giving notice to prospective buyers of homes in newly built subdivisions and recently subdivided parcels that they are moving into an agricultural area.</p>	Review and approval of Final Subdivision Maps.	County of Riverside, Planning Department.	Applicable	None; Mitigation Measure MM 10.1 shall apply.	Significant and Unavoidable
4.1.3: Air Quality	ER No. 329 determined that construction and operation of the MNSP project would result in significant and unavoidable impacts due to the generation of CO, NO, PM _{2.5} , PM ₁₀ , and ROG's.	Consistent with the finding of ER No. 329, the Project would result in significant and unavoidable air quality impacts during construction and operation.	<p>MM 6.1: The quality of particulate matter and other pollutants emitted during the grading and construction phase of the proposed project may be reduced through watering graded surfaces and planting ground cover as dust palliatives, in accordance with SCAQMD Rule 403.</p>	Review and approval of monthly inspection reports of grading operations.	Riverside County Building and Safety Department.	Applicable	None; Mitigation Measure MM 6.1 shall apply.	Significant and Unavoidable

IMPACT CATEGORY	EIR NO. 329 IMPACT (PER THE EIR NO. 329 MMRP)	SC 2 TO SPA 2 FINDING	EIR NO. 329 MITIGATION MEASURE	EIR NO. 329 MITIGATION IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MITIGATION	APPLICABILITY OF EIR NO. 329 MITIGATION TO SC 2 TO SPA 2	CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND MITIGATION MEASURES (MM) APPLICABLE TO SC 2 TO SPA 2	EIR NO. 329 LEVEL OF SIGNIFICANCE AFTER MITIGATION
			<p>MM 6.2: In response to the County of Riverside General Plan, a Class II Bikeway shall be provided along Highway 74 through the project site.</p> <p>MM 6.3: A portion of the commercial parking area within Planning Area 8 is recommended for Park-n-Ride use on weekdays between 6:00 am. and 6:00 p.m.</p> <p>MM 6.4: Figure V-19, Bus Turnout and Stop Locations, shows recommended bus turnout and potential future bus stop locations, although the study area is currently not served by a transit service. These on-site turnouts should be constructed in conjunction with street improvements.</p> <p>MM 6.5: Low VOC (Volatile Organic Compound) emitting paints should be used.</p>	<p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p>	<p>Riverside County Building and Safety Department.</p> <p>Riverside County Building and Safety Department.</p>	<p>Not Applicable</p> <p>Not Applicable</p>	<p>None; Mitigation Measure MM 6.2 shall apply.</p> <p>None; Mitigation Measure MM 6.3 shall apply.</p> <p>None; Mitigation Measure MM 6.4 shall apply.</p> <p>None; Mitigation Measure MM 6.5 shall apply.</p>	
4.1.4: Biological Resources	<p>EIR No. 329 determined that impacts to sensitive biological resources would be less-than-significant with preservation of habitat and payment of SKR mitigation fees.</p>	<p>The Project would result in potentially significant impacts to biological resources. The Project identified additional mitigation measures (MM 11.3 - MM 11.5) to ensure that the Project complies with applicable regulations</p>	<p>MM 11.1: Providing that the open space area in Planning Area 36 is to be used for passive recreational and/or aesthetic purposes, Coastal Sage Scrub habitat found there will be protected. No other resource areas on-site warrant mitigative efforts due to lack of significant resource values.</p>	<p>Issuance of grading permits.</p>	<p>Riverside County Building and Safety Department.</p>	<p>Not Applicable</p>	<p>MM 11.3: Pursuant to MSHCP Objective 6 and Objective 7 within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the</p>	<p>Less than significant</p>

IMPACT CATEGORY	EIR No. 329 IMPACT (PER THE EIR NO. 329 MMIRP)	SC 2 TO SPA 2 FINDING	EIR No. 329 MITIGATION MEASURE	EIR No. 329 MITIGATION IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MITIGATION	APPLICABILITY OF EIR NO. 329 MITIGATION TO SC 2 TO SPA 2	CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND MITIGATION MEASURES (MM) APPLICABLE TO SC 2 TO SPA 2	EIR NO. 329 LEVEL OF SIGNIFICANCE AFTER MITIGATION
		to reduce impacts to less than significant.	MM 11.2: The project will be required to participate in the County's Interim Mitigation Plan, requiring payment of \$1,950 per acre of land developed within SKR fee assessment areas.	Payment of Mitigation Fees	County of Riverside Building and Safety Departments.	Applicable	<p>project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) shall occur following accepted protocols, subject to approval of the Regional Conservation Authority and the Wildlife Agencies. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. If the grading permit is not obtained within 30 days of the survey a new survey shall be required.</p> <p>MM 11.4: As feasible, vegetation clearing should be conducted outside of the nesting season, which is generally identified as February 1 through September 15. If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three days prior to any disturbance of the site, including diskling, demolition activities, and grading. If active nests are identified, the biologist shall establish suitable buffers around the nests, and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.</p> <p>MM 11.5: Prior to issuance of grading permits, the Project Applicant shall provide evidence to the Riverside County Planning Department that the following permits have been issued to address impacts to jurisdictional drainages: 1) Compliance with the Regional Board Waste Discharge Order under State Water Code Section 13260 by the Regional Water Quality Control Board;</p>	

IMPACT CATEGORY	EIR NO. 329 IMPACT (PER THE EIR NO. 329 MMRP)	SC 2 TO SPA 2 FINDING	EIR NO. 329 MITIGATION MEASURE	EIR NO. 329 MITIGATION IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MITIGATION	APPLICABILITY OF EIR NO. 329 MITIGATION TO SC 2 TO SPA 2	CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND MITIGATION MEASURES (MM) APPLICABLE TO SC 2 TO SPA 2	EIR NO. 329 LEVEL OF SIGNIFICANCE AFTER MITIGATION
4.1.5: Cultural Resources	EIR No. 329 determined the MNISP site did not contain any significant historical or archeological resources under existing conditions. EIR No. 329 concluded impacts could be discovered during grading and construction activities on the MNISP site.	The Project would not result in any significant impacts to existing archeological or historical resources; however, the Project could unearth historical or archeological resources during grading activities and impacts would be significant prior to implementation of mitigation.	MM 15.1: Given the element-of- importance-of-any-archeological survey-due-to-the-potential-sub- surface-dimension-it-is recommended-that-the- archeologist-must-be discovered-during-grading-activities, a-qualified-archeologist-should-be retained-for-evaluation. If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find: • If the professional	Review and approval of monthly inspection reports of grading operations.	County of Riverside, Building and Safety Department.	Applicable	None; Mitigation Measure MM 15.1 (as modified) shall apply.	Less than significant

IMPACT CATEGORY	EIR No. 329 IMPACT (PER THE EIR NO. 329 MMRP)	SC 2 TO SPA 2 FINDING	EIR No. 329 MITIGATION MEASURE	EIR No. 329 MITIGATION IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MITIGATION	APPLICABILITY OF EIR NO. 329 MITIGATION TO SC 2 TO SPA 2	CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND MITIGATION MEASURES (MM) APPLICABLE TO SC 2 TO SPA 2	EIR No. 329 LEVEL OF SIGNIFICANCE AFTER MITIGATION
			<p>archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.</p> <ul style="list-style-type: none"> If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the County and landowner. The County shall consult on a finding of eligibility and implement appropriate treatment measures if the find is determined to be eligible for inclusion in the NRHP or CRHR. Work may not resume within the no-work radius until the County, through consultation as appropriate, determines that the site either: 1) is not eligible for the NRHP or CRHR, or 2) that the treatment measures have been completed to its satisfaction. <ul style="list-style-type: none"> If the find includes human remains, or remains that are potentially human, the professional archaeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the San Bernardino County Coroner (as per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will 					

IMPACT CATEGORY	EIR NO. 329 IMPACT (PER THE EIR NO. 329 MMRP)	SC 2 TO SPA 2 FINDING	EIR NO. 329 MITIGATION MEASURE	EIR NO. 329 MITIGATION IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MITIGATION	APPLICABILITY OF EIR NO. 329 MITIGATION TO SC 2 TO SPA 2	CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND MITIGATION MEASURES (MM) APPLICABLE TO SC 2 TO SPA 2	EIR NO. 329 LEVEL OF SIGNIFICANCE AFTER MITIGATION
			<p>notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRCA). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRCA). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRCA). This will also include either recording the site with the NAHC or the appropriate information center; using an open space or conservation zoning designation or easement; or recording a reinvestment document with the county in which the property is located (AB 2641). Work may not resume within the network radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.</p>					
4.1.6: Energy	<p>Impacts to energy were determined by EIR No. 329 to be potentially significant prior to implementation of mitigation.</p>	<p>Because the Project would not conflict with any energy plans and be developed in accordance with Title 24 energy efficiency standards (applied as EIR No. 329 mitigation measures), impacts would be less than significant.</p>	<p>MM 13.1: Passive solar heating techniques will be encouraged whenever possible within the project. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated, and installing simple heat storage systems.</p> <p>MM 13.2: Building energy conservation shall largely be</p>	<p>Review and approval of Building Plans.</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Applicable</p>	<p>None; Mitigation Measure MM 13.1 shall apply.</p> <p>None; Mitigation Measure MM 13.2 shall apply.</p>	<p>Less than significant</p>

IMPACT CATEGORY	EIR No. 329 IMPACT (PER THE EIR No. 329 MMRP)	SC 2 TO SPA 2 FINDING	EIR No. 329 MITIGATION MEASURE	EIR No. 329 MITIGATION IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MITIGATION	APPLICABILITY OF EIR No. 329 MITIGATION TO SC 2 TO SPA 2	CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND MITIGATION MEASURES (MM) APPLICABLE TO SC 2 TO SPA 2	EIR No. 329 LEVEL OF SIGNIFICANCE AFTER MITIGATION
4.1.7: Geology and Soils	Impacts to geology and soils were determined to be potentially significant prior to mitigation by EIR No. 329.	With mandatory compliance with regulatory requirements, mitigation measures, and implementation of Best Management Practices from the Project's Water Quality Management Plan, the Project's impacts to geology and soils would be less than significant.	<p>achieved by compliance with Title 20 and 24 of the California Administrative Code.</p> <p>MM 1.1: The proposed structures and foundations shall be designed to resist seismic lateral loading in accordance with the seismic design criteria contained in the Uniform California Building Standards Code Sections 2312.</p> <p>MM 2.1: Positive drainage of the site shall be provided, and water shall not be allowed to pond behind or flow over any cut and fill slopes. Where water is collected in a common area and discharged, protection of the native soils shall be provided by planting erosion resistant vegetation, as the native soils are susceptible to erosion by running water.</p> <p>MM 2.2: Maximum indication of all cut and fill slopes shall be 2 horizontal to 1 vertical.</p> <p>MM 2.3: A more detailed slope stability investigation shall be performed for Planning Areas 35, 37, 39 and 40 relative to development adjacent to steep hillsides (Double Butte margin) area within the southeast portion of the site prior to issuance of grading permits for these Planning Areas.</p> <p>MM 2.4: Final determination of the foundation characteristics of soils within on-site development areas shall be performed by a geotechnical engineer.</p>	<p>Plans.</p> <p>Review and approval of monthly inspection reports of grading operations.</p> <p>Review and approval of Final Grading Plans and Drainage Plans.</p>	<p>Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Applicable</p> <p>Applicable</p> <p>Applicable</p> <p>Not Applicable</p> <p>Applicable</p>	<p>MM 1.2: The proposed Project shall demonstrate compliance with the Project's geotechnical investigation, dated July 11, 2018, on all plans prior to the issuance of grading and/or building permits.</p>	<p>Less than significant</p>

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4.1.8: Greenhouse Gas Emissions	The issue of Greenhouse Gas (GHG) emissions was not evaluated in EIR No. 329.	The Project Applicant would be required to demonstrate as part of future building permit applications that the Project will achieve a minimum of 100 points per the Riverside County Climate Action Plan (CAP).	EIR No. 329 did not identify any measures to address GHGs; however, Mitigation Measures MM 6.1, MM 6.2, MM 6.3, MM 6.4, MM 13.1, and MM 13.2 would apply and would serve to reduce the Project's GHG emissions.	Not applicable.	Not applicable.	--	COA: The Project shall be conditioned to demonstrate prior to building permits that the Project has incorporated measures to achieve a minimum of 100 points per the Riverside County CAP.	N/A
4.1.9: Hazards and Hazardous Materials (Hazardous Materials, evacuation plans, and fire hazards)	Impacts to hazards and hazardous materials were determined by EIR No. 329 to be less than significant with implementation of mitigation.	The Project would not result in significant impacts due to the transportation, use, or storage of hazardous materials, and the Project site is not identified as having any Recognized Environmental Concerns (RECs). Additionally, the Project site does not serve as an evacuation route and is not located within or adjacent to a high fire hazard zone. Impacts would be less than significant.	<p>MM 8.1: If Industrial Commercial or Business Park land uses occur on-site, submittal of a Plot Plan will be required. Plot Plan applications contain the following information; however, it is not anticipated that future tenants will generate toxic substances on-site.</p> <p>a. A description of the proposed industrial operation in sufficient detail to fully describe the nature and extent of the proposed use.</p> <p>b. Plans or reports describing proposed methods for handling traffic, noise, glare, odor, vibration, hazardous gases, liquids and other materials.</p> <p>c. Plans or reports showing proposed method for treatment and disposal of sewage and industrial and toxic waste materials.</p>	Review and approval of Final Subdivision Maps.	Riverside County Health Department.	Not Applicable	None; Mitigation Measure MM 8.1 shall apply.	Less than significant
4.1.9: Hazards and Hazardous Materials (Airports)	EIR No. 329 determined that the MNSP site was not	With the most recent update to the Airport	EIR No. 329 did not identify any measures to address airport.	Prior to the issuance of building permits.	Building and Safety	Applicable	COA: Any outdoor lighting installed shall be hooded or shielded so as to prevent	Less than significant

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	located within any Airport Influence Area and would not be subject to an Airport Land Use Plan. Therefore, EIR No. 329 did not address the subject of airports in detail.	Comprehensive Land Use Plan (ACLUP) for the March Inland Port/Joint Air Reserve Base in November 2014, the Project site now falls within the boundary of the Airport Influence Area (AIA) for the March Inland Port/Joint Air Reserve Base. On August 5, 2019, the ALUC found the proposed Project would be consistent with the 2014 March Air Reserve Base/Inland Port ALLUCP subject to certain conditions. These conditions would be imposed on the proposed Project by Riverside County as Conditions of Approval (COAs). With mandatory compliance with the ALUC COAs, which would be imposed by Riverside County as COAs for the proposed Project, the Project would not result in a safety hazards for people working in the Project area, and a less-than-significant impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 329.	hazards.		Department		<p>either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.</p> <p>COA: The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan: (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight 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 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 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. (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.</p> <p>COA: The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor non-residential uses; and hazards to flight. Children's schools are discouraged.</p> <p>COA: The following uses/activities are</p>	

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							<p>not included in the proposed Project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review: restaurants and other eating establishments; day care centers; health and exercise centers; churches; temples; or other uses primarily for religious worship; theaters.</p> <p>COA: The following notice shall be given to all potential purchasers of the proposed lots and tenants of the homes thereon, and shall be recorded as a deed notice:</p> <p><i>"This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. See Business and Professions Code Section 11010(b)(3)(A)."</i></p> <p>COA: The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.</p>	

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4.1.10: Hydrology and Water Quality	Impacts to hydrology and water quality would be potentially significant prior to mitigation.	With mandatory compliance with regulatory requirements, EIR No. 329 mitigation measures, and implementation of Best Management Practices from the Project's Water Quality Management Plan, impacts would be less than significant.	<p>MM 4.1: All improvements shall be constructed in accordance with the standards of the Riverside County Flood Control District.</p> <p>MM 4.2: The proposed Master Drainage Plan incorporates improvements designed to reduce the impacts of increased surface runoff and provide 100-year flood protection to the project.</p> <p>MM 4.3: That portion of the site which lies within the boundaries of the Homeland and Romoland Area Drainage Plan will be subject to a per acre assessment fee, thereby contributing to regional drainage mitigation programs in the area.</p> <p>MM 4.4: In order to mitigate potential downstream impacts resulting from increased project flows, the use of detention basins will be required until up-stream Master Planned facilities, including Mapes Detention Basin are constructed.</p> <p>MM 7.1: In accordance with the requirements of the Riverside County Flood Control District, the project will employ erosion control</p>	<p>Review and approval of Final Grading Plans and Drainage Plans.</p> <p>Review and approval of Final Grading Plans and Drainage Plans.</p> <p>Payment of Drainage Fees.</p>	<p>County of Riverside, Building and Safety Department and the Riverside County Flood Control & Water Conservation District.</p> <p>County of Riverside, Building and Safety Department and the Riverside County Flood Control & Water Conservation District.</p> <p>Riverside County Flood Control & Water Conservation District.</p>	<p>Applicable</p> <p>Applicable</p> <p>Applicable</p>	<p>MM 7.5: Prior to issuance of building permits, the Riverside County Building and Safety Department shall verify that all measures required by the Project's Water Quality Management Plan (WQMP) and hydrology study have been incorporated into the Project's plans. Prior to building permit final inspection, the Riverside County Building Department shall verify that all measures required by the WQMP and hydrology study have been constructed and are operational.</p>	<p>Less than significant</p>

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			<p>devices during grading, such as temporary berms, culverts, sandbagging or desilting basins. In addition, a Grading Plan will be prepared which includes techniques employed to prevent erosion and sedimentation during and after the grading process.</p> <p>MM 7.2: The project will comply with the requirements of the California State Water Control Board, Santa Ana Region.</p> <p>MM 7.3: The project will comply with any ordinances or regulations relative to water quality in the San Jacinto Drainage area that are in place at the time of Specific Plan or subsequent tentative map approvals.</p>	<p>operations.</p> <p>Review and approval of monthly inspection reports of grading operations.</p>	<p>the Riverside County Flood Control & Water Conservation District.</p> <p>Riverside County, Building and Safety Department and the Riverside County Flood Control & Water Conservation District.</p>	<p>Applicable</p> <p>Applicable</p>		

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4.1.11: Land Use and Planning	Impacts to land use and planning were determined by EIR No. 329 to be less than significant.	The Project would not result in a substantial alteration of the land uses that were approved through the MNSP and evaluated in EIR No. 329; thus, impacts would be less than significant.	No mitigation is required.	Not applicable.	Not applicable.	--	No mitigation is required.	Less than significant
4.1.12: Mineral Resources	EIR No. 329 determined that no direct or indirect impacts would occur to mineral resources.	The Project would not result in any direct or indirect impacts to mineral resources.	No mitigation is required.	Not applicable.	Not applicable.	--	No mitigation is required.	No Impact
4.1.13: Noise	EIR No. 329 determined the MNSP project had the potential to expose existing area residents to temporary and permanent increases in ambient noise levels, and expose persons noise levels in excess of the Riverside	Construction activities associated with the development of the proposed Project would create short-term noise increases near the Project site and would be potentially significant.	MM 5.1: Construction adjacent to existing residential development shall be limited to the hours of 7 a.m. to 7 p.m., Monday through Friday. Construction should not be allowed on weekends or federal holidays. MM 5.2: Prior to the issuance of	Review and approval of monthly inspection reports of grading operations.	Riverside County, Building and Safety Department.	Applicable	None; Mitigation Measure MM 5.1 shall apply.	Significant and Unavoidable

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	County General Plan noise ordinance.	Future residents on the Project site would not be subject to noise levels greater than what was previously disclosed as part of EIR No. 329.	final grading plans for individual planning areas, a detailed noise analysis shall be prepared to determine the height and location of noise barriers needed to achieve acceptable noise levels. This condition shall apply to all planning areas in the Menifee North Specific Plan adjacent to Menifee Road, Briggs Road and Route 7 4. This includes Planning Areas 2.1, the proposed elementary schools adjacent to Briggs Road. Mitigation measures for the school can include construction of a sound wall and sound insulation for the buildings. Another option would be to relocate the school site to an area where the noise level is 60 CNEI or less.	approval of final acoustic reports.	County, Health Department.	apply.	None; Mitigation Measure MM 5.3 shall apply.	
			<p>MM 5.3: For the proposed school sites, the acoustical consultant recommends a noise level not to exceed 60 CNEI for outdoor areas. However, it should be noted that public schools are not subject to County standards and are only subject to state standards if located adjacent to a freeway.</p> <p>MM 5.4: In order to mitigate impacts to off-site residential areas that will be exposed to noise levels greater than 65 CNEI, as a result of project traffic generation, the traffic engineer recommends provision of off-site mitigation in the form of barriers, structural upgrades, etc. This option would require the developer to work with the other developers and homeowners in the area to determine final wall heights, building upgrades, etc. needed for mitigation. The project developer will participate in any off-site noise</p>	Review and approval of final acoustic reports.	Riverside County, Health Department.	Not Applicable	None; Mitigation Measure MM 5.3 shall apply.	
			<p>MM 5.4: In order to mitigate impacts to off-site residential areas that will be exposed to noise levels greater than 65 CNEI, as a result of project traffic generation, the traffic engineer recommends provision of off-site mitigation in the form of barriers, structural upgrades, etc. This option would require the developer to work with the other developers and homeowners in the area to determine final wall heights, building upgrades, etc. needed for mitigation. The project developer will participate in any off-site noise</p>	Review and approval of final acoustic reports.	Riverside County, Health Department.	Applicable	None; Mitigation Measure MM 5.4 shall apply.	

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4.1.4: Paleontological Resources	EIR No. 329 determined that no direct or indirect impacts would occur to paleontological resources. However, out of an abundance of caution, a mitigation measure was applied to the Project.	The proposed Project includes similar development characteristics as those that were evaluated by EIR No. 329. Thus, no impact would occur. However, out of an abundance of caution a mitigation measure requiring monitoring at gradings at depths greater than 10 feet was applied to the Project.	<p>mitigation program in place at the time of project approval.</p> <p>MM 15.2: Since the paleontologic sensitivity for the site is very low, there is no need to have a grading monitor present on the property for near surface grading. However, earthmoving occurring at depths greater than 10 feet should be monitored by a qualified paleontologist, along with older alluvium deposit, & which occur at depths of less than ten feet. Monitoring on a part-time basis should be satisfactory for this project given the relatively low sensitivity of the sediments. If fossils are found by the owners of the property, their agent & contractors, or subcontractors during the development of the property, they should be reported immediately to a qualified, professional paleontologist for evaluation.</p> <p>If grading of older alluvium occurs or earthmoving occurs at depths of more than ten feet, or if fossils are encountered on the property during development, the following mitigation procedures shall be followed:</p> <ol style="list-style-type: none"> 1. The project paleontologist shall immediately evaluate the fossils which have been discovered to determine if they are significant and, if so, to develop a plan to collect and study them for the purpose of mitigation. 2. A paleontologic monitor shall be immediately retained to be present 	Review and approval of monthly inspection reports of grading operations.	County of Riverside, Building and Safety Department.	Applicable	None; Mitigation Measure MM 15.2 shall apply.	Less than significant

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			<p>during earthmoving on the property. The monitor must be empowered to temporarily halt or redirect excavation equipment if additional fossils are found to allow evaluation and removal of them if necessary. The monitor shall be equipped to speedily collect specimens if they are encountered.</p> <p>3. The monitor, with assistance if necessary, shall collect individual fossils and/or samples of fossil bearing sediments. If specimens of small animal species are encountered, the most time and cost efficient method of recovery is to remove a selected volume of fossil bearing earth from the grading area and stockpile it off site for processing by screen washing.</p> <p>4. Fossils recovered during earthmoving or as a result of screen-washing of sediment samples shall be cleaned and prepared sufficiently to allow identification. This allows the fossils to be described in a report of findings and reduces the volume of matrix around specimens prior to storage, thus reducing storage costs.</p> <p>5. A report of findings shall be prepared and submitted to the public agency responsible for overseeing developments and mitigation of environmental impacts upon completion of mitigation. This report will minimally include a settlement of the types of paleontologic resources found, the methods and procedures used to recover them, an inventory of the specimens recovered, and a</p>					

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4.1.15: Population and Housing	Impacts to population and housing were determined by EIR No. 329 to be less than significant.	Because the Project would not displace people or housing and would not generate demand for additional affordable housing the in the County impacts would be less than significant.	6. The paleontological specimens recovered as a result of mitigation shall be donated to a qualified scientific institution where they would be afforded long term preservation to allow future scientific study.	Not applicable.	Not applicable.	--	No mitigation is required.	Less than significant
4.1.16: Public Services	Impacts to public services were determined by EIR No. 329 to be potentially significant prior to implementation of mitigation measures.	Because the Project would result in the same number residential dwelling units than was anticipated for the site by EIR No. 329, impacts would be similar to what was assumed by EIR No. 329 and would be potentially significant. With implementation of mitigation, impacts would be less than significant.	MM 18.1: The applicant will participate in an existing Fire Protection Impact Mitigation Program (\$400,000 per dwelling unit and \$45 per square foot for commercial/industrial) that provides funds for the purchase of equipment, removal or construction of fire stations when necessary as development occurs. Prior to building permit final inspection, the Riverside County Building and Safety Department shall ensure that appropriate fees have been paid pursuant to County Ordinance No. 659 to provide funds for the purchase of equipment, removal, or construction of fire stations, police protection facilities, parks, trails, flood control facilities, traffic improvements, and signalization, and libraries.	Payment of Fire Impact Mitigation Fees.	County of Riverside, Fire Department.	Applicable	None; Mitigation Measure MM 18.1 (as modified) shall apply.	Less than significant
			MM 19.1: The applicant will cooperate with the Sheriff's Department to assure proper	Review and approval of Building Plans.	Riverside County, Building and Safety and	Applicable	None; Mitigation Measure MM 19.1 shall apply.	

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			<p>protection, facilities and personnel are available.</p> <p>MM 19.2: For future security and safety, the following crime prevention measures will be considered during site and building layout design: 1) circulation for pedestrians, vehicles and police patrols; 2) lighting of streets, walkways and bikeways; 3) visibility of doors and windows from the street and between buildings; 4) fencing (height and material); 5) the numerical identification system shall be visible and readily apparent to emergency response agencies; and 6) encourage the installation of burglar alarm systems.</p> <p>MM 20.1: The project applicant shall enter into a binding agreement with all involved school districts to insure the provision of adequate permanent facilities at the time of project completion. Prior to the approval of any implementing project within the Specific Plan, the applicant shall be required to pay school impact mitigation fees or fund school site acquisition and/or facility construction with proceeds from the Mello-Roos Community Facilities District (CFD) 91-1 has been formed which covers the entire Romoland School District. The CFD Report specifies the amounts of school fees to be paid, provides methods of tax apportionment and establishes the maximum amount of bonds to be sold. The Project Applicants has agreed to comply with the terms of the Resolution of Formation of the CFD.</p>	<p>Review and approval of Building Plans.</p>	<p>Police Departments. Riverside County, Building and Safety and Police Departments.</p>	<p>Applicable</p>	<p>None; Mitigation Measure MM 19.2 shall apply.</p>	
			<p>MM 20.1: The project applicant shall enter into a binding agreement with all involved school districts to insure the provision of adequate permanent facilities at the time of project completion. Prior to the approval of any implementing project within the Specific Plan, the applicant shall be required to pay school impact mitigation fees or fund school site acquisition and/or facility construction with proceeds from the Mello-Roos Community Facilities District (CFD) 91-1 has been formed which covers the entire Romoland School District. The CFD Report specifies the amounts of school fees to be paid, provides methods of tax apportionment and establishes the maximum amount of bonds to be sold. The Project Applicants has agreed to comply with the terms of the Resolution of Formation of the CFD.</p>	<p>Adoption of Mitigation Agreements.</p>	<p>All involved School Districts.</p>	<p>Applicable</p>	<p>None; Mitigation Measure MM 20.1 (as modified) shall apply.</p>	

IMPACT CATEGORY	EIR NO. 329 IMPACT (PER THE EIR NO. 329 MMRP)	SC 2 TO SPA 2 FINDING	EIR NO. 329 MITIGATION MEASURE	EIR NO. 329 MITIGATION IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MITIGATION	APPLICABILITY OF EIR NO. 329 MITIGATION TO SC 2 TO SPA 2	CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND MITIGATION MEASURES (MM) APPLICABLE TO SC 2 TO SPA 2	EIR NO. 329 LEVEL OF SIGNIFICANCE AFTER MITIGATION
			<p>MM 20.2: The applicant shall be required to pay school impact mitigation fees or fund school site acquisition and/or facility construction with proceeds from the Community Facilities District Community Facilities District 91-1 has been formed which covers the entire Romoland School District. The CFD report specifies the amount of school fees to be paid, provides methods of tax apportionment and establishes the maximum amount of bonds to be sold. The project applicant has agreed to comply with the terms of the Resolution of Formation of the CFD.</p>	Payment of School Mitigation Fees.	All involved School Districts.	Applicable	None; Mitigation Measure MM 20.2 shall apply.	
			<p>MM 20.3: All school sites shall meet the requirements of the District in terms of size, location, access and absence from environmental constraints. Initial determination of school siting and other District criteria for locations within the Menifee North project shall occur prior to the recordation of Tentative Tract Map approval for each phase filed.</p>	Review and approval of Final Subdivision Maps.	All involved School Districts.	Not Applicable	None; Mitigation Measure MM 20.3 shall apply.	
			<p>MM 20.4: School sites shall be delivered to the District in at least rough graded condition with utilities stubbed to each site. any site improvements made by the developer shall be performed with financial recognition included in the site acquisition process.</p>	Review and approval of Final Subdivision Maps.	All involved School Districts.	Not Applicable	None; Mitigation Measure MM 20.4 shall apply.	
			<p>MM 20.5: As indicated in the Comprehensive General Plan, the project lies within Groundshaking Zone II, therefore, a detailed site investigation shall be performed on the proposed school sites in order to determine geotechnical</p>	Review and approval of Final Subdivision Maps.	All involved School Districts.	Not Applicable	None; Mitigation Measure MM 20.5 shall apply.	

IMPACT CATEGORY	EIR NO. 329 IMPACT (PER THE EIR NO. 329 MMRP)	SC 2 TO SPA 2 FINDING	EIR NO. 329 MITIGATION MEASURE	EIR NO. 329 MITIGATION IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MITIGATION	APPLICABILITY OF EIR NO. 329 MITIGATION TO SC 2 TO SPA 2	CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND MITIGATION MEASURES (MM) APPLICABLE TO SC 2 TO SPA 2	EIR NO. 329 LEVEL OF SIGNIFICANCE AFTER MITIGATION
		mitigation.	<p>Waterloo-Road-Antelope-Road-at-Serenee-VI, Antelope-Road-at-Serenee-Road-74-Palomen-Road-at-Serenee-VI, Palomen-Road-at-Serenee-Road-74-Menifee-Road-at-Mages-Road-Menifee-Road-at-Watson-Road-Mel-Life-Road-at-Serenee-VI-Menifee-Road-at-Serenee-Road-74-Mages-Road-at-Serenee-Road-74-Bridges-Road-at-Watson-Road-Bridges-Road-at-Serenee-VI-Bridges-Road-at-Serenee-Road-74-Road-at-Serenee-VI-Bridges-Road-at-Palomen-Road-Sultanas Road at State Route 74-Leon-Road-at-Serenee-Road-74-and-Jumper-Hits-Road-at-Serenee-Road-74.</p>					
			<p>MM 16.2: The project applicant will either be directly responsible for provision of the above signals or shall participate on a fair-share basis for the funding of these facilities. The extent of their responsibility shall be based upon the extent of utilization of these interactions by project-related traffic.</p>	Review and approval of Final Subdivision Maps.	County of Riverside, Building and Safety Department.	Applicable	None; Mitigation Measure MM 16.2 shall apply.	
			<p>MM 16.3: The Menifee North Specific Plan shall provide a system of bicycle trails within open space corridors, flood control and utility easements where possible and sidewalks or pathways in residential and commercial areas that provides a safe environment for pedestrians.</p>	Review and approval of Final Subdivision Maps.	County of Riverside, Building and Safety Department.	Applicable	None; Mitigation Measure MM 16.3 shall apply.	
			<p>MM 16.4: Although the study area is currently not served by a transit service, bus turnout and potential future bus stop locations have been recommended by the Traffic Engineer (see Figure V-19, Bus Turnout and Stop Locations). As recommended, bus stops are spaced to maximize passenger</p>	Review and approval of Final Subdivision Maps.	County of Riverside, Building and Safety Department.	Not Applicable	None; Mitigation Measure MM 16.4 shall apply.	

IMPACT CATEGORY	EIR NO. 329 IMPACT (PER THE EIR NO. 329 MMRP)	SC 2 TO SPA 2 FINDING	EIR NO. 329 MITIGATION MEASURE	EIR NO. 329 MITIGATION IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MITIGATION	APPLICABILITY OF EIR NO. 329 MITIGATION TO SC 2 TO SPA 2	CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND MITIGATION MEASURES (MM) APPLICABLE TO SC 2 TO SPA 2	EIR NO. 329 LEVEL OF SIGNIFICANCE AFTER MITIGATION
			accessibility, convenience and safety, while minimizing undue delay or traffic interruptions. Bus stops are generally spaced 800 feet to 1,200 feet apart on roadways surrounding the project. Bus turnouts shall be constructed at these recommended locations that are located within the project boundaries.					
			MM 16.5: To encourage ridesharing transit ridership and reduce commute trip impacts on access routes to the I-215 Freeway, a portion of the commercial parking area in Planning Area 8, on-site shall be designated for Park-n-Ride and carpool/Vanpool parking use on weekdays between 6:00 am. and 6:00 p.m.	Review and approval of Final Subdivision Maps.	County of Riverside, Building and Safety Department.	Not Applicable	None; Mitigation Measure MM 16.5 shall apply.	
			MM 16.6: Project roadways shall be aligned and sized as illustrated in Figure V-18, Circulation Recommendations.	Review and approval of Final Subdivision Maps.	County of Riverside, Building and Safety Department.	Applicable	None; Mitigation Measure MM 16.6 shall apply.	
			MM 16.7: On-site access improvements shall adhere to the following design guidelines: traffic signing/stripping should be implemented in conjunction with detailed construction plans for the project; sight distance at each intersection should be reviewed with respect to standard Caltrans/County of Riverside sight distance standards at the time of preparation of final grading, landscape and street improvement plans; the traffic signals required within the study areas at buildout should specifically include an interconnect of the signals to function in a coordinated system.	Review and approval of Final Subdivision Maps.	County of Riverside, Building and Safety Department.	Applicable	None; Mitigation Measure MM 16.7 shall apply.	

IMPACT CATEGORY	EIR NO. 329 IMPACT (PER THE EIR NO. 329 MMRP)	SC 2 TO SPA 2 FINDING	EIR NO. 329 MITIGATION MEASURE	EIR NO. 329 MITIGATION IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MITIGATION	APPLICABILITY OF EIR NO. 329 MITIGATION TO SC 2 TO SPA 2	CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND MITIGATION MEASURES (MM) APPLICABLE TO SC 2 TO SPA 2	EIR NO. 329 LEVEL OF SIGNIFICANCE AFTER MITIGATION
			<p>MM 16.8: Upon Specific Plan approval, the General Plan Circulation Element shall be revised as follows: upgrade Briggs Road from a Major Highway to an Urban Arterial from SR-74 to Mathews Road; upgrade Menifee Road from an Arterial Highway to an Urban Arterial from SR-74 to Palomar Road.</p> <p>MM 16.9: The project applicant shall participate in any fee programs established within the study area to provide for the improvement of key roadway links and interchange facilities. The project shall contribute to the installation of traffic signals when warranted through the payment of traffic signal mitigation fees.</p>	<p>Payment of traffic mitigation fees.</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Applicable</p>	<p>None; Mitigation Measure MM 16.9 shall apply.</p>	
			<p>MM 16.10: If a trip ceiling and trip bank is established, then as a development phase is approved, the total number of trips it generates shall be subtracted from the trip ceiling or trip bank, leaving a total of remaining trips that the Specific Plan can generate. For tract maps, final map recordation will be when the projects generated trips will be deducted from the trip bank. The County Transportation Department will maintain the official "trip bank" for the Specific Plan and will provide an annual update on project trip status.</p>	<p>Review and approval of Final Subdivision Maps.</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Not Applicable</p>	<p>None; Mitigation Measure MM 16.10 shall apply.</p>	
<p>4.1.19: Tribal Cultural Resources</p>	<p>EIR No. 329 did not specifically evaluate impacts to Tribal Cultural Resources, although impacts to Cultural Resources as disclosed by EIR No. 329 are addressed above.</p>	<p>The Project would not result in any direct or indirect impacts to tribal cultural resources.</p>	<p>No mitigation is required.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>	<p>--</p>	<p>EIR No. 329 Mitigation Measure 15.1. shall apply (as presented above).</p>	<p>N/A</p>
<p>4.1.20: Utilities and Service</p>	<p>Impacts to utilities and</p>	<p>Because the Project would</p>	<p>MM 17.1: The payment of fees to</p>	<p>Payment of Water</p>	<p>Eastern</p>	<p>Applicable</p>	<p>None; Mitigation Measure MM 17.1 shall</p>	<p>Less than</p>

IMPACT CATEGORY	EIR NO. 329 IMPACT (PER THE EIR NO. 329 MMRP)	SC 2 TO SPA 2 FINDING	EIR NO. 329 MITIGATION MEASURE	EIR NO. 329 MITIGATION IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MITIGATION	APPLICABILITY OF EIR NO. 329 MITIGATION TO SC 2 TO SPA 2	CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND MITIGATION MEASURES (MM) APPLICABLE TO SC 2 TO SPA 2	EIR NO. 329 LEVEL OF SIGNIFICANCE AFTER MITIGATION
Systems	service systems were determined by EIR No. 329 to be potentially significant prior to implementation of mitigation.	result in the same number of residential dwelling units as was anticipated for the site by EIR No. 329, impacts would be significant prior to implementation of mitigation.	<p>EMWD will prevent any negative financial impacts to the District. EMWD will collect a sewage connection charge of \$3,500 per unit, from developers in the area for construction of the Perris Valley Treatment Plant Expansion and the proposed Perris Valley Interceptor Sewer. Currently the connection fees for water services are \$1,127.50 per residential unit, plus \$15.00 per front foot cost along those frontages where connections are made.</p> <p>MM 17.2: All water and sewer lines will be designed per EMWD requirements. The infrastructural system will be installed to the requirements of the County's Engineering Department.</p> <p>MM 17.3: The project will comply with EMWD requirements for installment of on-site reclaimed water lines, if required.</p> <p>MM 17.4: In addition, the following State laws require water efficient plumbing fixtures in structures to minimize water use:</p> <ul style="list-style-type: none"> • Health and Safety Code Section 17921.3 requires low-flush toilets and urinals in virtually all buildings. • Title 20, California Administrative Code Section 1604(i) (Appliance Efficiency Standards) establishes efficiency standards that set the 	<p>and Sewer Connection fees.</p>	<p>Municipal Water District</p>	<p>Applicable</p>	<p>apply.</p> <p>None: Mitigation Measure MM 17.2 shall apply.</p> <p>None: Mitigation Measure MM 17.3 shall apply.</p> <p>None: Mitigation Measure MM 17.4 shall apply.</p>	<p>significant</p>

IMPACT CATEGORY	EIR NO. 329 IMPACT (PER THE EIR NO. 329 MMRP)	SC 2 TO SPA 2 FINDING	EIR NO. 329 MITIGATION MEASURE	EIR NO. 329 MITIGATION IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MITIGATION	APPLICABILITY OF EIR NO. 329 MITIGATION TO SC 2 TO SPA 2	CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND MITIGATION MEASURES (MM) APPLICABLE TO SC 2 TO SPA 2	EIR NO. 329 LEVEL OF SIGNIFICANCE AFTER MITIGATION
			<p>maximum flow rate of new showerheads, lavatory faucets, etc.</p> <ul style="list-style-type: none"> • Title 20, California Administrative Code Section 1601(b) (Appliance Efficiency Standards) prohibits the sale of fixtures that do not comply with regulations. • Title 24, California Administrative Code Section 2-5307(b) (California Energy Conservation Standards for New Buildings) prohibits the installation of fixtures unless the manufacturer has certified to the CEFC compliance with the flow rate standards. • Title 24, California Administrative Code Sections 2-5452(f) and (j) address pipe insulation requirements, which can reduce water used before hot water reaches equipment or fixtures. • Government Code Section 7800 specifies that lavatories in all public facilities be equipped with self-closing faucets that limit flow of hot water. 					
			<p>MM 22.1: Development plans will be provided to Southern California Edison, the Southern California Gas Company and General Telephone as they become available in order to facilitate engineering design and construction of improvements necessary to provide electrical service to the project site.</p>	Review and approval of Final Improvement Plans.	Southern California Edison and Gas Companies and General Telephone Company.	Applicable	None; Mitigation Measure MM 22.1 shall apply.	
			<p>MM 22.2: The applicant will comply with guidelines provided by Southern California Edison, Southern California Gas Company and General Telephone in regard</p>	Review and approval of Final Improvement Plans.	Southern California Edison and Gas Companies and General	Applicable	None; Mitigation Measure MM 22.2 shall apply.	

IMPACT CATEGORY	EIR NO. 329 IMPACT (PER THE EIR NO. 329 MMRP)	SC 2 TO SPA 2 FINDING	EIR NO. 329 MITIGATION MEASURE	EIR NO. 329 MITIGATION IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MITIGATION	APPLICABILITY OF EIR NO. 329 MITIGATION TO SC 2 TO SPA 2	CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND MITIGATION MEASURES (MM) APPLICABLE TO SC 2 TO SPA 2	EIR NO. 329 LEVEL OF SIGNIFICANCE AFTER MITIGATION
			to easement restriction, construction guidelines, protection of pipeline easement and potential amendments to rights-of-way in the areas of any existing SCE, SCC or GTE easements.		Telephone Company.			
			MM 22.3: Building energy conservation will be largely achieved by compliance with Title 20 and 24 of the Energy Conservation Code.	Review and approval of Building Plans.	County of Riverside, Building and Safety Department.	Applicable	None: Mitigation Measure MM 22.3 shall apply.	
			MM 23.1: The County Solid Waste Management Plan includes programs to reduce the quantities of waste being sent to landfills. These programs include source reduction, separation of recoverables, composting and high technology resources recovery. Implementation of these programs can reduce the increase in solid waste generation associated with new development, which in turn will aid in the extension of the life of affected disposal sites.	Review and approval of Final Subdivision Maps.	County of Riverside, Building and Safety Department.	Applicable	None: Mitigation Measure MM 23.1 shall apply.	
			MM 23.2: The County is required to address the Integrated Waste Management Act of 1989 which became law on January 1, 1990. The Act requires all cities and counties to develop a waste stream source reduction and recycling plan by July 1, 1991. Assembly Bill 939 requires landfill waste streams to be reduced by 25% by 1995 and 50% by the year 2000.	Review and approval of Final Subdivision Maps.	County of Riverside, Building and Safety Department.	Applicable	None: Mitigation Measure MM 23.2 shall apply.	
			MM 23.3: The project applicant shall work with the County Waste Management District and participate in efforts to achieve the mandated goals of the Integrated Waste Management Act. Additionally, the proposed refuse hauler for the project shall be	Review and approval of Final Subdivision Maps.	County of Riverside, Building and Safety Department.	Applicable	None: Mitigation Measure MM 23.3 shall apply.	

IMPACT CATEGORY	EIR NO. 329 IMPACT (PER THE EIR NO. 329 MMRP)	SC 2 TO SPA 2 FINDING	EIR NO. 329 MITIGATION MEASURE	EIR NO. 329 MITIGATION IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MITIGATION	APPLICABILITY OF EIR NO. 329 MITIGATION TO SC 2 TO SPA 2	CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND MITIGATION MEASURES (MM) APPLICABLE TO SC 2 TO SPA 2	EIR NO. 329 LEVEL OF SIGNIFICANCE AFTER MITIGATION
4.1.21: Wildfire	Impacts to wildfire were determined by EIR No. 329 to be less than significant.	The Project is not located in a high wildfire hazard zone; thus, impacts would be less than significant.	advised of the efforts the developer will be pursuing relating to recycling and waste reduction (i.e. curbside recycling, buy back centers, etc). No mitigation is required.	Not applicable.	Not applicable.	--	Not applicable.	Less than significant.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



02/07/20, 9:43 am

SP00260S02

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for SP00260S02. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Definitions

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 260 Amendment No. 2 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 260, Substantial Conformance No. 2.

CHANGE OF ZONE = Change of Zone No. 180018.

TTM = Tentative Tract Map No. 37533.

TTM = Tentative Tract Map No. 29322, Minor Change No. 1.

TPM = Tentative Parcel Map No. 37690.

EA = Environmental Assessment No. 180075.

Advisory Notification. 2 AND - Ordinance Requirements

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

Advisory Notification. 3 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (Specific Plan No. 260, Substantial Conformance No. 2) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 4 AND - Project Description & Operational Limits

The proposed project will reallocate 32 dwelling units from Planning Areas 26 and 28 to Planning Areas 24 and 25 and incorporate the changes to the Specific Plan Zoning Ordinance.

Advisory Notification. 5 AND - SP Document

Specific Plan No. 260 shall include the following:

a. Specific Plan Document, which shall include:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - SP Document (cont.)

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
 2. Conditions of Approval.
 3. Specific Plan Zoning Ordinance.
 4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
 5. Specific Plan text.
 6. Descriptions of each Planning Area in both graphical and narrative formats.
- b. Final Environmental Impact Report No. 329 Document, which must include, but not be limited to, the following items:
1. Mitigation Monitoring/Reporting Program.
 2. Draft EIR Addendum #2 to EIR No. 329
 3. Comments received on the Draft EIR either verbatim or in summary.
 4. A list of person, organizations and public agencies commenting on the Draft EIR.
 5. Responses of the County to significant environmental point raised in the review and consultation process.
 6. Technical Appendices for Addendum #2 to EIR No. 329
- If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

Advisory Notification. 6 AND - SPA- Replace all Previous

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

Advisory Notification. 7 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. Specific Plan Design Guidelines
2. 3rd and 5th District Design Guidelines
3. County Wide Design Guidelines and Standards

Advisory Notification. 8 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED [MAP and/or] EXHIBIT(S)

Exhibit (Specific Plan), No. 260, Substantial Conformance No. 2

Advisory Notification. 9 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 9 AND - Federal, State & Local Regulation Compliance (cont.)

- Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
 - Ord. No. 916 (Cottage Food Operations)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 9 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 10 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SP 260 S02 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the SP 260 S02, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 10 AND - Hold Harmless (cont.)

purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 11 AND - Limits of SP Document

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan.

BS-Grade

BS-Grade. 1 0010-BS-Grade-SP-ALL CLEARNC'S REQ'D B-4 PMT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

BS-Grade. 2 0010-BS-Grade-SP-GSP-1 ORD. NOT SUPERSEDED

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

BS-Grade. 3 0010-BS-Grade-SP-GSP-2 GEO/SOIL TO BE OBEYED

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

BS-Grade. 4 0010-BS-Grade-SP-NO GRADING & SUBDIVIDING

If grading of the entire - or any portion there of -Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

Fire

Fire. 1 0010-Fire-SP-#56-IMPACT MITIGATION

The project proponents shall participate in the fire protection impact mitigation program as adopted by the Riverside County Board of Supervisors.

Fire. 2 0010-Fire-SP-#71-ADVERSE IMPACTS

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10

0030-Planning-SP - CC&R RES PRI COMMON AREA (cont.)

association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on the TENTATIVE TRACT MAP, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 0030-Planning-SP - CC&R RES PUB COMMON AREA (cont.)

individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on the TENTATIVE TRACT MAP attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's

ADVISORY NOTIFICATION DOCUMENT**Transportation****Transportation. 2****0010-Transportation-SP - SP260/TS/CONDITIONS (cont.)**

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

I-215 Southbound Ramps (NS) at:
SR-74 (EW)
Ethanac Road (EW)

I-215 Northbound Ramps (NS) at:
SR-74 (EW)
Ethanac Road (EW)

Trumble Road (NS) at:
SR-74 (EW)

Encanto Drive (NS) at:
Ethanac Road (EW)

Sherman Road (NS) at:
Watson Road (EW)
SR-74 (EW)
Ethanac Road (EW)

Antelope Road (NS) at:
Mapes Road (EW)
Watson Road (EW)
SR-74 (EW)
Ethanac Road (EW)

Menifee Road (NS) at:
San Jacinto Avenue (EW)
Ellis Avenue (EW)
Mapes Road (EW)
Watson Road (EW)
SR-74 (EW)
McLaughlin Road (EW)
McCall Boulevard (EW)
Simpson Road (EW)

Malaga Road (NS) at:
SR-74 (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2

0010-Transportation-SP - SP260/TS/CONDITIONS (cont.)

Linderberger Road (NS) at:
Simpson Road (EW)

Briggs Road (NS) at:
Watson Road (EW)
SR-74 (EW)
McLaughlin Road (EW)
Street "C" (EW)
McCall Boulevard (EW)
Simpson Road (EW)

Sultanas Road (NS) at:
SR-74 (EW)

Leon Road (NS) at:
SR-74 (EW)
Simpson Road (EW)

Juniper Flats Road (NS) at:
Watson Road (EW)
SR-74 (EW)

Winchester Road (NS) at:
SR-74 (EW)

Transportation. 3

0010-Transportation-SP - SP260/WRCOG TUMF

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.

Transportation. 4

0030-Transportation-SP - SP260/TS GEOMETRICS

The intersection of Encanto Drive (NS) at Ethanac Road (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One left turn lane, one right turn lane

Southbound: NA

Eastbound: Three through lanes, one shared through/right turn lane

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0030-Transportation-SP - SP260/TS GEOMETRICS (cont.)

Westbound: One left turn lane, four through lanes

The intersection of Sherman Road (NS) at Watson Road (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One left turn lane, two through lanes, one right turn lane

Southbound: One left turn lane, two through lanes, one right turn lane

Eastbound: One left turn lane, one through lane, one shared through/right turn lane

Westbound: One left turn lane, one through lane, one shared through/right turn lane

The intersection of Sherman Road (NS) at Ethanac Road (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One left turn lane, two through lanes, one right turn lane

Southbound: One left turn lane, two through lanes, one right turn lane

Eastbound: One left turn lane, four through lanes, one right turn lane

Westbound: One left turn lane, four through lanes, one right turn lane

The intersection of Antelope Road (NS) at Mapes Road (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One left turn lane, two through lanes, one right turn lane

Southbound: One left turn lane, two through lanes, one right turn lane

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4

0030-Transportation-SP - SP260/TS GEOMETRICS (cont.)

Eastbound: One left turn lane, two through lanes, one right turn lane

Westbound: One left turn lane, two through lanes, one right turn lane

The intersection of Antelope Road (NS) at Watson Road (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One left turn lane, two through lanes, one right turn lane

Southbound: One left turn lane, two through lanes, one right turn lane

Eastbound: One left turn lane, one through lane, one shared through/right turn lane

Westbound: One left turn lane, one through lane, one shared through/right turn lane

The intersection of Antelope Road (NS) at Ethanac Road (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One left turn lane, two through lanes, one right turn lane

Southbound: One left turn lane, two through lanes, one right turn lane

Eastbound: One left turn lane, four through lanes, one right turn lane

Westbound: One left turn lane, four through lanes, one right turn lane

The intersection of Palomar Road (NS) at SR-74 (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One left turn lane, one through lane, one right

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0030-Transportation-SP - SP260/TS GEOMETRICS (cont.)

turn lane

Southbound: One left turn lane, one through lane, one shared through/right turn lane

Eastbound: One left turn lane, three through lanes, one shared through/right turn lane

Westbound: One left turn lane, three through lanes, one shared through/right turn lane

The intersection of Menifee Road (NS) at Watson Road (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One left turn lane, three through lanes, one right turn lane

Southbound: One left turn lane, three through lanes, one right turn lane

Eastbound: One left turn lane, one through lane, one shared through/right turn lane

Westbound: One left turn lane, one through lane, one shared through/right turn lane

The intersection of Menifee Road (NS) at McLaughlin Road (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One left turn lane, three through lanes, one right turn lane

Southbound: One left turn lane, three through lanes, one right turn lane

Eastbound: One left turn lane, one through lane, one shared through/right turn lane

Westbound: One left turn lane, one through lane, one shared through/right turn lane

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0030-Transportation-SP - SP260/TS GEOMETRICS (cont.)

The intersection of Malaga Road (NS) at SR-74 (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One left turn lane, one through lane, one shared through/right turn lane

Southbound: One left turn lane, one through lane, one shared through/right turn lane

Eastbound: One left turn lane, four through lanes, one right turn lane

Westbound: One left turn lane, four through lanes, one right turn lane

The intersection of Briggs Road (NS) at Watson Road (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One left turn lane, two through lanes, one right turn lane

Southbound: One left turn lane, two through lanes, one right turn lane

Eastbound: One left turn lane, one through lane, one shared through/right turn lane

Westbound: One left turn lane, one through lane, one shared through/right turn lane

The intersection of Briggs Road (NS) at SR-74 (EW) shall be improved to provide the following ultimate geometrics:

Northbound: Two left turn lanes, two through lanes, one right turn lane with right turn overlap signal phase

Southbound: Two left turn lanes, two through lanes, one right turn lane with right turn overlap signal phase

Eastbound: Two left turn lanes, four through lanes, one

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0030-Transportation-SP - SP260/TS GEOMETRICS (cont.)

right turn lane with right turn overlap signal
phase

Westbound: Two left turn lanes, four through lanes, one
right turn lane with right turn overlap signal
phase

The intersection of Briggs Road (NS) at McLaughlin Road
(EW) shall be improved to provide the following ultimate
geometrics:

Northbound: One left turn lane, two through lanes, one
right turn lane

Southbound: One left turn lane, two through lanes, one
right turn lane

Eastbound: One left turn lane, one through lane, one
shared through/right turn lane

Westbound: One left turn lane, one through lane, one
shared through/right turn lane

The intersection of Briggs Road (NS) at Street "C" (EW)
shall be improved to provide the following ultimate
geometrics:

Northbound: One left turn lane, two through lanes, one
right turn lane

Southbound: One left turn lane, two through lanes, one
right turn lane

Eastbound: One left turn lane, one shared through/right
turn lane

Westbound: One left turn lane, one shared through/right
turn lane

The intersection of Sultanas Road (NS) at SR-74 (EW) shall
be improved to provide the following ultimate geometrics:

Northbound: One left turn lane, one through lane, one right

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0030-Transportation-SP - SP260/TS GEOMETRICS (cont.)

turn lane

Southbound: One left turn lane, one through lane, one right turn lane

Eastbound: One left turn lane, three through lanes, one right turn lane

Westbound: One left turn lane, three through lanes, one right turn lane

The intersection of Leon Road (NS) at SR-74 (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One left turn lane, one shared through/right turn lane

Southbound: One left turn lane, one shared through/right turn lane

Eastbound: One left turn lane, three through lanes, one right turn lane

Westbound: One left turn lane, three through lanes, one right turn lane

The intersection of Juniper Flats Road (NS) at Watson Road (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One left turn lane, one through lane

Southbound: One through lane, one right turn lane

Eastbound: One left turn lane, one right turn lane

Westbound: NA

Transportation. 5 0030-Transportation-SP - SP260/TS INSTALLATION

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5 **0030-Transportation-SP - SP260/TS INSTALLATION (cont.)**

Department and/or Caltrans.

Encanto Drive (NS) at Ethanac Road (EW)
Sherman Road (NS) at McLaughlin Road (EW)
Sherman Road (NS) at Watson Road (EW)
Sherman Road (NS) at Ethanac Road (EW)
Antelope Road (NS) at Mapes Road (EW)
Antelope Road (NS) at Watson Road (EW)
Antelope Road (NS) at Ethanac Road (EW)
Menifee Road (NS) at Watson Road (EW)
Menifee Road (NS) at McLaughlin Road (EW)
Malaga Road (NS) at Watson Road (EW)
Malaga Road (NS) at SR-74 (EW)
Briggs Road (NS) at Watson Road (EW)
Briggs Road (NS) at McLaughlin Road (EW)
Sultanas Road (NS) at SR-74 (EW)
Juniper Flats Road (NS) at Watson Road (EW)

with fee credit

Palomar Road (NS) at Mapes Road (EW)
Briggs Road (NS) at Street "C" (EW)
Leon Road (NS) at SR-74 (EW)

with no credit given for Traffic Signal Mitigation Fees.

Transportation. 6 **0030-Transportation-SP - SP260/TS REQUIRED**

Site-specific traffic studies will be required for all subsequent development proposals with the boundaries of Specific Plan No. 260 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



02/07/20, 9:39 am

TTM37533

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TTM37533. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (Tentative Tract Map No. 37533) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Tract Map No. 37533 is a Schedule "A" subdivision to create 373 residential lots with a 4.9 acre park on 72 acres.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd District Design Guidelines
2. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED [MAP and/or] EXHIBIT(S)

Tentative Map, for TTM 37533
Exhibit A (Site Plan).

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 **AND - Federal, State & Local Regulation Compliance (cont.)**

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- {Geographically based}
- Ord. No. 460 (Division of Land) {for TTMs and TPMS}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 6 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TTM 37533 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TTM 37533, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

E Health

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 **If Human Remains Found (cont.)**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 **PDA06079 accepted**

County Archaeological Report (PDA) No. 6079 submitted for this project (TTM37533) was prepared by Ecorp Consulting, Inc. and is entitled: "Phase I Cultural Resources Assessment for the Countryview 310 Project, Riverside County, California", dated July 2018.

PDA No. 6079 concludes: No cultural resources were identified during the field survey. Surface visibility was approximately 50% throughout the Project area. There appeared to be no recent disturbances, though the parcel appeared to have been disked at some point in the past year. The potential for subsurface cultural resources is considered low due to the lack of identifiable cultural resources during this survey, negative findings for previous cultural resources assessments in the Project area, and the lengthy history of historic-era ground disturbance on the parcel. As discussed above, local sediments in the Project area are alluvial fan deposits emplaced during the Middle and Late Pleistocene (Morton 1996). Prehistoric cultural resources in the one mile vicinity of the Project area tend to be located on or near rock outcrops. The absence of these outcrops in the Project area, the age of local sediments, and the apparent lack of evidence for prehistoric agriculture, habitation, or other landscape modification within the Project area all support a low probability of encountering unanticipated cultural resources.

PDA No. 6079 recommends: Although the archaeological sensitivity is low, there always is a potential for ground-disturbing activities to expose previously unrecorded cultural resources. CEQA requires the lead agency to address any unanticipated cultural resources discoveries during Project construction. Therefore, ECORP recommends the following mitigation measures be adopted and implemented by the Lead Agency to reduce potential adverse impacts to Less than Significant subsurface cultural resources present in the Project area. If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment.

These documents are herein incorporated as a part of the record for project

Planning-CUL. 3 **Unanticipated Resources**

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3 Unanticipated Resources (cont.)

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

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

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

Planning-GEO

Planning-GEO. 1 GEO180054 ACCEPTED

County Geologic Report GEO No. 180054, submitted for the project Tentative Tract Map No. 37533 (TTM37533), was prepared by LGC Geotechnical, Inc. The report is titled; "Preliminary Geotechnical Evaluation for the Proposed "Countryview" Residential Development, Tentative Tract Map No. 37533 and 29322, County of Riverside, California," dated July 11, 2018.

GEO No. 180054 concluded:

1. The subject site is not located within a State of California Earthquake Fault Zone and no faults were identified on the site during our site evaluation.
2. The possibility of damage due to ground rupture is considered low since no active faults are known to cross the site.
3. Site soils are not generally susceptible to liquefaction due to a lack of groundwater in the upper 50 feet.
4. Total dynamic settlement is estimated to be on the order of ½ inch or less, and differential settlement may be estimated as half of the total settlement over a horizontal span of 40 feet.
5. Due to the low probability of liquefaction, the potential for lateral spreading is also considered very low.
6. Foundation settlement due to structural loads is anticipated to be on the order of 1-inch or less. Differential settlement may be taken as half of the total settlement (i.e., ½-inch over a horizontal span of 40 feet).
7. Based on the results of preliminary laboratory testing done, site soils have a "Very low" to "Low" expansion potential.

GEO No. 180054 recommended:

1. All unsuitable and potentially compressible materials not removed by design cuts should be excavated

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180054 ACCEPTED (cont.)

to competent material and replaced with compacted fill soils.

2. In general, existing undocumented artificial fill, residual soil, and the upper portion of the old alluvial fan deposits should be removed to competent old alluvial fan deposits.
3. Based on the collected subsurface data, removal depths are estimated to range on the order of approximately 4 to 7 feet below the existing ground surface.
4. When field density testing is utilized for approval of material, an in-place relative compaction of 85 percent or greater and a degree of saturation of 85 percent or greater will be considered suitable.

This update to GEO No. 180054 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180054 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1 Landscape Requirement

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 2 Trans General Conditions

Transportation General Conditions

1. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
2. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2

Trans General Conditions (cont.)

3. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
4. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
5. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
6. All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.
7. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
8. At intersections, local streets (below County Collector Road Standard) shall have a minimum 50' tangent, measured from flowline/curb-face to the end of the 50' tangent section.
9. Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.
10. Vacating/abandoning excess public rights-of-way along Emperor Road requires a separate request from the Project that is approved by the Board of Supervisors. If said excess public rights-of-way is also County owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.
11. If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.
12. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

Transportation. 3

TS/CONDITIONS

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3

TS/CONDITIONS (cont.)

following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Menifee Road (NS) at:
Highway-74 (EW)

Briggs Road (NS) at:
Watson Road (EW)

Briggs Road (NS) at:
T Street (EW)

Briggs Road (NS) at:
Highway-74 (EW)

E Street (NS) at:
Watson Road (EW)

Sultanas Road (NS) at:
Watson Road (EW)

Sultanas Road (NS) at:
S Street (EW)

Sultanas Road (NS) at:
Highway-74 (EW)

Juniper Flats Road (NS) at:
Highway 74 (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Waste Resources

Waste Resources. 1

Gen - Custom

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

Gen - Custom (cont.)

PAR advisory notices:

1. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

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50. Prior To Map Recordation

E Health

050 - E Health. 1 EMWD Water and Sewer Service Not Satisfied

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

050 - E Health. 2 Solid Waste Service Not Satisfied

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

Fire

050 - Fire. 1 Fire - Prior to recoration Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

050 - Fire. 2 Fire - Prior to recordatioin Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with Class B material as per the California Building Code.

050 - Fire. 3 Fire - Prior to recordation Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Emergency vehicle access shall be provided in accordance with the California Fire Code and Riverside County Fire Department standards.

050 - Fire. 4 Fire - Prior to recordation Not Satisfied

Ecs map msut be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provde written cerification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

050 - Fire. 5 Prior to recordation Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible

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50. Prior To Map Recordation

Fire		
050 - Fire. 5	Prior to recordation (cont.)	Not Satisfied
building material placed on an individual lot.		

Flood		
050 - Flood. 1	6 Items to Accept Facility	Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies):

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).
- 6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

050 - Flood. 2	ADP Fee Notice	Not Satisfied
A notice of drainage fees shall be placed on the Environmental Constraint Sheet and Final Map. The exact wording of the note shall be as follows:		

NOTICE OF DRAINAGE FEES "Notice is hereby given that this property is located in the Homeland/Romoland Line A Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance No. 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Section 10.25 of Ordinance No. 460, payment of the drainage fees shall be paid to the Riverside County Flood Control and Water Conservation District at the time of issuance

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50. Prior To Map Recordation

Flood

050 - Flood. 2 ADP Fee Notice (cont.) Not Satisfied
of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit."

050 - Flood. 3 On-site Drainage Easement Not Satisfied
Onsite drainage facilities located outside of road right-of-way shall be contained within drainage easements shown on the Final Map. A note shall be added to the final map stating:

"Drainage easements shall be kept free of all buildings and obstructions."

050 - Flood. 4 Phasing Not Satisfied
If the tract is built or recorded in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to its final map recordation.

050 - Flood. 5 Submit ECS & Final Map Not Satisfied
A copy of the Environmental Constraint Sheet and the Final Map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

050 - Planning. 1 0050 Planning MAP ANNEX TO PARK DISTRICT Not Satisfied
The land divider shall submit written proof to the County Planning Department Development Review Division that the subject property has been annexed to Valley Wide Recreation and Parks District.

050 - Planning. 2 0050 Planning MAP FEE BALANCE Not Satisfied
Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor in interest.

050 - Planning. 3 0050 Planning MAP ECS AFFECTED LOTS Not Satisfied
The following note shall be placed on the FINAL MAP: "Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department Survey Division, in E.C.S. Book ____, Page ____.

050 - Planning. 4 0050 Planning MAP* QUIMBY FEES (1) Not Satisfied
The land divider shall submit to the County Planning Department Development Review Division a duly and completely executed agreement with the Valley Wide Parks and Recreation which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with

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50. Prior To Map Recordation

Planning

050 - Planning. 4 0050 Planning MAP* QUIMBY FEES (1) (cont.) Not Satisfied
Section 10.35 of County Ordinance No. 460.

050 - Planning. 5 0050 Planning MAP* REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until Change of Zone No. 180018 and Specific Plan No. 260 Substantial Conformance No. 02 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

050 - Planning. 6 Map - ECS Note-Mt. Palomar Lighting Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS: This property is subject to lighting restrictions as required by Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with Ordinance No. 655."

050 - Planning. 7 Park Site Not Satisfied

The proposed five acre park shall be built with the completion of 80% of the proposed single-family dwellings.

050 - Planning. 8 TRAIL MAINTENANCE Not Satisfied

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

Survey

050 - Survey. 1 FINAL MAP REQUIREMENTS Not Satisfied

The final map shall comply with the following requirements, as approved by the County Survey Department, to clear this condition:

1. Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.
2. Lot access shall be restricted on Briggs Road, Watson Road, Sultanas Road, and "A" Street and so noted on the final map.
3. Although the project has an approved tentative map, a separate Board of Supervisor approval is required to approve all vacation/abandonments of the existing dedicated right-of-way along Emperor Road. Prior to map recordation, the project shall file for a conditional vacation of Emperor Road for consideration by the Board. If the Board denies the vacation request, the approved tentative map shall be redesigned to utilize the existing right-of-way and the map shall be reprocessed after paying all the appropriate fees.
4. The Project shall install survey monumentation as directed by the Transportation Department, or

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50. Prior To Map Recordation

Survey

050 - Survey. 1 FINAL MAP REQUIREMENTS (cont.) Not Satisfied
bond and enter into an agreement with the Transportation Department.

Transportation

050 - Transportation. 1 ANNEX ALL MAINT DISTRICTS Not Satisfied

Prior to map recordation, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

050 - Transportation. 2 ANNEX CATCH BASIN INSERTS Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved public or quasi-public entity) for maintenance of catch basin inserts, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 3 ANNEX LANDSP MAINT Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation for landscaping, graffiti maintenance, fencing, and trails, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for landscaping maintenance, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 4 ANNEX SIGNAL MAINT Not Satisfied

Prior to map recordation, the Project shall complete signal maintenance annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CFD, or other approved entity) for maintenance of signals, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 5 ANNEX ST SWEEPING MAINT Not Satisfied

Prior to map recordation, the Project shall complete street sweeping annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA 152, or other approved entity) for street sweeping maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 6 ANNEX STREETLIGHT MAINT Not Satisfied

Prior to map recordation, the Project shall complete streetlight and bridge-light annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for streetlight maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 7 ANNEX WQMP MAINT Not Satisfied

Prior to map recordation, the Project shall file an application for annexation/formation, with the approved WQMP and fees, into the applicable maintenance district(s) (e.g. CFD, CSA 152, or other approved entity) for WQMP maintenance outside of public right of way, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 8 APPROVED MAINT EXHIBIT (ME) Not Satisfied

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50. Prior To Map Recordation

Transportation

050 - Transportation. 10 DEDICATNS (cont.) Not Satisfied

"M" Street between "A" Street to "U" Street and "U" Street along the Park Site boundary are designated as ENHANCED LOCAL ROAD and shall be improved with 40 feet full-width of AC pavement (22' AC pavement along park side and 18' on the other side of the centerline), 6" concrete curb and gutter and 8' concrete sidewalks (along park side) within a 58 feet full-width dedicated right-of-way (30' on the Park side and 28' on the other side of the centerline), per County Standard No. 104, Section "A", Ordinance 461. (Modify to reduce sidewalk from 11' to 8' and reduce parkway (Park side) from 11' to 8').

Note:

Sidewalk adjacent to the Park site shall be improved within the 8' parkway per the Amended Exhibit dated 11/7/2019. Sidewalk - Curbside to right-of-way side transitions shall meet ADA compliance as approved by the Director of Transportation.

"E" Street and "T" Street (Entry) along the project boundary is designated as an ENTRY ROADS and shall be improved with 50' full-width AC Pavement, 6" concrete curb and gutter, and raised curbed landscape median, and sidewalks within the 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (modify to reduce parkway from 15' to 13' and increase AC improvements from 44' to 50')

NOTE:

a. A 5' Sidewalk shall be constructed within the 13' parkway per the Amended Exhibit dated 11/7/2019. Sidewalk - Curbside to right-of-way side transitions shall meet ADA compliance as approved by the Director of Transportation.

b. The nose of the median shall be 35' radial from the flowline.

c. A 10' Median shall be constructed at the center.

All other interior streets within the project boundary are designated as LOCAL ROAD and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and concrete sidewalk within 56 feet dedicated right-of-way in accordance with County Standard No. 105 Section "A", Ordinance 461.

Note:

A 5' concrete sidewalks shall be constructed within the 10' parkway per the Amended Exhibit dated 11/7/2019. Sidewalk - Curbside to right-of-way side transitions shall meet ADA compliance as approved by the Director of Transportation.

050 - Transportation. 11 EXISTING MAINTAINED Not Satisfied

Briggs Road along project boundary is a paved County maintained road designated as a MAJOR HIGHWAY and shall be improved with 38' to 58' half-width AC pavements, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 59'-84' half-width dedicated right-of-way in accordance with County modify Standard No. 93, page (1of 2) and (2 of 2) and Standard No. 405, Ordinance 461. (Modify to increase AC pavement from 38'-55' to 38'-58' and increased right-of-way from (59'-81') to (59'-84'))

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50. Prior To Map Recordation

Transportation

050 - Transportation. 11 EXISTING MAINTAINED (cont.) Not Satisfied

NOTE:

a) A 5' meandering sidewalk (project side) shall be constructed within the 26' parkway per Standard No. 404, Ordinance 461.

b) A 10'd.g. split fence multipurpose trail (project side) shall be constructed as approved by the Director of Transportation and County Planning Department within the 26' parkway per Standard No. 405, Ordinance 461.

c) Prior to map recordation the project proponent shall obtain rights, title and interest from the off-site property owner to construct the described improvement above

050 - Transportation. 12 FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes . All details necessary to build BMPs per the WQMP shall be included on the grading plans. The treatment control structural BMPs proposed prior to entering into the basin shall be first approved by the maintaining District, such as filter insert or similar.

This project drains entirely to TR29322 for the use of the TR29322 water quality basin. In the event the project is no longer fully mitigated by the TR29322 for WQMP purposes, the project shall be redesigned to comply with State and County Water Quality Requirements.

050 - Transportation. 13 IMPROVEMENT PLAN Not Satisfied

The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

050 - Transportation. 14 Landscape Common Area Not Satisfied

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 14 Landscape Common Area (cont.) Not Satisfied

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

050 - Transportation. 15 LANDSCAPING PLAN Not Satisfied

The project proponent shall comply in accordance with landscaping and trail requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Briggs Road, Watson Road, Sultanas Road, "A" Street, and at entry streets (Street "T", "S", & Street "E"); and Trail shall be improved along Briggs Road.

Landscaping and Trail plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping and trail plans shall be submitted with the street improvement plans.

050 - Transportation. 16 LIGHTING PLAN Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 17 MAINT DISTRICTS – SUBMIT APPLICATION Not Satisfied

Prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

050 - Transportation. 18 PART-WIDTH IMPROVEMENT Not Satisfied

1. Sultanas Road along project boundary is a paved County maintained road and shall be improved with 34' part-width AC pavements (22' on the project side and 12' on opposite side of the centerline), concrete sidewalk and 6" concrete curb and gutter (project side), and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 57' part-width (37' project side and 20', minimum, on the other side of the centerline) dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461.

NOTE:

a. A 5' concrete sidewalk shall be constructed 3' from the property line within the 15' parkway per Standard No. 404, Ordinance 461.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 18 PART-WIDTH IMPROVEMENT (cont.) Not Satisfied

b. A transition AC pavement tapering lane shall be improved from the south project boundary southerly per the design speed of 40 m.p.h to join the existing AC pavement.

2. Watson Road along project boundary (a portion of) is a paved County maintained road designated as a Secondary Highway and shall be improved with 44' part-width AC pavements (32' on the project side and 12' on opposite side of the centerline), sidewalk, 6" concrete curb and gutter (project side), and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 94' part-width (50' project side and 44', minimum, on the other side of the centerline) dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461.

NOTE:

a) A 5' concrete sidewalk shall be constructed 9' from the curb line within the 18' parkway per Standard No. 404, Ordinance 461.

b) Prior to map recordation the project proponent shall obtain rights, title and interest from the off-site property owner(s) to construct the described improvement above.

050 - Transportation. 19 TS/DESIGN Not Satisfied

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Sultanas Road (NS) at Highway-74 (EW)

The traffic signal is eligible for fee credit if installed in the ultimate location. The project proponent may install an interim signal at the intersection's existing location with the option for a cash-in lieu payment (for the interim signal cost) in the event that TR31500, south of SH-74, moves forward with the ultimate Norma Jean Road-Sultanas Road at SH-74 realignment and traffic signal at the location per its approved conditions of approval.

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

050 - Transportation. 20 TS/GEOMETRICS Not Satisfied

The intersection of Sultanas Road (NS) at Highway-74 (EW) shall be improved to provide the following geometrics:

Northbound: one shared left/through/right turn-lane.

Southbound: one shared left/through/right turn-lane.

Eastbound: one left turn-lane, one through-lane, one shared through/right turn-lane.

Westbound: one left-turn lane, two through lanes, one right-turn lane

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50. Prior To Map Recordation

Transportation

050 - Transportation. 20 TS/GEOMETRICS (cont.) Not Satisfied

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

050 - Transportation. 21 UTILITY PLAN Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 for subdivisions and/or Ordinance 461 for road improvements. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

NOTE:

- a) The Street Improvement Plans are approved.
- b) Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3 IMPROVEMENT SECURITIES (cont.) Not Satisfied
Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Flood

060 - Flood. 1 6 Items to Accept Facility Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies):

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).
- 6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

060 - Flood. 2 ADP Fee - Map Not Satisfied

TTM37533 is located within the boundaries of the Homeland/Romeland Line A Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$ 21,052 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid to the District.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 30-Day Burrowing Owl Precon Survey - EPD Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a rough grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

Prior to the issuance of any building permits, the biologist who carried out the 30-day pre-construction burrowing owl survey shall submit a written report for review to EPD.

060 - Planning-EPD. 2 MBTA Nesting Bird Surveys - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 3 Stream Bed Permits - EPD Not Satisfied

Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed permits have been applied for. This would include a Notification of Lake or Streambed Alteration was submitted to the California Department of Fish and Wildlife pursuant to Fish and Game

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3 Stream Bed Permits - EPD (cont.) Not Satisfied

Code section 1602. If CDFW determines that a Lake or Streambed Alteration Agreement is required as a result of the Notification process, the applicant shall provide the final Agreement documentation. Also, a 401 Certification from Regional Water Quality Control Board shall be applied for and 404 permit from Army Corp of Engineers.

If the agencies decide no permit is required, the applicant shall provide evidence of communication to that effect from the agencies.

Planning-PAL

060 - Planning-PAL. 1 PRIMP REQUIRED Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. Description of the proposed site and planned grading operations.
 2. Description of the level of monitoring required for all earth-moving activities in the project area.
 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
 6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 8. Procedures and protocol for collecting and processing of samples and specimens.
 9. Fossil identification and curation procedures to be employed.
 10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
 11. All pertinent exhibits, maps and references.
 12. Procedures for reporting of findings.
 13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 4 USE – CREDIT/REIMBURSEMENT (cont.) Not Satisfied
Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:

<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied
Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

Flood

080 - Flood. 1 6 Items to Accept Facility Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies),

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 6 Items to Accept Facility (cont.) Not Satisfied

the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies):

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).
- 6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

080 - Flood. 2 ADP Fee - Map Not Satisfied

TTM37533 is located within the boundaries of the Homeland/Romeland Line A Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$ 21,052 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid to the District.

080 - Flood. 3 Submit Plans Not Satisfied

Submit storm drain plans, a hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The plans must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Planning

080 - Planning. 1 0080 Planning MAP CONFORM FINAL SITE PLAN Not Satisfied

Final clearance shall be obtained from the County Planning Department Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080 Planning MAP CONFORM FINAL SITE PLAN (cont.) Not Satisfied
Development.

080 - Planning. 2 0080 Planning MAP ENTRY MONUMENT PLOT PLAN Not Satisfied

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

080 - Planning. 3 0080 Planning MAP FEE BALANCE Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 4 0080 Planning MAP FINAL SITE PLAN Not Satisfied

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design Standards and Guidelines adopted in Specific Plan

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged,

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 0080 Planning MAP FINAL SITE PLAN (cont.) Not Satisfied
while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process and in compliance with Specific Plan.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

080 - Planning. 5 0080 Planning MAP FRONT YARD LANDSCAPING Not Satisfied
All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

080 - Planning. 6 0080 Planning MAP ROOF MOUNTED EQUIPMENT Not Satisfied
Roof mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 7 0080 Planning MAP SCHOOL MITIGATION Not Satisfied
Impacts to the Romoland Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 8 0080 Planning MAP SUBMIT BUILDING PLANS Not Satisfied
The land divider/permit holder shall cause building plans to be submitted to the TLMA Land Use Division for review by the County Department of Building and Safety Plan Check Division. Said plans shall be in conformance with the TENTATIVE MAP.

080 - Planning. 9 0080 Planning MAP UNDERGROUND UTILITIES Not Satisfied
All utility extensions within a lot shall be placed underground.

080 - Planning. 10 0080 Planning MAP WALLS/FENCING PLANS Not Satisfied
The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.
A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.
B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.
C. No wood fencing shall part of the subdivision.
D. Front yard return walls shall be constructed of masonry (slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.
E. Side yard gates are required on one side of front yard, and shall be constructed of wood, wrought

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 10 0080 Planning MAP WALLS/FENCING PLANS (cont.) Not Satisfied

iron, or Tubular steel. Side and rear yard fencing shall be block, masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

H. Corner lots shall be constructed with wrap around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

080 - Planning. 11 Map - Model Home Complex Not Satisfied

Model home complex plot plans shall not be approved without prior or concurrent Final Plan of Development approval.

080 - Planning. 12 Map - Wall Anti-Graffiti Not Satisfied

All required walls shall be subject to the approval of the Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the Planning Department.

080 - Planning. 13 SCHOOL MITIGATION Not Satisfied

Impacts to the Perris Union School District shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1 ANNEX ALL MAINT DISTRICTS Not Satisfied

Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

080 - Transportation. 2 IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants

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90. Prior to Building Final Inspection

Planning

090 - Planning. 2 0090 Planning MAP FENCING COMPLIANCE (cont.) Not Satisfied
Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 3 0090 Planning MAP LANDSCAPING COMPLIANCE Not Satisfied
The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

090 - Planning. 4 0090 Planning MAP QUIMBY FEES Not Satisfied
The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley Wide Parks and Recreation.

090 - Planning. 5 Map - Entry Monumentation Plot Plan Compliance Not Satisfied
Prior to final building inspection approval of the FIRST residential dwelling, the project entry monument, and if applicable, gate/security improvements shall be installed in accordance with the approved plot plan.

Transportation

090 - Transportation. 1 80% COMPLETION Not Satisfied
Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The Project shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



02/07/20, 9:45 am

TR29322M01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR29322M01. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (Tentative Tract Map No. 29322 Minor Change No. 1) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Design Guidelines

Compliance with applicable Design Guidelines:

- 1. 3rd District Design Guidelines
- 2. County Wide Design Guidelines and Standards

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED [MAP and/or] EXHIBIT(S)

Tentative Map, TTM29322, Minor Change No. 1
Exhibit A (Site Plan)

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

- 1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
- 2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 **AND - Federal, State & Local Regulation Compliance (cont.)**

- Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 5 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CUP 180013 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CUP 180013, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 6 AND - Project Description

Tentative Tract Map No. 29322 Minor Change No. 1 is a Schedule "A" subdivision to reduce the number of approved lots of 210 residential lots to 173 new residential lots.

E Health

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9

0010-Planning-MAP - REQUIRED MINOR PLANS (cont.)

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Each phase shall have a separate wall and fencing plan.
6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

Planning. 10

0010-Planning-MAP - RES. DESIGN STANDARDS

The design standards for the subject parcels are as follows:

- a. Lots created by this map shall conform to the design standards of the SP 260 PAs 26 and 28 zone.
- b. The front yard setback is 12 feet.
- c. The side yard setback is 4 feet.
- d. The street side yard setback is 9 feet.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180054 ACCEPTED (cont.)

Differential settlement may be taken as half of the total settlement (i.e., ½-inch over a horizontal span of 40 feet).

7. Based on the results of preliminary laboratory testing done, site soils have a “Very low” to “Low” expansion potential.

GEO No. 180054 recommended:

1. All unsuitable and potentially compressible materials not removed by design cuts should be excavated to competent material and replaced with compacted fill soils.
2. In general, existing undocumented artificial fill, residual soil, and the upper portion of the old alluvial fan deposits should be removed to competent old alluvial fan deposits.
3. Based on the collected subsurface data, removal depths are estimated to range on the order of approximately 4 to 7 feet below the existing ground surface.
4. When field density testing is utilized for approval of material, an in-place relative compaction of 85 percent or greater and a degree of saturation of 85 percent or greater will be considered suitable.

This update to GEO No. 180054 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180054 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1 0010-Transportation-MAP - TS/CONDITIONS

The Transportation Department has reviewed the revised traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Menifee Road (NS) at:

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-MAP - TS/CONDITIONS (cont.)

SR-74 (EW)

Briggs Road (NS) at:

SR-74 (EW)

Sultanas Road (NS) at:

Project Entrance (EW) - Future Intersection

SR-74 (EW)

Leon Road (NS) at:

SR-74 (EW)

Juniper Flats Road (NS) at:

SR-74 (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Transportation. 2 0010-Transportation-SP - SP206A1/TRAFFIC STUDY CON

The Transportation Department has reviewed the traffic study submitted for the reference project. The study has been prepared in accordance with accepted traffic engineering standards and practices, utilizing County-approved guidelines. We generally concur with the finding relative to traffic impacts.

The study indicates that it is possible to achieve a Level of Service 'C' for the following intersections (some of which will require additional construction for mitigation at the development):

I-215 Freeway SB Ramps (NS) at:

SR-74 (EW)

Ethanac Road (EW)

I-215 Freeway NB Ramps (NS) at:

SR-74 (EW)

Ethanac Road (EW)

Trumble Road (NS) at:

SR-74(EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2

0010-Transportation-SP - SP206A1/TRAFFIC STUDY CON (cont.)

Encanto Drive (NS) at:
Ethanac Road (EW)

Sherman Road (NS) at:
Watson Road (EW)
SR-74 (EW)
Ethanac Road (EW)

Antelope Road (NS) at:
Mapes Road (EW)
Watson Road (EW)
Street "A" (EW)
SR-74 (EW)
Ethanac Road (EW)

Ethanac Road (NS) at:
SR-74 (EW)

Palomar Road (NS) at:
Street "A" (EW)
SR-74 (EW)

Meniffee Road (NS) at:
San Jacinto Avenue (EW)
Ellis Avenue (EW)
Mapes Road (EW)
Watson Road (EW)
Street "A" (EW)
SR-74 (EW)
McLaughlin Road (EW)
McCall Boulevard (EW)
Simpson Road (EW)

Malaga Road (NS) at:
SR-74 (EW)

Lindenberger Road (NS) at:
Simpson Road (EW)

Briggs Road (NS) at:
Watson Road (EW)
Street "A" (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5

Gen - Transportation (cont.)

2. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
3. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
4. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
5. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
6. All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.
7. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
8. At intersections, local streets (below County Collector Road Standard) shall have a minimum 50' tangent, measured from flowline/curb-face to the end of the 50' tangent section.
9. Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.
10. Vacating/abandoning excess public rights-of-way along Emperor Road requires a separate request from the Project that is approved by the Board of Supervisors. If said excess public rights-of-way is also County owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.
11. If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5 **Gen - Transportation (cont.)**
Department.

12. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

Waste Resources

Waste Resources. 1 **Gen - Custom**

1. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

2. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Plan: TR29322M01

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50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-EOT1 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

050 - E Health. 2 0050-E Health-MAP - ANNEX FINALIZED Not Satisfied

Annexation proceedings must be finalized with the applicable purveyor for sanitation service.

050 - E Health. 3 0050-E Health-MAP - MONEY Not Satisfied

Financial arrangements (securities posted) must be made for the water improvement plans and be approved by County Counsel.

050 - E Health. 4 0050-E Health-MAP - SEWER PLAN - COUNTY Not Satisfied

A sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department and the Department of Environmental Health.

050 - E Health. 5 0050-E Health-MAP - WATER PLAN Not Satisfied

A water system shall have plans and specifications approved by the water company and the Department of Environmental Health.

Fire

050 - Fire. 1 0050-Fire-MAP-#46-WATER PLANS Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review.

Plan: TR29322M01

Parcel: 457320004

50. Prior To Map Recordation

Fire
050 - Fire. 1 0050-Fire-MAP-#46-WATER PLANS (cont.) Not Satisfied

Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

050 - Fire. 2 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

Flood
050 - Flood. 1 0050-Flood-MAP ADP FEES Not Satisfied

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Homeland/Romoland Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

050 - Flood. 2 0050-Flood-MAP BMP - MAINT & INSPECT Not Satisfied

The CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all privately owned catch basin to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMP's within the project boundaries. A copy of the CC&R's shall

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50. Prior To Map Recordation

Flood

050 - Flood. 2 0050-Flood-MAP BMP - MAINT & INSPECT (cont.) Not Satisfied
be submitted to the District for review and approval. If no HOA is formed the developer shall identify a viable maintenance entity that will inspect and maintain all structural BMP's within the project boundaries. The maintenance entity shall be responsible for all catch basins to be inspected, and if required, cleaned no later than October 15 each year.

050 - Flood. 3 0050-Flood-MAP CONSTRUCT ADP FACILITIES Not Satisfied
The District will not allow the issuance of grading permits nor allow recordation of the final map until plans for Line 1, Line A, and Briggs Road detention basin have been approved, bonds have been posted, and the offsite right-of-way acquired. Alternatively, if a CFD is formed to construct the facilities described above, then map recordation and grading permits will be allowed when the construction contracts for those facilities are awarded. Occupancy will not be granted for any lot until all facilities are functional.

The developer shall be responsible for the maintenance of these facilities until their maintenance is transferred to either the District or the Community Facilities District.

A separate means of mitigating for increased runoff would not be necessary for onsite flows that drain to Line A given that such facility is considered to be an adequate outlet.

050 - Flood. 4 0050-Flood-MAP OFFSITE EASE OR REDESIGN Not Satisfied
Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

050 - Flood. 5 0050-Flood-MAP ONSITE EASE ON FINAL MAP Not Satisfied
Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

050 - Flood. 6 0050-Flood-MAP WRITTEN PERM FOR GRADING Not Satisfied

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50. Prior To Map Recordation

Flood

050 - Flood. 6 0050-Flood-MAP WRITTEN PERM FOR GRADING (cont.) Not Satisfied

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

050 - Flood. 7 0050-Flood-XXM-3 ITEMS TO ACCEPT SD Not Satisfied

Inspection and maintenance of the storm drain system to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed storm drain system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. If the District is willing to maintain the proposed drainage system items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted. All right of way transfer issues must be coordinated. The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

050 - Flood. 8 0050-Flood-XXM-SUBMIT PLANS Not Satisfied

A copy of the improvement plans, grading plans, final map, environmental constraint sheet and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to recordation. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

050 - Planning. 1 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 2 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

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50. Prior To Map Recordation

Planning

050 - Planning. 2 0050-Planning-MAP - ECS SHALL BE PREPARED (cont.) Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 3 0050-Planning-MAP - FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 4 0050-Planning-MAP - QUIMBY FEES (1) Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the VALLEY WIDE Recreation and Parks District or County Service Area No. 146 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 5 0050-Planning-MAP - TRAIL MAINTENANCE Not Satisfied

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

050 - Planning. 6 0050-Planning-PRJ - SP CC&R PUB COMN AREA Not Satisfied

The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

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50. Prior To Map Recordation

Planning

050 - Planning. 6 0050-Planning-PRJ - SP CC&R PUB COMN AREA (cont.) Not Satisfied

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners'

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50. Prior To Map Recordation

Planning

050 - Planning. 6 0050-Planning-PRJ - SP CC&R PUB COMN AREA (cont.) Not Satisfied

association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

This condition implements condition 30.PLANNING.21 of the SPECIFIC PLAN.

050 - Planning. 7 0050-Planning-PRJ - SP COMMON AREA MAIN Not Satisfied

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application: "PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private

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50. Prior To Map Recordation

Planning

050 - Planning. 7 0050-Planning-PRJ - SP COMMON AREA MAIN (cont.) Not Satisfied

association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following trails and detention basins."

This condition implements condition 30.PLANNING.20 of the SPECIFIC PLAN.

050 - Planning. 8 0050-Planning-PRJ - SP FINAL ZONING MAP Not Satisfied

PRIOR TO MAP RECORDATION, the planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this planning areas:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined these planning areas.
2. The project proponent shall file a change of zone with this land division application along with a legal description defining the boundaries of the planning areas affected by this land division application. The applicant will not be changing the allowed uses or standards in the existing zone but will merely be providing an accurate legal description of the affected planning areas. This change of zone shall be approved and adopted by the Board of Supervisors.

This condition implements condition 30.PLANNING.19 of the SPECIFIC PLAN.

050 - Planning. 9 REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until Change of Zone No. 180018 and Specific Plan No. 260 Substantial Conformance No. 02 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designations

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50. Prior To Map Recordation

Planning

050 - Planning. 9 REQUIRED APPLICATIONS (cont.) Not Satisfied
and/or zones ultimately applied to the property.

Survey

050 - Survey. 1 Final Map Requirements Not Satisfied

The final map shall comply with the following requirements, as approved by the County Survey Department, to clear this condition:

1. Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

2. Lot access shall be restricted on Briggs Road and Sultanas Road, and so noted on the final map.

3. Although the project has an approved tentative map, a separate Board of Supervisor approval is required to approve all vacation/abandonments of the existing dedicated right-of-way along Emperor Road. Prior to map recordation, the project shall file for a conditional vacation of Emperor Road for consideration by the Board. If the Board denies the vacation request, the approved tentative map shall be redesigned to utilize the existing right-of-way and the map shall be reprocessed after paying all the appropriate fees.

4. The Project shall install survey monumentation as directed by the Transportation Department, or bond and enter into an agreement with the Transportation Department.

050 - Survey. 2 RCTD-MAP-WQ - WQMP ACCESS AND MAINTENANCE Not Satisfied

Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

Transportation

050 - Transportation. 1 0050-Transportation-EOT1 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in

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50. Prior To Map Recordation

Transportation

050 - Transportation. 11 Annex WQMP Maint (cont.) Not Satisfied

Prior to map recordation, the Project shall file an application for annexation/formation, with the approved WQMP and fees, into the applicable maintenance district(s) (e.g. CFD, CSA 152, or other approved entity) for WQMP maintenance outside of public right of way, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 12 Approved Maint Exhibit (ME) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11"x17" hard copies and two CD copies to County EDA/CSA. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11"x 17" hardcopies and one fully signed PDF copy on CD).

Note:

Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Section. To ensure water quality compliance, the County discourages the use of HOA's for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

050 - Transportation. 13 Coordination Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. Prior to map recordation, the Project shall Coordinate with TTM37533.

050 - Transportation. 14 Dedications Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

1. "A" Street between "B" Street to the north side of Lot 109 and "B" Street through "J" and "L" Street are designated as a LOCAL ROAD and shall be improved with 36 feet full width of AC pavement, 6" concrete curb and gutter, and concrete sidewalk within a 56 feet full width dedicated right of way in

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50. Prior To Map Recordation

Transportation

050 - Transportation. 14 Dedications (cont.) Not Satisfied

accordance with County Standard No. 105, Section "A", Ordinance 461. A 5' sidewalk shall be improved within the 10' parkway.

2. "A" Street north of the northerly parcel line of Lot No. 109 (along the frontage of future park per TTM37533) is designated as ENHANCED LOCAL ROAD and shall be improved with 40 feet full-width of AC pavement (22' AC pavement on the east side and 18' on the west side of the centerline), 6" concrete curb and gutter and, concrete sidewalks (both sides) within a 58 feet full width dedicated right of way (28' on the west side and 30' on the east side of the centerline), per modified County Standard No. 104, Section "A", Ordinance 461.

NOTE:

A 5' sidewalk shall be improved adjacent to the curb-line within the 10' parkway (adjacent to Lot No. 167) and 8 feet concrete sidewalk shall be improved on the east side (Park side). (Modified to reduced east side parkway from 11' to 8' (park side).

3. "A" Street (Entry) from Briggs Road to "B" Street, is designated as an ENTRY ROAD and shall be improved with 50' full-width AC Pavement, 6" concrete curb and gutter, raised curbed landscape median, and sidewalks within the 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (Modified to reduce parkway from 15' to 13' and increase AC improvements from 44' to 50')

NOTE:

a. Sidewalk along "A" Street shall be constructed 3' from the property line within the 13' parkway.

b. Nose of the median shall be 35' radial from the flowline.

c. Median shall be constructed at the center.

d. 5' concrete sidewalks along Lots 22, 47, 48, 53, 62, 63, 78, 79, 91, 92, 103, 104, 113, 122, 123, 133, 134, 140, 145, 154, and 167 shall be constructed adjacent to the curb line, all other locations sidewalks shall be at the property line within the 10' parkway as approved by the Director of Transportation.

050 - Transportation. 15 Existing Maintained Not Satisfied

Briggs Road along project boundary is a paved County maintained road designated as a MAJOR HIGHWAY and shall be improved with 38' half-width AC pavements, 8" curb & gutter, sidewalk, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 64' half-width dedicated right-of-way in accordance with County modified Standard No. 93, page (1 of 2) and Standard No. 405, Ordinance 461.

NOTE:

a) A5' meandering sidewalk (project side) shall be constructed within the 26' parkway per Standard No. 404, Ordinance 461.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 15 Existing Maintained (cont.) Not Satisfied

b) A 10'd.g. split fence multipurpose trail (project side) shall be constructed as approved by the Director of Transportation and County Planning Department within the 26' parkway per Standard No. 405, Ordinance 461.

050 - Transportation. 16 Improvement Plan Not Satisfied

The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

050 - Transportation. 17 Landscaping Plan Not Satisfied

The project proponent shall comply in accordance with landscaping and trail requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Briggs Road, Sultanas Road, "Entry Street "A" and Street "L", and Trail shall be improved along Briggs Road.

Landscaping and Trail plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping and trail plans shall be submitted with the street improvement plans.

050 - Transportation. 18 Lighting Plan Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 19 Maint Districts - Submit Application Not Satisfied

Prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

050 - Transportation. 20 Part-Width Imporvement Not Satisfied

1. Sultanas Road along project boundary is a paved County maintained road designated as a COLLECTOR ROAD and shall be improved with 34' part-width AC pavements (22' on the project side and 12' on opposite side of the centerline), concrete sidewalk, 6" concrete curb and gutter (project

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50. Prior To Map Recordation

Transportation

050 - Transportation. 20 Part-Width Improvement (cont.) Not Satisfied

side), and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 57' part-width (37' project side and 20', minimum, on the other side of the centerline) dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461.

NOTE:

a. A 5' concrete sidewalk shall be constructed 3' from the property line within the 15' parkway per Standard No. 404, Ordinance 461.

b. A transition AC pavement tapering lane shall be improved from the north and south project boundaries per the design speed limit of 40 m.p.h to join the existing AC pavement.

2. "K" Street and "M" Street are designated as LOCAL ROAD and shall be improved with 32 feet part-width of AC pavement (18' AC pavement on the project side and 14' on the other side of the centerline), 6" concrete curb and gutter and, concrete sidewalks (project side) within a 43 feet part-width dedicated right of way (28' on the project side and 15' on the other side of the centerline), per County Standard No. 105, Section "A", Ordinance 461.

Note:

a. A 5' concrete sidewalks shall be constructed at the property line within the 10' parkway per Standard No. 404, Ordinance 461.

b. A 5' sidewalk shall be constructed adjacent the curb line along the side of Lot No. 53, 140, and Lot No. 145; the sidewalk transition shall meet ADA compliance and as approved by Director of Transportation.

c. For "M" Street a temporary turnaround shall be improved at Lot 168 per County Standard No. 800(A), Ordinance 461.

d. All required off-site right-of-way for part-width and temporary turnaround improvements shall be provided by project proponent.

050 - Transportation. 21 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP REQUIII Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

The treatment control structural BMPs proposed prior to entering into the basin shall be first approved by the maintaining District, such as filter insert or similar.

050 - Transportation. 22 Retaining Wall Footing Not Satisfied

All retaining wall and its footing shall be outside the ultimate road right-of-way.

050 - Transportation. 23 Utility Plan Not Satisfied

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50. Prior To Map Recordation

Transportation

050 - Transportation. 23 Utility Plan (cont.) Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 for subdivisions and/or Ordinance 461 for road improvements. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

NOTE:

a) The Street Improvement Plans are approved.

b) Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied

This site is located within the limits of the Homeland/Romoland Area Drainage Plan for which drainage

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES (cont.) Not Satisfied
fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

060 - Flood. 2 0060-Flood-MAP BMP - FILTRATION Not Satisfied
Impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative. Filtration BMPs can be found in the attachment to Supplement A, "Selection and Design of Stormwater Quality Controls".

060 - Flood. 3 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD Not Satisfied
Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

060 - Flood. 4 0060-Flood-MAP OFFSITE EASE OR REDESIGN Not Satisfied
Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

060 - Flood. 5 0060-Flood-MAP PHASING Not Satisfied
If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

060 - Flood. 6 0060-Flood-XXM-SUBMIT PLANS Not Satisfied
A copy of the improvement plans, grading plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 6 0060-Flood-XXM-SUBMIT PLANS (cont.) Not Satisfied
approval prior to issuance of grading permits. All
submittals shall be date stamped by the engineer and
include a completed Flood Control Deposit Based Fee
Worksheet and the appropriate plan check fee deposit.

Planning

060 - Planning. 1 0060-Planning-MAP - ARCHAEOLOGIST RETAINED Not Satisfied

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, the Native American moniotr(s), and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

This condition implements condition 30.PLANNING.23 of the SPECIFIC PLAN.

060 - Planning. 2 0060-Planning-MAP - FEE BALANCE Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 0060-Planning-MAP - SLOPE LS PLANS Not Satisfied

Landscaping plans for landscaping on any private side or rear yard slope greater than three feet (3') in height shall be submitted and approved.

060 - Planning. 4 0060-Planning-MAP - SUBSIDENCE STUDY Not Satisfied

PRIOR TO ISSUANCE OF GRADING PERMITS THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY:

A geologic/geotechnical investigation report to address the potential impact of subsidence on this project. This report may be included as part of the Geologic/Geotechnical report required for the grading permit (B&S condition) as described elsewhere in this conditions set.

060 - Planning. 5 0060-Planning-PRJ - SP PALEON M/M PROGRAM Not Satisfied

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

This condition implements condition 30.PLANNING.24 of the SPECIFIC PLAN.

060 - Planning. 6 0060-Planning-PRJ - SP SKR FEE CONDITION Not Satisfied

PRIOR TO THE ISSAUNCE OF GRADING PERMITS, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 43.4 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However,

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6	0060-Planning-PRJ - SP SKR FEE CONDITION (cont.)	Not Satisfied
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should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

This condition implements 30.PLANNING.29 of the SPECIFIC PLAN.

Planning-EPD

060 - Planning-EPD. 1	0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR	Not Satisfied
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Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

Planning-PAL

060 - Planning-PAL. 1	PRIMP	Not Satisfied
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This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 Approved Maint Exhibit (ME) (cont.) Not Satisfied

facilities requiring maintenance, and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.). The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11"x 17" hardcopies and one fully signed PDF copy on CD).

060 - Transportation. 2 Maint Districts - Submit Application Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

060 - Transportation. 3 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP REQUIII Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

The treatment control structural BMPs proposed prior to entering into the basin shall be first approved by the maintaining District, such as filter insert or similar.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied

Fire

080 - Fire. 1 0080-Fire-MAP-#50C-TRACT WATER VERIFICA Not Satisfied

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES Not Satisfied

This site is located within the limits of the Homeland/Romoland Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

080 - Flood. 2 0080-Flood-XXM-SUBMIT PLANS Not Satisfied

A copy of the improvement plans, grading plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

080 - Planning. 1 0080-Planning-MAP - CONFORM FINAL SITE PLAN Not Satisfied

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-MAP - CONFORM FINAL SITE PLAN (cont.) Not Satisfied
the building plans submitted conform to the approved Final
Plan of Development.

080 - Planning. 2 0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN Not Satisfied

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).
4. An entry monument shall be shown on the Exhibit ____.
5. The entry monument shall be in substantial conformance to the design guidelines of the SPECIFIC PLAN, as shown on pages IV-2 to IV-4.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

080 - Planning. 3 0080-Planning-MAP - EXT ROW LS PLANS Not Satisfied

Prior to the first building permit issuance (excluding model building permits) for each map phase landscaping plans for all exterior landscaping within the right-of-way and any open space lots/areas adjacent to the right-of-way shall be approved. Plans shall be in conformance with

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 0080-Planning-MAP - EXT ROW LS PLANS (cont.) Not Satisfied
PRELIMINARY LANDSCAPING.

080 - Planning. 4 0080-Planning-MAP - FEE BALANCE Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 5 0080-Planning-MAP - FNL SITE DEV PLOT PLAN Not Satisfied

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the County Wide Design Guidelines and Standards and the Specific Plan Design Guidelines. If the two differ, the Specific Plan Design Guidelines shall take precedence.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

NOTE: The requirements of this plot plan may be

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 0080-Planning-MAP - FNL SITE DEV PLOT PLAN (cont.) Not Satisfied
incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

080 - Planning. 6 0080-Planning-MAP - FRONT YARD LANDSCAPING Not Satisfied
All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

080 - Planning. 7 0080-Planning-MAP - INT ROW LS PLANS Not Satisfied
Prior to the first building permit issuance (excluding model building permits) for each map phase landscaping plans for this map phase for all project interior landscaping within the right-of-way and open space lots/areas adjacent to the right-of-way shall be approved prior to the first building permit within this phase. Plans shall be in conformance with PRELIMINARY LANDSCAPING.

080 - Planning. 8 0080-Planning-MAP - LANDSCAPE PLOT PLAN Not Satisfied
The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

When the proposal is located within the Valley-Wide Recreation and Park District or a County Service Area (CSA) 146, prior to landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that the Valley-Wide Recreation and Park District or CSA No. 146 has approved said plans.

The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 8 0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.) Not Satisfied

species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.
2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.
3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.
5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.
6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.
7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.
8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.
9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 8 0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.) Not Satisfied

planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. (BMP S2)

10. Plants with similar water requirements shall be grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3)

11. The landscape plot plan shall conform to PRELIMINARY LANDSCAPING.

NOTES:

The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department ONLY.

080 - Planning. 9 0080-Planning-MAP - LS COMMON OS PLANS Not Satisfied

Prior to the first building permit issuance (excluding model building permits) for each map phase landscaping plans for all common open space areas shall be approved. Plans shall be in conformance with PRELIMINARY LANDSCAPING. Landscaping plans for the common open space areas shall be approved by the appropriate maintenance entity as established by condition 50.PLANNING.4 - COMMON AREA MAINTENANCE.

080 - Planning. 10 0080-Planning-MAP - LS SCREENING Not Satisfied

Landscaping plans shall provide adequate wall screening along Briggs Road and Sultanas Road within the right-of-way and adjacent open space area in conformance with PRELIMINARY LANDSCAPING.

080 - Planning. 11 0080-Planning-MAP - MODEL HOME COMPLEX Not Satisfied

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 11 0080-Planning-MAP - MODEL HOME COMPLEX (cont.) Not Satisfied
Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

080 - Planning. 12 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT Not Satisfied

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 13 0080-Planning-MAP - SCHOOL MITIGATION PUHSD Not Satisfied

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 13 0080-Planning-MAP - SCHOOL MITIGATION PUHSD (cont.) Not Satisfied

Impacts to the Perris Union High School District shall be mitigated in accordance with California State law.

This condition implements condition 30.PLANNING.37 of the SPECIFIC PLAN.

080 - Planning. 14 0080-Planning-MAP - SUBMIT BUILDING PLANS Not Satisfied

The land divider/permit holder shall cause building plans to be submitted to the TLMA - Land Use Division for review by the County Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the TENTATIVE MAP.

080 - Planning. 15 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 16 0080-Planning-MAP - Walls/Fencing Plans Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 16 0080-Planning-MAP - Walls/Fencing Plans (cont.) Not Satisfied
feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be wood, masonry, slump stone or other material of similar appearance, maintenance, and structural durability in conformance with the SPECIFIC PLAN Design Guidelines. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

G. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

H. Side yard gates are required on one side of the home and shall be constructed of wood, powder-coated wrought iron or tubular steel.

I. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

080 - Planning. 17 SCHOOL MITIGATION Not Satisfied
Impacts to the Romoland Unified School District shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1 Annex All Maint Districts Not Satisfied
Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

080 - Transportation. 2 RCTD-MAP-WQ - IMPLEMENT WQMP Not Satisfied
The Project shall construct BMP facilities described in the approved Final County WQMP prior to the

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 RCTD-MAP-WQ - IMPLEMENT WQMP (cont.) Not Satisfied
issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

Waste Resources

080 - Waste Resources. 1 Gen - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Flood

090 - Flood. 1 0090-Flood-MAP BMP - EDUCATION Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's website: www.rcwatershed.org/about/materials-library.

The developer must provide to the District's Plan Check Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

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90. Prior to Building Final Inspection

Flood

090 - Flood. 1 0090-Flood-MAP BMP - EDUCATION (cont.) Not Satisfied

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2 0090-Flood-MAP FACILITY COMPLETION Not Satisfied

The District will not release occupancy permits for any residential lot within the map or phase within the map until the master drainage plan facilities (Line 1, Line A, and Briggs Road detention basin) are functional.

Planning

090 - Planning. 1 0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI Not Satisfied

The land divider/permit holder shall construct a six (6) to eight (8) foot high decorative block wall along Briggs Road and Sultanas Road. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 3 0090-Planning-MAP - EXT ROW LS INSTALL Not Satisfied

Landscaping for all exterior/perimeter right-of-way and any open space lots/areas adjacent to the right-of-way shall be installed prior to the first building final inspection clearance (not including models). Landscaping shall be installed in conformance with the approved landscaping plans. Proof of landscaping installation shall be confirmed via a certification letter from the project landscape architect or by Planning Department inspection at the discretion of the Planning Director.

090 - Planning. 4 0090-Planning-MAP - FENCING COMPLIANCE Not Satisfied

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 5 0090-Planning-MAP - INT ROW LS INSTALL Not Satisfied

Landscaping for all interior right-of-way and any open

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90. Prior to Building Final Inspection

Planning

090 - Planning. 5 0090-Planning-MAP - INT ROW LS INSTALL (cont.) Not Satisfied

space lots/areas adjacent to the right-of-way lot shall be installed adjacent to each lot prior to the building final inspection clearance (not including models) for each lot. Proof of landscaping installation shall be confirmed via a certification letter from the project landscape architect or by Planning Department inspection at the discretion of the Planning Director.

090 - Planning. 6 0090-Planning-MAP - LANDSCAPING COMPLIANCE Not Satisfied

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

090 - Planning. 7 0090-Planning-MAP - LS COMMON OS INSTALL Not Satisfied

Landscaping and all other improvements for the following common open space areas shall be installed prior to the building final inspection clearances as follows:
Lot A and B - first non-model Final Inspection Clearance within the whole project
Lot numbers shall refer to the TENTATIVE MAP.
Installed landscaping shall conform with the approved landscape plans. Proof of landscaping installation shall be confirmed via a certification letter from the project landscape architect or by Planning Department inspection at the discretion of the Planning Director.

090 - Planning. 8 0090-Planning-MAP - MITIGATION MONITORING Not Satisfied

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Assessment No. 38265.

The Planning Director may require inspection or other monitoring to ensure such compliance.

090 - Planning. 9 0090-Planning-MAP - QUIMBY FEES (2) Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County

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90. Prior to Building Final Inspection

Planning

090 - Planning. 9 0090-Planning-MAP - QUIMBY FEES (2) (cont.) Not Satisfied
Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley-Wide Recreation and Park District or County of Riverside Economic Development Agency (EDA) for CSA No. 146.

090 - Planning. 10 0090-Planning-MAP - SKR FEE CONDITION Not Satisfied
Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 44.3 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 11 0090-Planning-MAP - SLOPE LS INSTALL Not Satisfied
Landscaping required on any private side or rear yard slope greater than three feet (3') in height shall be fully installed.

090 - Planning. 12 0090-Planning-MAP - TRAIL CONSTRUCTED Not Satisfied
Prior to the first non-model building permit final inspection, the trails along Briggs Road shall be fully constructed as show on the TENTATIVE MAP, PRELIMINARY LANDSCAPING, and the approved trails plans.

090 - Planning. 13 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied
All residences shall have automatic roll-up garage doors.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - TS/INSTALLATION Not Satisfied

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090-Transportation-MAP - TS/INSTALLATION (cont.) Not Satisfied

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Sultanas Road (NS) at Highway-74 (EW)

The traffic signal is eligible for fee credit if installed in the ultimate location. The project proponent may install an interim signal at the intersection's existing location with the option for a cash-in lieu payment (for the interim signal cost) in the event that TR31500, south of SH-74, moves forward with the ultimate Norma Jean Road-Sultanas Road at SH-74 realignment and traffic signal at the location per its approved conditions of approval.

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

090 - Transportation. 2 80% Completion Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The Project shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 80% Completion (cont.) Not Satisfied

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade.

f) Written confirmation of acceptance from sewer purveyor is required.

g) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859.

090 - Transportation. 3 Fee Payment Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay Transportation Uniform Mitigation Fees (TUMF) and (DIF) fees in accordance with the fee schedule in effect at the time of payment.

090 - Transportation. 4 RCTD-MAP-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department Business Storm Water Compliance Program Section.

090 - Transportation. 5 Utility Install Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

In addition, the Project shall ensure that streetlights are installed, energized, and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



02/07/20, 9:56 am

TPM37690

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37690. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TPM37690) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Parcel Map No. 37690 proposes a Schedule "J" residential subdivision of 114.14 gross acres into five (5) parcels.

Advisory Notification. 3 AND - Design Guidelines

- Compliance with applicable Design Guidelines:
1. 3rd & 5th District Design Guidelines
 2. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED [MAP and/or] EXHIBIT(S)

Exhibit Tentative Parcel Map No. 37690, Substantial Conformance No. 2

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

Water Quality Control Board (RWQCB.)

- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal

Intergovernmental Consultation) {for GPAs, SPs, & SPAs

- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
- Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
- Ord. No. 457 (Building Requirements) {Land Use Entitlements}
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)

{Geographically based}

- Ord. No. 460 (Division of Land) {for TTMs and TPMs}
- Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
- Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
- Ord. No. 625 (Right to Farm) {Geographically based}
- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and

TPMs}

- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 6 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TPM37690 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TPM37690, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

E Health

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Parcel: 457320005

50. Prior To Map Recordation

Flood

050 - Flood. 1 ADP Fee Notice Not Satisfied

A notice of drainage fees shall be placed on the Environmental Constraint Sheet and Final Map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

"Notice is hereby given that this property is located in the Homeland/Romoland Line A Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance No. 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Section 10.25 of Ordinance No. 460, payment of the drainage fees shall be paid to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit."

050 - Flood. 2 On-site Drainage Easement Not Satisfied

Onsite drainage facilities located outside of road right-of-way shall be contained within drainage easements shown on the Final Map. A note shall be added to the Final Map stating: "Drainage easements shall be kept free of all buildings and obstructions."

050 - Flood. 3 Phasing Not Satisfied

If the tract is built or recorded in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to recordation of the Final Map.

050 - Flood. 4 Submit ECS & Final Map Not Satisfied

A copy of the Environmental Constraint Sheet and the Final Map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

050 - Flood. 5 Written Permission for Grading Not Satisfied

Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

Survey

050 - Survey. 1 Coordination Not Satisfied

Prior to map recordation, the Project shall Coordinate with approved TR29322 and TTM37533.

050 - Survey. 2 DEDICATION Not Satisfied

1. Sufficient public street right-of-way shall be provided along Watson Road to establish a 50 foot

Plan: TPM37690

Parcel: 457320005

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 NO GRADING PERMITS Not Satisfied

A GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL (S) OF THIS SUBDIVISION – UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL (S).

Planning

060 - Planning. 1 SKR Fee Condition Not Satisfied

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 114.14 acres in accordance with the SPECIFIC PLAN.* If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

* The fee may be applied to the proposed area of disturbance or the entire SPECIFIC PLAN site at the discretion of the County Fee Administrator

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMITS W/O LAND USE PERMIT Not Satisfied

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: August 22, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
P.D. Environmental Programs Division

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission

Board of Supervisors - Supervisor: 3rd District
Planning Commissioner: 3rd District
Menifee Sphere of Influence

CHANGE OF ZONE NO. 1800018, SPECIFIC PLAN NO. 260, SUBSTANTIAL CONFORMANCE NO. 2, TENTATIVE TRACT MAP NO. 37533 – CEQ180075 – Applicant: Richland Communities, LLC – Engineer: K&A Engineering, Inc.– Representative: T&B Planning Inc. – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density (CD:MDR) & Community Development: Business Park (CD:BP) – Location: North of Highway 74, east of Briggs Road, west of Sultanas Road, and south of Watson Road – 112 Gross Acres – Zoning: Specific Plan Zone (Menifee North 260) – **REQUEST:** The Change of Zone proposes to revise the Zoning Ordinance to modify the minimum lot size requirements and other development standards for Planning Areas 24, 25, 26 and 28 of Specific Plan No. 260. The Specific Plan Substantial Conformance will reallocate 22 dwelling units from Planning Areas 26 and 28 to Planning Areas 24 and 25 and incorporate the changes to the Specific Plan Zoning Ordinance. The Tentative Tract Map is a Schedule “A” subdivision to create 363 residential lots with a 3.2 acre park on 76 acres. - APN: 457-330-009, 457-320-034, 457-320-024, et al. **BBID: 010-493-273**

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on August 30, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Kevin White, Project Planner at (951) 955-1417, or e-mail at kewwhite@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



August 5, 2019

Mr. David Alvarez, Project Planner
County of Riverside Planning Division
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR’S DETERMINATION**

File No.: ZAP1378MA19 – Letter 2 of 2
Related File Nos.: TR37553 (Tentative Tract Map), TR29322MC1 (Tentative Tract Map Minor Change No.1), PM37690 (Tentative Parcel Map)
APNs: 457-320-005 through 457-320-007; 457-320-010 through 457-320-012; 457-320-021; 457-320-023 through 457-320-027; 457-320-030; 457-320-032; 457-320-035 (TTM37533)
457-330-007 through 457-330-010; 457-330-020; 457-330-021; 457-330-025; 457-330-026 (TTM29322)
Airport Zone: Compatibility Zone E

Dear Mr. Alvarez:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case Nos. TR37553 (Tentative Tract Map No. 37553), a proposal to divide 70.7 gross acres (Planning Areas 24 and 25 of Specific Plan No. 260, as amended by Substantial Conformance No. 2) located southerly of Watson Road, easterly of Briggs Road, and westerly of Sultana Road into 363 residential lots (with a 3.2-acre park), TR29322MC1 (Tentative Tract Map No. 29322, Minor Change No.1), a proposal to modify approved, but as yet unrecorded, Tentative Tract Map No. 29322 so as to reduce the number of residential lots therein from 210 to 188 while increasing its area by 2 acres, and PM37690 (Tentative Parcel Map No. 37690), a proposal to divide the larger 114.14 gross acres constituting the combined areas of the two tracts into five (5) parcels for financing purposes.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density and non-residential is not restricted.

Although the project is located within the March Air Reserve Base/Inland Port AIA, the actual nearest runway is Runway 15-33 at Perris Valley Airport. However, the southerly terminus of this runway is located approximately 24,900 feet from the project site, so the site is beyond the 20,000-foot radius within which notice to the Federal Aviation Administration Obstruction Evaluation Service (FAA OES) could be required. Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is 10 miles from the site. Therefore, FAA OES

AIRPORT LAND USE COMMISSION

review for height/elevation reasons was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions for Tentative Tract Map No. 37553:

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Harvest Valley/Winchester Area Plan:
 - (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.
 - (d) Any use or activity which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; and hazards to flight.
4. The attached notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon.
5. All new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality 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.

AIRPORT LAND USE COMMISSION

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

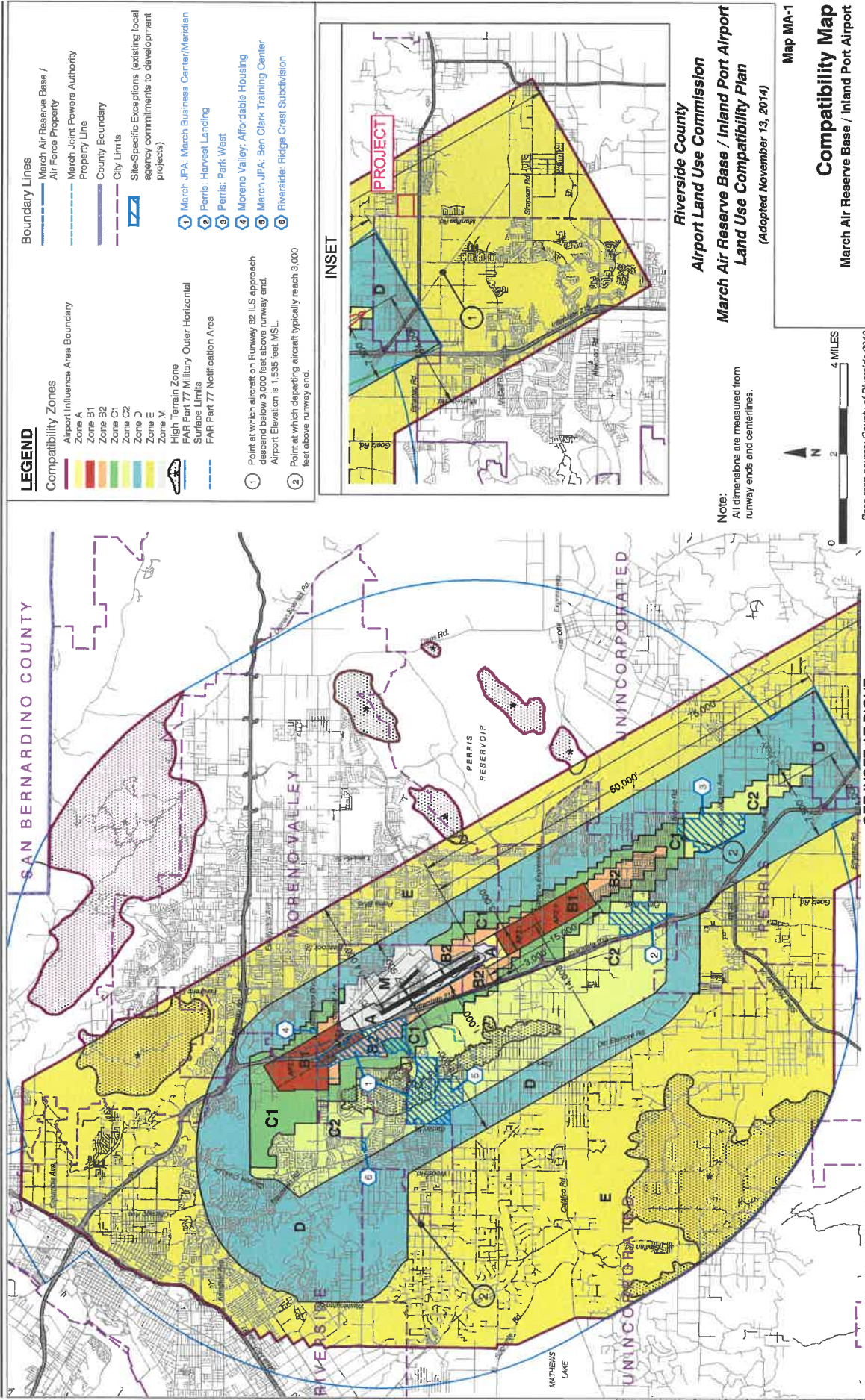
Attachments: Notice of Airport in Vicinity

cc: WSI Land Holdings, LLC (Attn.: Brian Hardy) (applicant/landowner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Sean Feeley or Denise Hauser, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1378MA19\ZAP1378MA19TTM.LTR.doc

NOTICE OF AIRPORT IN VICINITY

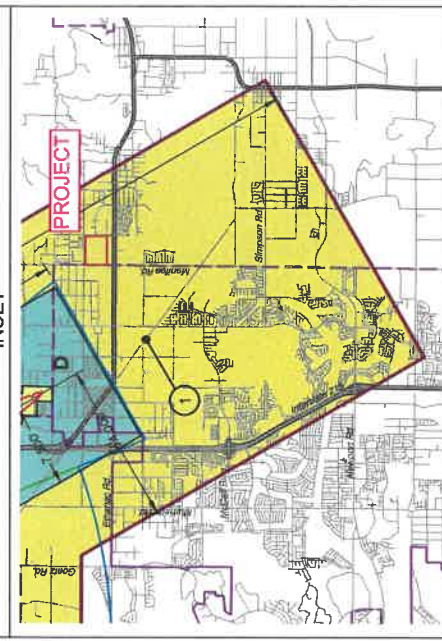
This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



LEGEND

- Compatibility Zones**
- Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
- High Terrain Zone
 FAR Part 77 Military Outer Horizontal Surface Limits
 FAR Part 77 Notification Area
- Boundary Lines**
- March Air Reserve Base / Air Force Property
 - March Joint Powers Authority Property Line
 - County Boundary
 - City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)
- 1 March JPA: March Business Center/Meridian
 - 2 Perris: Harvest Landing
 - 3 Perris: Park West
 - 4 Moreno Valley: Affordable Housing
 - 5 March JPA: Ben Clark Training Center
 - 6 Riverside: Ridge Crest Subdivision
- 1 Point at which aircraft on Runway 32 LS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- 2 Point at which departing aircraft typically reach 3,000 feet above runway end.

INSET



Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
 (Adopted November 13, 2014)

Map MA-1
Compatibility Map
 March Air Reserve Base / Inland Port Airport

Note:
 All dimensions are measured from runway ends and centerlines.



Base map source: County of Riverside 2013

SEE INSET AT RIGHT

Prepared by Mead & Hunt, Inc. (June 2013)

Intent to Consider an Addendum to an Environmental Impact Report

Dear Sirs:

I am opposed to the Addendum to the final EIR No. 329.

Also, I question the shortened CEQA guidelines used which benefits the developer and not the environment.

Who determined what is considered a significant environmental effect?

Where is the substantial evidence?

What are the environmental effects?

The mitigation for the Burrowing Owl is inadequate.

Linda and Martin Ridenour
33628 Brand St.
Lake Elsinore, Ca
92530



PUBLIC NOTICES -

Call 951-368-9

NOTICE OF PUBLIC HEARING

and INTENT TO CONSIDER AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT (EIR)

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider a proposed project in the vicinity of your property, as described below:

Specific Plan No. 260 Substantial Conformance No. 2, Change of Zone No. 180018, Tentative Tract Map No. 37533, Tentative Tract Map No. 29322 Minor Change No. 1, and Tentative Parcel Map No. 37690 - Intent to Consider an Addendum to an Environmental Impact Report (EIR) - CEQ180075 - Applicant: Richland Communities, LLC - Engineer: K&A Engineering, Inc. - Representative: T&B Planning Inc. - Third Supervisorial District - Homeland Zoning Area - Har-Density (CD-MDR) - Community Development: Business Park (CD-BP) - Location: Northerly of Highway 74, easterly of Briggs Road, westerly of Sultanas Road, and southerly of Watson Road - 112 Gross Acres - Zoning: Specific Plan Zone (Menifee North 260) - REQUEST: Specific Plan No. 260 Substantial Conformance No. 2 is a proposal to reallocate units within Planning Areas 24, 25, 26, and 28; correct the land use designation for Planning Areas 24, 25, 26, and 28; and modify the development standards for Planning Areas 24, 25, 26, and 28 in the Specific Plan Zoning Ordinance. Change of Zone No. 180018 is a proposal to revise the Specific Plan Zoning Ordinance to modify the minimum lot size requirements and other development standards for Planning Areas 24, 25, 26 and 28 of Specific Plan No. 260 consistent with the changes proposed by the Specific Plan Substantial Conformance No. 2. Tentative Tract Map No. 37533 is a Schedule "A" subdivision to create 373 residential lots with a 4.9 acre park on 72 acres. Tentative Tract Map No. 29322 Minor Change No. 1 is a proposal for a Schedule "A" subdivision to reduce the number of approved lots of 210 residential lots to 173 new residential lots, and an additional street, and relocated and increased size of proposed Water Quality Detention Basin on 42 acres. Tentative Parcel Map No. 37690 proposes a Schedule "J" subdivision of 114.14 gross acres into five (5) parcels.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: FEBRUARY 19, 2020
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE
CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to the EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing. The case file for the proposed project, and the addendum to the environmental impact report, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: David Alvarez
P.O. Box 1409, Riverside, CA 92502-1409

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Irvine, Street 92612
City CA State ZIP

Daytime Phone No: (949) 698-2191 Fax No: ()

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

WST Land Holdings, LLC PRINTED NAME OF PROPERTY OWNER(S) [Signature] SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 457-320-006, 007, 010, 011, 023, 024, 026, 027, 029, 030, 032, and 035, and portions of 457-320-005, 012, 021 and 025

Approximate Gross Acreage: 70.7 Acres Gross

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of _____ Highway 74 _____, South of _____
_____ Watson Road _____, East of _____ Briggs Road _____, West of _____ Sultanas Road _____.

SUBDIVISION PROPOSAL:

Map Schedule: A Minimum Developable Lot Size: _____
Number of existing lots: _____ Number of proposed developable lots: 363
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): _____ Subdivision Density: 5.34 dwelling units per acre. (Net)

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). TTM 29262 (Expired); Menifee North Specific Plan (SP 260)
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): Traffic Study, Acoustic, Cultural and Bio Studies

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**MEMORANDUM OF ACTION
IN LIEU OF HOLDING A MEETING
OF THE SOLE MEMBER OF
WSI LAND HOLDINGS, LLC**

The undersigned, being the sole member of **WSI LAND HOLDINGS, LLC**, a Delaware limited liability company (the "Company"), executing this Memorandum of Action in lieu of holding a meeting, does hereby take, authorize, approve, and consent in writing to the adoption of the following resolutions:

RESOLVED, that the following persons be and hereby are appointed to the offices of the Company set out beside their names below, to serve as such until they are removed or their successors are duly appointed:

John H. Bray	-	Chairman
Matthew J. Bray	-	President/Secretary/Treasurer
Dawn M. Lemons	-	Assistant Vice President/Assistant Secretary
John H. Schafer	-	Vice President
John C. Troutman	-	Vice President/Assistant Secretary
J. Curt Wilkinson	-	Vice President

RESOLVED, that each of the Officers, acting individually or in connection with any other Officer, is hereby authorized to act on behalf of the Company and to execute any and all necessary documentation for the furtherance of the business of the Company.

FURTHER RESOLVED, that all legal actions of the Officers of the Company taken prior to the date hereof be and the same hereby are approved, ratified and confirmed.

IN WITNESS WHEREOF, the undersigned, constituting the sole member of the Company, hereby executes this Memorandum of Action as and for the written consent of the sole member, this 31st day of December, 2016.

WARM SPRINGS INVESTMENTS, LTD.,
a Florida partnership, sole member

By: Urban Properties of California, Inc.,
a Florida corporation, general partner

By: 
John C. Troutman, Vice President



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | |
|---------------------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> TENTATIVE TRACT MAP | <input type="checkbox"/> TENTATIVE PARCEL MAP |
| <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP | <input type="checkbox"/> VESTING MAP |

MINOR CHANGE Original Case No. TR29322 Meniffee North 260 A2

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: WSI Land Holding^S LLC c/o Brian Hardy

Contact Person: Brian Hardy E-Mail: bhardy@richlandcommunities.com

Mailing Address: 3161 Michelson Drive Suite 425
Irvine CA 92612
City State ZIP

Daytime Phone No: (949) 383-4134 Fax No: (949) 261-7016

Engineer/Representative Name: K&A Engineering

Contact Person: Keith Ozborn E-Mail: keitho@kaengineering.com

Mailing Address: 357 N. Sheridan St. Suite 117
Corona CA 92880
City State ZIP

Daytime Phone No: (951) 279 1800 Fax No: (951) 279-4380

Property Owner Name: WSI Land Holdings, LLC

Contact Person: Brian Hardy E-Mail: Bhardy@Richlandcommunit.es.com

Mailing Address: 3161 Micheson Drive, Suite 425 Irvine, CA

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of State Highway 74, South of Watson Road, East of Briggs Road, West of Sultana Road.

SUBDIVISION PROPOSAL:

Map Schedule: A Minimum Developable Lot Size: 6,000 Square Feet
Number of existing lots: 202, allowable 216 Number of proposed developable lots: 188
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): _____ Subdivision Density: 4.8 to 4.1 dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). Tract 29322
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA 38625 (4/2007) EIR No. (if applicable): 329

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): submitted with the initial application for TR29322

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: WSI Land Holdings, LLC

Address: 3161 Michelson Drive, Suite 425 Irvine, CA 92612

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: Map Book 14, Pages 44-46

Specify any list pursuant to Section 65962.5 of the Government Code: _____

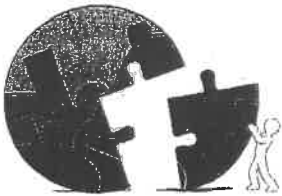
Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 08/03/18



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP REVERSION TO ACREAGE
 - AMENDMENT TO FINAL MAP
 - MINOR CHANGE
 - REVISED MAP
 - TENTATIVE PARCEL MAP 37690
 - EXPIRED RECORDABLE MAP
 - VESTING MAP
- Original Case No. _____
- Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: WSI Land Holdings, LLC

Contact Person: Brian Hardy E-Mail: bhardy@richlandcommunities.com

Mailing Address: 3161 Michelson, Suite 425
Irvine, CA 92612
City State ZIP

Daytime Phone No: (949) 698-2191 Fax No: () _____

Engineer/Representative Name: K&A Engineering, Inc.

Contact Person: Keith Osborn E-Mail: KeithO@kaengineering.com

Mailing Address: 357 N. Sheridan St., Suite 117
Corona, CA 92880
City State ZIP

Daytime Phone No: (951) 279-1800 ext. 114 Fax No: (951) 279-4380

Property Owner Name: WSI Land Holdings, LLC

Contact Person: Brian Hardy E-Mail: bhardy@richlandcommunities.com

Mailing Address: 3161 Michelson, Suite 425

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR SUBDIVISION AND DEVELOPMENT

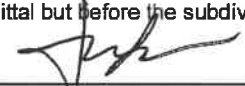
Irvine, Street 92612
City CA State ZIP
Daytime Phone No: (949) 698-2191 Fax No: ()

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)



PRINTED NAME OF PROPERTY OWNER(S) JOHN H. SCHAFAR, V.P.
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 457-320-005, 006, 007, 010, 011, 012, 021, 023, 024, 025, 026, 027, 029, 030, 032, 035; 457-330-007, 008, 009, 010, 020, 021, 025, 026

Approximate Gross Acreage: 114.14 Acres Gross, 108.21 Acres Net

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Highway 74, South of Watson Road, East of Briggs Road, West of Sultanas Road.

SUBDIVISION PROPOSAL:

Map Schedule: J Minimum Developable Lot Size: N/A
Number of existing lots: _____ Number of proposed developable lots: N/A (Schedule "J")
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 5 (Schedule "J") Subdivision Density: 5.34 dwelling units per acre. (Net)

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). TTM 29262 (Expired); Menifee North Specific Plan (SP 260); TTM 37533 and 29322
(e.g. Tentative Parcel Map, Zone Change, etc.) Minor Change No. 1.

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): Traffic Study, Acoustic, Cultural and Bio Studies
For TTM 37533

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

Note: WQMP submitted for TTM 37533 and 29322 Minor Change No. 1.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

 6/29/18

Property Owner(s) Signature(s) and Date

WSI Land Holdings, LLC

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

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INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

**MEMORANDUM OF ACTION
IN LIEU OF HOLDING A MEETING
OF THE SOLE MEMBER OF
WSI LAND HOLDINGS, LLC**

The undersigned, being the sole member of **WSI LAND HOLDINGS, LLC**, a Delaware limited liability company (the "Company"), executing this Memorandum of Action in lieu of holding a meeting, does hereby take, authorize, approve, and consent in writing to the adoption of the following resolutions:

RESOLVED, that the following persons be and hereby are appointed to the offices of the Company set out beside their names below, to serve as such until they are removed or their successors are duly appointed:

John H. Bray	-	Chairman
Matthew J. Bray	-	President/Secretary/Treasurer
Dawn M. Lemons	-	Assistant Vice President/Assistant Secretary
John H. Schafer	-	Vice President
John C. Troutman	-	Vice President/Assistant Secretary
J. Curt Wilkinson	-	Vice President

RESOLVED, that each of the Officers, acting individually or in connection with any other Officer, is hereby authorized to act on behalf of the Company and to execute any and all necessary documentation for the furtherance of the business of the Company.

FURTHER RESOLVED, that all legal actions of the Officers of the Company taken prior to the date hereof be and the same hereby are approved, ratified and confirmed.

IN WITNESS WHEREOF, the undersigned, constituting the sole member of the Company, hereby executes this Memorandum of Action as and for the written consent of the sole member, this 31st day of December, 2016.

WARM SPRINGS INVESTMENTS, LTD.,
a Florida partnership, sole member

By: Urban Properties of California, Inc.,
a Florida corporation, general partner

By: 
John C. Troutman, Vice President

**AMENDED AND RESTATED
OPERATING AGREEMENT
OF
WSI LAND HOLDINGS, LLC**

THIS AMENDED AND RESTATED OPERATING AGREEMENT (the "Agreement") is hereby entered into by and between **WARM SPRINGS INVESTMENTS, LTD.** (hereinafter sometimes referred to as the "Member"), and **WSI LAND HOLDINGS, LLC**, a Delaware limited liability company (hereinafter referred to as the "Company").

RECITALS

WHEREAS, the Company was formed pursuant to the provisions of the Delaware Limited Liability Company Act (the "Act"), for the purposes set forth herein, and desires to enter into this Agreement in order to set forth the terms and conditions of the business and affairs of the Company and to determine the rights and obligations of the Member; and

WHEREAS, WACHOVIA DEVELOPMENT CORPORATOIN (the "Original Member") formed the Company by filing the Company's Articles of Organization in the State of Delaware on March 7, 2006 (the "Formation Date"), and the Original Member and the Company entered into that certain Operating Agreement dated March 7, 2006 (the "Original Agreement"); and

WHEREAS, the Original Member assigned all of its Membership Interest in the Company to the Member pursuant to that certain Agreement of Assignment and Assumption dated effective as of December 31, 2007 (the "Assignment"); and

WHEREAS, the parties hereto desire to enter into this Amended and Restated Agreement in order to amend, restate and supersede in its entirety the Original Agreement and to set forth the terms and conditions of the business and affairs of the Company and to determine the rights and obligations of the Member.

NOW, THEREFORE, the parties, intending to be legally bound by this Agreement, hereby agree that the Operating Agreement of the Company shall be as follows:

**ARTICLE I
ORGANIZATION**

1.1. FORMATION. The Original Member formed the Company as a single-member limited liability company pursuant to the Act on the Formation Date.

1.2. ARTICLES OF ORGANIZATION. The Company's Articles of Organization have been filed with the Delaware Secretary of State for the formation of the Company, effective upon the Formation Date. Any and all amendments to the Articles required by law to be filed

and recorded hereafter for any reason shall be filed by the Company in such office or offices as are required under the laws of the State of Delaware or elsewhere. The Company shall do all other acts and things that may now or hereafter be required for the perfection and continuation of the Company as a limited liability company under the laws of the State of Delaware or necessary in order to protect the limited liability of the Member under the laws of the State of Delaware or elsewhere.

1.3. NAME. The name of the Company is **WSI LAND HOLDINGS, LLC**. All Company business must be conducted in such name or other names that comply with applicable law as the Member may, in the Member's sole discretion, select from time to time. If the Company does business under a name other than that set forth in its Articles of Organization, then the Company shall file a fictitious name registration as required by law.

1.4. TERM. The term of the Company commenced on the filing of the Articles of Organization with the Secretary of State of Delaware and shall continue until terminated in accordance with the provisions of this Agreement or by operation of law.

1.5. PRINCIPAL OFFICE. The principal office of the Company shall be maintained at **4100 Newport Place, Suite 800, Newport Beach, CA 92660**, or at such other place which the Member, in the Member's sole discretion, determines.

1.6. REGISTERED AGENT/REGISTERED OFFICE. The name of the registered agent of the Company in the State of Delaware is **CorpDirect Agents, Inc.** The street address of the registered office of the Company is **615 South DuPont Highway, Dover, DE 19901**.

1.7. MEMBER. The present mailing address of the sole Member of the Company is **4100 Newport Place, Suite 800, Newport Beach, CA 92660**. The Member shall own 100% of the Membership Rights in the Company, including 100% of the Membership Interests.

ARTICLE II PURPOSE AND BUSINESS OF THE COMPANY

2.1. PURPOSE. The Company is organized for the purpose of transacting all lawful activities and businesses that may be conducted by a limited liability company under the laws of Delaware.

2.2. AUTHORITY OF THE COMPANY. The Company shall have the powers and authority to do all things necessary to carry out its business and affairs as authorized by the Act.

ARTICLE III CONTRIBUTIONS TO CAPITAL AND CAPITAL ACCOUNTS

3.1. INITIAL CONTRIBUTIONS. Prior to the date hereof, the Member has contributed certain property and funds to the Company.

3.2. ADDITIONAL CAPITAL CONTRIBUTIONS. The Member may make additional contributions of capital to the Company as the Member determines are necessary, appropriate or desirable; provided, however, that the Member shall have no obligation to contribute any additional capital to the Company, and except as set forth in the Act, the Member shall have no personal liability for any obligations of the Company.

3.3. CAPITAL ACCOUNTS. A capital account shall be maintained by the Company for the Member.

3.4. LOANS.

(a) **LOAN TERMS.** The Member may, at any time, make or cause a loan to be made to the Company in any amount and on those terms upon which the Company and the Member agree. Such funds shall represent a debt, payable on demand, unless otherwise specifically provided, from the Company to the Member.

(b) **REPAYMENT OF LOANS.** Distributions of cash to the Member in repayment of loans made by the Member shall be made pursuant to the terms of such loans, but all distributions shall be subject to maintaining the Company in a sound financial condition, including the establishment of reserves reasonably required in the judgment of the Member for the proper operation of the business of the Company.

**ARTICLE IV
PROFIT, LOSS, AND DISTRIBUTIONS**

4.1. DETERMINATION OF PROFIT OR LOSS. The items of income, gains, expenses, deductions, losses and credits generated by the Company for federal income tax purposes shall be determined in accordance with a generally accepted method of accounting as soon as practicable after the close of the fiscal year of the Company.

4.2. COSTS AND EXPENSES. The Company shall pay all expenses of the Company (which expenses shall be billed directly to the Company), which may include but are not limited to: (i) legal, audit, accounting and other fees; (ii) expenses and taxes incurred in connection with the issuance, distribution and transfer of documents evidencing ownership of an interest in the Company or in connection with the business of the Company; (iii) expenses of organizing, revising, amending, converting, modifying or terminating the Company; (iv) expenses in connection with distributions made by the Company to, and communications and bookkeeping work necessary in maintaining relations with, the Member; and (v) costs of any accounting, statistical or bookkeeping equipment necessary for the maintenance of the books and records of the Company.

4.3. ALLOCATION. The net profits, net gains and net losses generated by the Company, for each taxable year of the Company, shall be allocated to the Member.

4.4. DISTRIBUTABLE AMOUNTS. The Company may make distributions to the Member of any amount in excess of its reasonable operating requirements as determined by the Member. Notwithstanding the foregoing, no distribution shall be made unless after the

distribution the Company retains assets sufficient to pay all its debts as they become due and such distribution, if made, would not cause the Company to otherwise become insolvent.

4.5. LIQUIDATING DISTRIBUTIONS. In the event of liquidation of the Company, the assets of the Company shall be distributed to the Member in accordance with Section 5.2.

ARTICLE V DURATION, LIQUIDATION, AND TERMINATION

5.1. DURATION OF COMPANY. The Company shall continue in existence until the Member, in the Member's sole discretion, determines to dissolve the Company. In the event there should at any time be no Members of the Company, the Company shall not be dissolved and the successor-in-interest (or the personal or other legal representative of the last remaining Member) shall have the option to either dissolve the Company or agree in writing to continue the Company and to the admission of the successor-in-interest (or personal or other legal representative of the last remaining Member) or its nominee or designee to the Company as a Member, effective as of the occurrence of the event that terminated the membership of the last remaining Member.

5.2. LIQUIDATION. In the event of dissolution of the Company, the Member shall wind up the affairs of the Company and shall distribute the money and other property of the Company in the following order of priority:

(a) To creditors, including a Member who is a creditor, to the extent permitted by law in satisfaction of the Company's debts and liabilities whether by payment or establishment of reserves, other than liabilities for distributions to the Member under the Act; then

(b) The remainder, if any, to the Member or to the Member's successors or assigns.

5.3. ARTICLES OF DISSOLUTION. In the event the Company is dissolved, Articles of Dissolution shall be promptly filed with the Delaware Secretary of State.

ARTICLE VI MANAGEMENT

The management and control of the Company shall be vested solely in the Member. The Member shall have full and exclusive authority in the management and control of the Company, and shall have all the rights and powers to make all decisions with respect thereto and to do or cause to be done any and all acts or things deemed by the Member to be necessary, appropriate or desirable to carry out or further the business and affairs of the Company.

The Member may appoint such officers as the Member may desire from time to time and delegate to such officers certain duties and obligations with regard to the day-to-day operations of the Company. The Member shall appoint such officers in writing signed by the Member, and

any officer so appointed may be removed by the Member, with or without cause, at any time immediately upon notice to such officer. Any officer may resign upon giving written notice to the Member. The officers of the Company, and any successors to such positions appointed by the Member, shall have the duties, authorities and powers customarily granted to such officer positions.

ARTICLE VII LIMITATION OF LIABILITY AND INDEMNIFICATION

7.1. LIMITATION OF LIABILITY. Except as otherwise provided by the Act, the debts, obligations and liabilities of the Company, whether arising in contract, tort or otherwise, shall be solely the debts, obligations and liabilities of the Company, and the Member shall not be personally obligated for any such debt, obligation or liability of the Company, solely by reason of being a Member. The failure of the Company to observe any formalities or requirements relating to the exercise of its powers or the management of its business or affairs under this Agreement or the Act shall not be grounds for imposing personal liability on the Member for any debts, liabilities or obligations of the Company. Except as otherwise expressly required by law, the Member, in the Member's capacity as such, shall have no liability in excess of (a) the amount of the Member's Capital Contributions, (b) the Member's share of any assets and undistributed profits of the Company, and (c) the amount of any distributions required to be returned pursuant to the Act.

7.2. INDEMNIFICATION. The Company (including any receiver or trustee of the Company), shall, to the fullest extent provided or allowed by law, indemnify, save harmless and pay all judgments and claims against the Member and each of the Member's agents, affiliates, heirs, legal representatives, successors and assigns (each hereinafter individually referred to as an "Indemnified Party") from, against and in respect of any and all liability, loss, damage and expense incurred or sustained by the Indemnified Party in connection with the business of the Company or by reason of any act performed or omitted to be performed in connection with the activities of the Company or in dealing with third parties on behalf of the Company, including costs and attorney's fees before and at trial and at all appellate levels, whether or not suit is instituted (which attorneys' fees may be paid as incurred), and any amounts expended in the settlement of any claims of liability, loss or damage, provided that the act or omission of the Indemnified Party does not constitute fraud or willful misconduct by such Indemnified Party. The Company shall not pay for any insurance covering liability of the Member or the Member's agents, affiliates, heirs, legal representatives, successors and assigns for actions or omissions for which indemnification is not permitted hereunder; provided, however, that nothing contained herein shall preclude the Company from purchasing and paying for such types of insurance, including extended coverage liability and casualty and worker's compensation, as would be customary for any Person owning, managing and/or operating comparable property and engaged in a similar business or from naming the Member and any of the Member's agents, affiliates, heirs, legal representatives, successors or assigns, or any Indemnified Party as additional insured parties thereunder.

7.3. NON-EXCLUSIVE RIGHT. The provisions of this Article VII shall be in addition to and not in limitation of any other rights of indemnification or reimbursement or limitations of liability to which Indemnified Party may be entitled under the Act, common law,

or otherwise. Notwithstanding any repeal of this Article VII or other amendment hereof, its provisions shall be binding upon the Company (subject only to the exceptions above set forth) as to any claim, loss, expense, liability, action or damage due to or arising out of matters which occur during or relate to the period prior to any such repeal or amendment of this Article VII.

ARTICLE VIII TRANSFER OF INTEREST AND ADDITIONAL MEMBERS

8.1. TRANSFERS. The Member may transfer all, or any portion of, its Membership Rights to one or more successors. For purposes of this Article VIII, the term "transfer" shall mean to voluntarily sell, hypothecate, pledge, assign, or otherwise transfer.

8.2. RIGHTS OF ASSIGNEE. In the event of any transfer of all or any part of the Member's Membership Rights to a successor, the successor shall thereupon become a Member and the Company shall continue in existence. In the event a judgment creditor obtains a charge against the Member's Membership Interest pursuant to the Act, the judgment creditor shall have only the rights of an assignee and shall not become a Member and shall not have any other Membership Rights. In the event of a transfer of all of the Member's Membership Rights to a successor, such successor shall automatically succeed to the position of Member.

8.3. ADDITIONAL MEMBERS. The Member may, in the Member's sole discretion, determine to admit additional Members.

ARTICLE IX BOOKS, RECORDS, ACCOUNTING AND TAXATION

9.1. BOOKS AND RECORDS. The books and records of the Company, if any, shall be maintained on a cash or accrual basis as determined by the Member, in the Member's sole discretion, in accordance with generally accepted accounting principles, consistently applied. These and all other records of the Company required to be kept pursuant to the Act shall be kept at the principal office of the Company.

9.2. ACCOUNTANTS. The accountants for the Company shall be such certified public accountants as shall be selected by the Member. The accountants shall certify, in accordance with generally accepted accounting principles, the financial statements of the Company.

9.3. FISCAL YEAR. The fiscal year of the Company shall be the twelve (12) month period ending **December 31st**.

9.4. ANNUAL REPORT. The Company shall file an annual report with the Delaware Secretary of State each year in the form provided by the Secretary of State.

9.5. INCOME TAX REPORTING. The Member is aware of the income tax consequences of the allocations made pursuant to Article IV hereof and hereby agrees to be bound by the provisions of Article IV hereof in reporting the Member's share of Company income and loss for federal and state income tax purposes.

9.6. DISREGARDED AS AN ENTITY. Notwithstanding anything contained herein to the contrary, pursuant to Treasury Regulation Section 301.7701-3(b) of the Code, the Company shall be disregarded as an entity separate from the Member for federal and state income tax purposes, unless and until the Member causes the Company to file an election pursuant to Treasury Regulation Section 301.7701-3(c) of the Code.

ARTICLE X DEFINITIONS

10.1. "ACT" AND "DELAWARE LIMITED LIABILITY COMPANY ACT" shall mean The Delaware Limited Liability Company Act, as amended from time to time and any successor statute.

10.2. "AGREEMENT" shall mean this Operating Agreement, as amended, modified, or supplemented from time to time.

10.3. "CAPITAL CONTRIBUTIONS" shall mean the amount of cash and the agreed value of the property, the services, or the promissory note or other obligation to contribute cash or property or to perform services contributed by the Member for such Member's interest in the Company, equal to the sum of the Member's initial capital contributions plus the Member's additional capital contributions, if any, made pursuant to Sections 3.1 and 3.2, respectively.

10.4. "CODE" shall mean the Internal Revenue Code of 1986, as amended.

10.5. "COMPANY" shall mean the Company organized in accordance with this Agreement.

10.6. "MEMBER" shall mean the Member and any Person who is subsequently admitted as a member of the Company.

10.7. "MEMBERSHIP INTEREST" shall mean a Person's share of the profits and losses of, and the right to receive distributions from, the Company.

10.8. "MEMBERSHIP RIGHTS" shall mean all of the rights of a Member in the Company, including a Member's: (i) Membership Interest and (ii) right to inspect the Company's books and records.

10.9. "PERSON" shall mean and includes an individual, corporation, partnership, association, limited liability company, trust, estate, or other entity.

ARTICLE XI AMENDMENT

This Agreement may not be altered or modified except by the written consent of the Member.

**ARTICLE XII
GENERAL PROVISIONS**

12.1. CAPTIONS. Section titles or captions contained in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, extend or describe the scope of this Agreement, or the intent of any provision hereof.

12.2. VARIATIONS OF PRONOUNS. All pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural as the identity of the Person may in the context require.

12.3. CONSTRUCTION. This Agreement shall be interpreted in accordance with the laws of the State of Delaware.

12.4. BINDING EFFECT. This Agreement shall be binding upon and inure to the benefit of the undersigned, its legal representatives, heirs, successors and assigns.

12.5. SEVERABILITY. Every provision of this Agreement is intended to be severable. If any term or provision is illegal or invalid for any reason, such illegality or invalidity will not affect the validity of the remainder of this Agreement.

12.6. COUNTERPART SIGNATURES. This Agreement may be executed in one or more counterparts (and by facsimile signatures) and, notwithstanding that all of the parties did not execute the same counterpart, each of such counterparts shall, for all purposes, be deemed to be an original, and all of such counterparts shall constitute one and the same instrument, binding on all of the parties hereto.

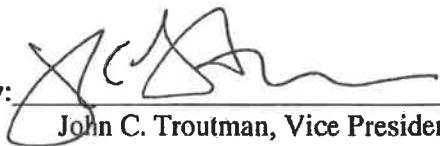
[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed this Agreement, effective as of the 31ST day of December, 2007.

MEMBER:

WARM SPRINGS INVESTMENTS, LTD.,
a Florida limited partnership, its sole member

By: Urban Properties of California, Inc.,
a Florida corporation, general partner

By: 

John C. Troutman, Vice President



**State of California
Secretary of State**

File # 200610010342

FILED
In the office of the Secretary of State
of the State of California
APR 06 2006

**LIMITED LIABILITY COMPANY
APPLICATION FOR REGISTRATION**

A \$70.00 filing fee AND a certificate of good standing from an authorized public official of the jurisdiction of formation must accompany this form.

IMPORTANT - Read instructions before completing this form.

This Space For Filing Use Only

ENTITY NAME (End the name in item 1 with the words "Limited Liability Company," "Ltd. Liability Co." or the abbreviations "LLC" or "L.L.C.")

1. NAME UNDER WHICH THE FOREIGN LIMITED LIABILITY COMPANY PROPOSES TO REGISTER AND TRANSACT BUSINESS IN CALIFORNIA
WSI Land Holdings, LLC

2. NAME OF THE FOREIGN LIMITED LIABILITY COMPANY, IF DIFFERENT FROM THAT ENTERED IN ITEM 1 ABOVE

DATE AND PLACE OF ORGANIZATION

3. THIS FOREIGN LIMITED LIABILITY COMPANY WAS FORMED ON 03 - 7 - 06 IN Delaware
(MONTH) (DAY) (YEAR) (STATE OR COUNTRY)

AND IS AUTHORIZED TO EXERCISE ITS POWERS AND PRIVILEGES IN THAT STATE OR COUNTRY.

AGENT FOR SERVICE OF PROCESS (If the agent is an individual, the agent must reside in California and both items 4 and 5 must be completed. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1505 and item 4 must be completed (leave item 5 blank).)

4. NAME OF AGENT FOR SERVICE OF PROCESS
Corporation Service Company which will do business in California as CSC-Lawyers Incorporating Service

5. IF AN INDIVIDUAL, ADDRESS OF INITIAL AGENT FOR SERVICE OF PROCESS IN CALIFORNIA CITY STATE ZIP CODE
CA

APPOINTMENT (The following statement is required by statute and may not be altered.)

6. IN THE EVENT THE ABOVE AGENT FOR SERVICE OF PROCESS RESIGNS AND IS NOT REPLACED, OR IF THE AGENT CANNOT BE FOUND OR SERVED WITH THE EXERCISE OF REASONABLE DILIGENCE, THE SECRETARY OF STATE OF THE STATE OF CALIFORNIA IS HEREBY APPOINTED AS THE AGENT FOR SERVICE OF PROCESS OF THIS FOREIGN LIMITED LIABILITY COMPANY.

OFFICE ADDRESSES (Do not abbreviate the name of the city.)

7. ADDRESS OF THE PRINCIPAL EXECUTIVE OFFICE CITY AND STATE ZIP CODE
One Wachovia Center, 301 South College Street Charlotte, NC 28288

8. ADDRESS OF THE PRINCIPAL OFFICE IN CALIFORNIA, IF ANY CITY STATE ZIP CODE
CA

EXECUTION

9. I DECLARE I AM THE PERSON WHO EXECUTED THIS INSTRUMENT, WHICH EXECUTION IS MY ACT AND DEED.
By: WSI Investment Properties, LLC, as sole member By: Wachovia Development Corporation, as sole member

SIGNATURE OF AUTHORIZED PERSON

DATE

David C. Montgomery

March 4, 2006
Director

TYPE OR PRINT NAME OF AUTHORIZED PERSON

TITLE OF AUTHORIZED PERSON

RETURN TO (Enter the name and the address of the person or firm to whom a copy of the filed document should be returned.)

10. NAME []
FIRM
ADDRESS
CITY/STATE/ZIP []

Delaware

PAGE 1

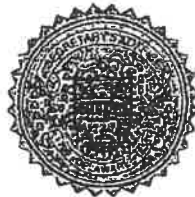
The First State

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "WSI LAND HOLDINGS, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE SIXTH DAY OF APRIL, A.D. 2006.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE NOT BEEN ASSESSED TO DATE.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "WSI LAND HOLDINGS, LLC" WAS FORMED ON THE SEVENTH DAY OF MARCH, A.D. 2006.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID LIMITED LIABILITY COMPANY IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE NOT HAVING BEEN CANCELLED OR DISSOLVED SO FAR AS THE RECORDS OF THIS OFFICE SHOW AND IS DULY AUTHORIZED TO TRANSACT BUSINESS.



4121036 8300

060324404

Harriet Smith Windsor

Harriet Smith Windsor, Secretary of State

AUTHENTICATION: 4548962

DATE: 04-06-06

200610010342

NOTICE OF PUBLIC HEARING
and
INTENT TO CONSIDER AN ADDENDUM TO AN
ENVIRONMENTAL IMPACT REPORT (EIR)

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

SPECIFIC PLAN NO. 260 SUBSTANTIAL CONFORMANCE NO. 2, CHANGE OF ZONE NO. 180018, TENTATIVE TRACT MAP NO. 37533, TENTATIVE TRACT MAP NO. 29322 MINOR CHANGE NO. 1, and TENTATIVE PARCEL MAP NO. 37690 – Intent to Consider an Addendum to Environmental Impact Report NO. 329 – CEQ180075 – Applicant: Richland Communities, LLC – Engineer: K&A Engineering, Inc. – Representative: T&B Planning Inc. – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density (CD-MDR) – Community Development: Business Park (CD-BP) – Location: Northerly of Highway 74, easterly of Briggs Road, westerly of Sultanas Road, and southerly of Watson Road – 112 Gross Acres – Zoning: Specific Plan (Menifee North 260) – **REQUEST: Specific Plan No. 260 Substantial Conformance No. 2 is a proposal to reallocate units within Planning Areas 24, 25, 26, and 28; modify the development standards for Planning Areas 24, 25, 26, and 28 in the Specific Plan Zoning Ordinance by; 1) Reallocating 22 dwelling units from Planning Areas 26 and 28 to Planning Areas 24 and 25. This substantial conformance also includes a technical correction for the land use designations of Planning Areas 26 and 28, from “Medium-High Density Residential” to “Medium Density Residential”, so that the land use designations are consistent with previously approved TM 29322; and 2) Modifying the minimum lot sizes for Planning Area 25 to a minimum lot size of 3,500 sq. ft. and modify other development standards including, but not limited to setbacks, lot coverage, and lot size. Change of Zone No. 180018 is a proposal to revise the Specific Plan Zoning Ordinance to modify the minimum lot size requirements and other development standards for Planning Areas 24, 25, 26 and 28 of Specific Plan No. 260 consistent with the changes proposed by the Specific Plan Substantial Conformance No. 2. Tentative Tract Map No. 37533 is a Schedule “A” subdivision to create 363 residential lots with a 3.2 acre park on 76 acres. Tentative Tract Map No. 29322, Minor Change No. 1 is a proposal for a Schedule “A” subdivision to reduce the number of approved lots of 210 residential lots to 188 new residential lots, and an additional street, and relocated and increased size of proposed water quality detention basin on 42 acres. Tentative Parcel Map No. 37690 proposes a Schedule “J” subdivision of 114.14 gross acres into five (5) parcels. APN: 457-320-005, 006, 007, 010, 011, 012, 021, 023, 024, 025, 026, 027, 029, 030, 032, 035, 457-330-007, 008, 009, 010, 020, 021, 025, and 026. The Addendum considers whether the proposed project, which would result in new or substantially more severe impacts than were disclosed in EIR No. 329. This examination includes an analysis pursuant to the provisions of Public Resources Code Section 21166 and State CEQA Guidelines Section 15162. The analysis was based on new technical studies prepared for the project.**

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	SEPTEMBER 4, 2019
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the addendum to the environmental impact report, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: David Alvarez, P.O. Box 1409, Riverside, CA 92502-1409

NOTICE OF PUBLIC HEARING
and
**INTENT TO CONSIDER AN ADDENDUM TO AN
ENVIRONMENTAL IMPACT REPORT (EIR)**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

Specific Plan No. 260 Substantial Conformance No. 2, Change of Zone No. 180018, Tentative Tract Map No. 37533, Tentative Tract Map No. 29322 Minor Change No. 1, and Tentative Parcel Map No. 37690 – Intent to Consider an Addendum to an Environmental Impact Report (EIR) – CEQ180075 – Applicant: Richland Communities, LLC – Engineer: K&A Engineering, Inc. – Representative: T&B Planning Inc. – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density (CD-MDR) – Community Development: Business Park (CD-BP) – Location: Northerly of Highway 74, easterly of Briggs Road, westerly of Sultanas Road, and southerly of Watson Road – 112 Gross Acres – Zoning: Specific Plan Zone (Menifee North 260) – **REQUEST: Specific Plan No. 260 Substantial Conformance No. 2 is a proposal to reallocate units within Planning Areas 24, 25, 26, and 28; correct the land use designation for Planning Area 25; and modify the development standards for Planning Areas 24, 25, 26, and 28 in the Specific Plan Zoning Ordinance. Change of Zone No. 180018 is a proposal to revise the Specific Plan Zoning Ordinance to modify the minimum lot size requirements and other development standards for Planning Areas 24, 25, 26 and 28 of Specific Plan No. 260 consistent with the changes proposed by the Specific Plan Substantial Conformance No. 2. Tentative Tract Map No. 37533 is a Schedule “A” subdivision to create 373 residential lots with a 4.9 acre park on 72 acres. Tentative Tract Map No. 29322 Minor Change No. 1 is a proposal for a Schedule “A” subdivision to reduce the number of approved lots of 210 residential lots to 173 new residential lots, and an additional street, and relocated and increased size of proposed Water Quality Detention Basin on 42 acres. Tentative Parcel Map No. 37690 proposes a Schedule “J” subdivision of 114.14 gross acres into five (5) parcels.**

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	FEBRUARY 19, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing. The case file for the proposed project, and the addendum to the environmental impact report, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: David Alvarez
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 20, 2019,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ1800018/SP0260/TTM37533/TTM29322/TPM37690 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

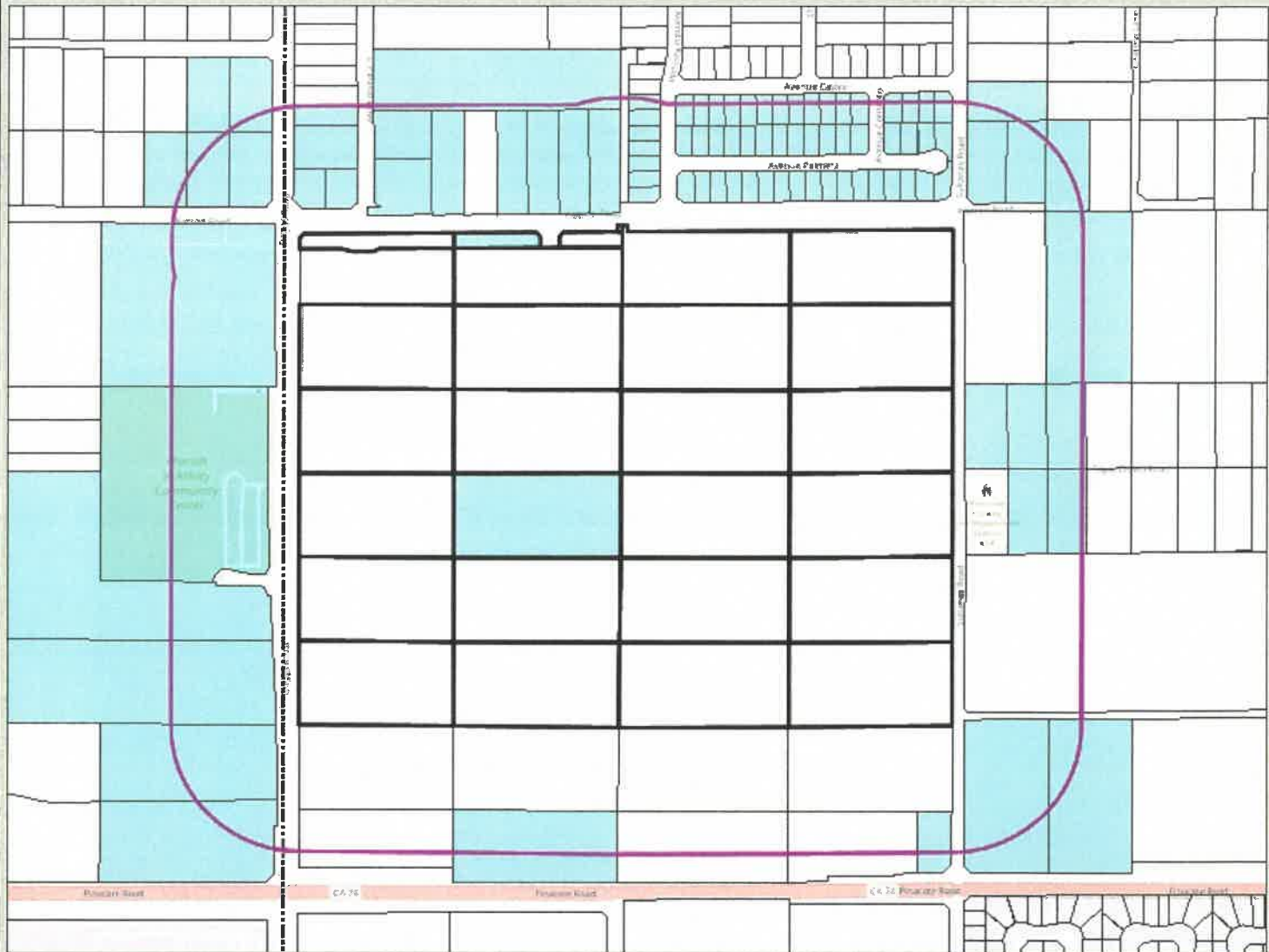
Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

CZ1800018/SP0260/TTM37533/TTM29322/TPM37690

(600 feet buffer)



Legend

- County Boundary
- Cities
- Parcels

Notes



0

752

1,505 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 8/20/2019 3:56:09 PM

© Riverside County RCIT

327440027
MARCUS A REICH
YOLANDA U MARTINEZ
1019 COBBLESTONE CT
VACAVILLE CA 95687

457340018
ROMOLAND WATSON 206
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

457405003
NORTHEAST HOMES
11332 TREYBURN WAY
SAN DIEGO CA 92131

457220016
BRENT LEASING
BRENT JOHNSON
1433 MESA VIEW
HEMET CA 92543

457350026
BARRY ARONOFF
151 KALMUS DR STE H10
COSTA MESA CA 92626

457403014
JAMES OTTO HEITING
CINDY ELLEN HEITING
15992 SUMMIT CREST DR
RIVERSIDE CA 92506

457220019
JOSE GUTIERREZ
MARIA A GUTIERREZ
1947 NADEAU ST
LOS ANGELES CA 90001

457320033
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET ST
RIVERSIDE CA 92501

457330005
COUNTY LANDS INC
2001 LERNER LN
SANTA ANA CA 92705

457350028
FREEDOM SELF STORAGE
2055 3RD AVE STE 200
SAN DIEGO CA 92101

457240042
KENNETH JERROLD ROCK
25424 SULTANAS RD
HOMELAND CA. 92548

457405006
ALMA D CERVANTES
25431 AVENIDA RAMADA
HOMELAND CA. 92548

457220041
GERARDO GARCIA
CHRISTINA RUTH GARCIA ORTA
25440 EL PARAISO DR
HOMELAND CA. 92548

457220032
CATHERINE M STIEFEL
25450 BRIGGS RD
HOMELAND CA. 92548

457405002
JOSE A VALDIVIA
IRENE VALDIVIA
25479 AVENIDA RAMADA
HOMELAND CA. 92548

457405001
JUAN HUIZAR
25491 AVENIDA RAMADA
HOMELAND CA. 92548

457403019
THOMAS ALAN WRIGHT
26665 GARBANI RD
MENIFEE CA 92584

457405007
ROBERT L FLOREZ
29343 AQUIFER LN
SUN CITY CA 92585

327440028
JACOB R FLORES
KRIZIA FLORES
29950 WATSON RD
MENIFEE CA. 92585

327440016
JOHN A LOZANO
29955 CADENA DR
MENIFEE CA. 92585

327440029
LISA MARIE GLOVER
DONALD WARREN GLOVER
29990 WATSON RD
MENIFEE CA. 92585

457220034
MARIA LEDESMA
30040 WATSON RD
HOMELAND CA. 92548

457220042
MARIO VAZQUEZ GOMEZ
PRISCILA CANDIDA LIMA
30090 WATSON RD
HOMELAND CA. 92548

457220020
OLIVIA RODRIGUEZ
MARIA DE LOURDES DESANTIAGO
30290 WATSON RD
HOMELAND CA. 92548

457404007
TAYLOR MEHELIC
30293 AVENIDA CAYLEE
HOMELAND CA. 92548

457403001
JUSTIN L LEFEVRE
30297 AVENIDA PALMERA
HOMELAND CA. 92548

457404005
ENRIQUE MARINO COCA
MARTHA MARINO
30304 AVENIDA PALMERA
HOMELAND CA. 92548

457404008
ROXANNE HUPE
PHILIPPE BALL
30305 AVENIDA CAYLEE
HOMELAND CA. 92548

457403002
EFRAIN J MONTEJANO
MARISA C MONTEJANO
30309 AVENIDA PALMERA
HOMELAND CA. 92548

457404004
MARISSA MICHELLE CASTRO
JOSE LUIS FERNANDEZ
30316 AVENIDA PALMERA
HOMELAND CA. 92548

457403003
JOSE LOPEZ AGUILAR
30321 AVENIDA PALMERA
HOMELAND CA. 92548

457404003
JOSE M DELGADO GONZALEZ
ALICIA REYNA
30328 AVENIDA PALMERA
HOMELAND CA. 92548

457404010
SILVIA O TOSCANO
30329 AVENIDA CAYLEE
HOMELAND CA. 92548

457220021
JESUS M TAPIA
ADRIANA GALLEGOS
30330 WATSON RD
HOMELAND CA. 92548

457403004
DEANNA DELGADO
30333 AVENIDA PALMERA
HOMELAND CA. 92548

457404011
JONATHAN J BOYCE
DONNA J BOYCE
30341 AVENIDA CAYLEE
HOMELAND CA. 92548

457403005
DINH VAN NGUYEN
THUAN THI HO
30345 AVENIDA PALMERA
HOMELAND CA. 92548

457404001
MARIANO DE PAZ ORTUNO
30352 AVENIDA PALMERA
HOMELAND CA. 92548

457404018
MICHAEL WHEELER
LAURA WHEELER
30353 AVENIDA CAYLEE
HOMELAND CA. 92548

457403006
ESTEBAN CORTEZ CARRILLO
MARTHA B CORTEZ
30357 AVENIDA PALMERA
HOMELAND CA. 92548

457404019
LINDA A STONE
30365 AVENIDA CAYLEE
HOMELAND CA. 92548

457403021
MICHAEL THOMAS
30369 AVENIDA PALMERA
HOMELAND CA. 92548

457404013
ELSA VARGAS TINOCO
CYNTHIA VARGAS
30376 AVENIDA PALMERA
HOMELAND CA. 92548

457404020
KIRK M DAUS
JANISE M DAUS
30377 AVENIDA CAYLEE
HOMELAND CA. 92548

457403020
JOSEPH P TAN
30381 AVENIDA PALMERA
HOMELAND CA. 92548

457404009
GARY ARDERY
30388 AVD PALMERA
HOMELAND CA 92548

457404014
GARY ARDERY
30388 AVENIDA PALMERA
HOMELAND CA. 92548

457404015
LUIS SILVA
MARGARITA SILVA
30400 AVENIDA PALMERA
HOMELAND CA. 92548

457404022
STEVEN M DANFORD
30401 AVENIDA CAYLEE
HOMELAND CA. 92548

457403018
JEFFREY JAMES STEWART
30405 AVENIDA PALMERA
HOMELAND CA. 92548

457404016
JOHN R FLEMING
30412 AVENIDA PALMERA
HOMELAND CA. 92548

457404023
DWAYNE D MONTANYE
30413 AVENIDA CAYLEE
HOMELAND CA. 92548

457404017
CATHERINE MARIE RASAR
30424 AVENIDA PALMERA
HOMELAND CA. 92548

457404024
RIGOBERTO SANCHEZ
MARIA G LOPEZ DESANCHEZ
30425 AVENIDA CAYLEE
HOMELAND CA. 92548

457403015
JACQUELINE L CARBAJAL
30441 AVENIDA PALMERA
HOMELAND CA. 92548

457403007
SIHAM SALHANI AYALA
30448 AVENIDA PALMERA
HOMELAND CA. 92548

457403022
KENNETH MADDUX
JACQUELINE MADDUX
30449 AVENIDA CAYLEE
HOMELAND CA. 92548

457403008
CANDACE M YON
RAYMOND J YON
30460 AVENIDA PALMERA
HOMELAND CA. 92548

457403023
MANUEL MARQUEZ
CHRISTINA MARQUEZ
30461 AVENIDA CAYLEE
HOMELAND CA. 92548

457403013
ELOIDA ERASMO
30465 AVENIDA PALMERA
HOMELAND CA. 92548

457403009
RUSSELL A MORRIS
CHERISE MORRIS
30472 AVENIDA PALMERA
HOMELAND CA. 92548

457403024
ZACHARY WILLIAM GLEN BURNS
ASHLEY MARIE BURNS
30473 AVENIDA CAYLEE
HOMELAND CA. 92548

457403012
CRAIG ROBINSON
ANTONIA ESPINOZA
30477 AVENIDA PALMERA
HOMELAND CA. 92548

457403010
ROBERT V GONZALEZ
30484 AVENIDA PALMERA
HOMELAND CA. 92548

457403025
YOLANDA LOPEZ
KYLE ALLEN COPELAND
30485 AVENIDA CAYLEE
HOMELAND CA. 92548

457403011
LETICIA CAMACHO HARO
DAVID RAZO
30489 AVENIDA PALMERA
HOMELAND CA. 92548

457240043
DANNY L WILLIAMSON
ROBIN D WILLIAMSON
30508 WATSON RD
MENIFEE CA. 92585

457340029
DOUGLAS P MERCADO
30510 TRIPLE CROWN RD
HOMELAND CA. 92548

457340004
BRENDA JAIMES
JOEL LOPEZ
30549 TRIPLE CROWN RD
HOMELAND CA. 92548

457340002
BENJAMIN LLOYD JACOBS
MARIE YVONNE JACOBS
VALORIE JEAN POTTER
30560 TRIPLE CROWN RD
HOMELAND CA. 92548

457240031
JOHN M PIO
30570 WATSON RD
HOMELAND CA. 92548

457220033
BRUNO MORALES
ROSA MORALES
30625 TRIPLE CROWN RD
HOMELAND CA 92548

457340005
DIANE K GUTIERREZ
30650 TRIPLE CROWN RD
HOMELAND CA 92548

327320018
WSI DESERT PROP
3161 MICHELSON AV STE 425
IRVINE CA 92612

457320005
WSI LAND HOLDINGS
3161 MICHELSON DR STE 425
IRVINE CA 92612

327320028
BRIGGS & 74
41391 KALMIA ST STE 200
MURRIETA CA 92562

327320020
MOTTE LEON E
445 S D ST
PERRIS CA 92570

327320023
MOTTE HISTORICAL MUSEUM INC
445 S D ST
RIVERSIDE CA 925070

457405005
CESAR MADERA
45323 ESMERADO CT
TEMECULA CA 92592

457405004
JOSE A GALLEGOS
612 BAILEY LN
SAN JACINTO CA 92582

457404006
KEITH W THOMPSON
731 BUCHANAN ST
HEMET CA 92543

457220040
KINTAI YUELAPWAN
753 RIESLING ST
HEMET CA 92545

457220018
NEIL S CAIRNS
VERLA J CAIRNS
P O BOX 1020
HOMELAND CA 92548

327320011
ROMOLAND SCHOOL DIST
P O BOX 1028
RIVERSIDE CA 92502

327320012
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Palm Springs Fish and Wildlife
Office
777 E. Tahquitz Canyon Way, Suite
208
Palm Springs, California 92262

U.S. Army Corps of Engineers
Regulatory Division
5900 La Place Court, Suite 100
Carlsbad, CA 92008

SCAG
Attn: Intergovernmental Review
818 West 7th Street, 12th Fl
Los Angeles, CA 90017-3435

California Dept of Fish & Wildlife
Eastern Sierra, Inland Desert
Region
3602 Inland Empire Blvd., C-220
Ontario, CA 91764

Santa Ana RWQCB
3737 Main Street, Suite 500
Riverside, CA 92501

South Coast AQMD
Attn: CEQA Review
21865 Copley Drive
Diamond Bar, CA 91765

Riverside County Flood Control and
Water Conservation District
1995 Market Street
Riverside, CA 92501

Romoland and Perris Union High
155 E. 4th Street
Perris, CA 92570

Pechanga Band of Luiseño Mission
Indians
P.O. Box 2183
Temecula, CA 92593

California Dept of Fish and Wildlife
South Coast Region
3883 Ruffin Road
San Diego, CA 92123

Western Riverside County Regional
Conservation Authority
3403 10th St., #320
Riverside, CA 92501

Soboba Band of Luiseño Mission
Indians
P.O. Box 487
San Jacinto, CA 92581

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357 N. Sheridan St, Suite 117
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Richland Communities
3161 Michelson Dr, Suite 425
Irvine, CA 92612

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17542 E. 17th Street, Suite 100
Tustin, CA 92780

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Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

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1939 Harrison Street, Suite 150
Oakland, CA 94612



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Specific Plan No. 260 Substantial Conformance No. 2, Change of Zone No. 180018, Tentative Tract Map No. 37533, Tentative Tract Map No. 29322 Minor Change No. 1, Tentative Parcel Map No. 37690 / CEQ180075

Project Title/Case Numbers

Dave Alvarez
County Contact Person

951-955-5719
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Richland Communities
Project Applicant

3161 Michelson Drive, Suite 425, Irvine, CA 92612
Address

North of Highway 74, east of Briggs Road, west of Sultanas Road, and south of Watson Road
Project Location

Specific Plan No. 260 Substantial Conformance No. 2 is a proposal to reallocate units within Planning Areas 24, 25, 26, and 28; modify the development standards for Planning Areas 24, 25, 26, and 28 in the Specific Plan Zoning Ordinance by: 1) Reallocating 22 dwelling units from Planning Areas 26 and 28 to Planning Areas 24 and 25. This substantial conformance also includes a technical correction for the land use designations of Planning Areas 26 and 28, from "Medium-High Density Residential" to "Medium Density Residential", so that the land use designations are consistent with previously approved TM 29322; and 2) Modifying the minimum lot sizes for Planning Area 25 to a minimum lot size of 3,500 square feet and modify other development standards including, but not limited to setbacks, lot coverage, and lot size. Change of Zone No. 180018 is a proposal to revise the Specific Plan Zoning Ordinance to modify the minimum lot size requirements and other development standards for Planning Areas 24, 25, 26 and 28 of Specific Plan No. 260 consistent with the changes proposed by the Specific Plan Substantial Conformance No. 2. Tentative Tract Map No. 37533 is a Schedule "A" subdivision to create 363 residential lots with a 3.2 acre park on 76 acres. Tentative Tract Map No. 29322 Minor Change No. 1 is a proposal for a Schedule "A" subdivision to reduce the number of approved lots of 210 residential lots to 188 new residential lots, and an additional street, and relocated and increased size of proposed Water Quality Detention Basin on 42 acres. Tentative Parcel Map No. 37690 proposes a Schedule "J" subdivision of 114.14 gross acres into five (5) parcels.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on September 4, 2019 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to EIR No. 329 was prepared for the project pursuant to the provisions of the California Environmental Quality Act Section 15162.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

2/19/2020

Date

Please charge deposit fee case#: ZEA

FOR COUNTY CLERK'S USE ONLY



Date Received for Filing and Posting at OPR: _____