



# RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

SEPTEMBER 18, 2019

**Planning  
Commissioners  
2019**

**1<sup>st</sup> District**  
Carl Bruce  
Shaffer

**2<sup>nd</sup> District**  
Aaron Hake

**3<sup>rd</sup> District**  
Ruthanne Taylor-  
Berger

**4<sup>th</sup> District**  
Bill Sanchez  
Chairman

**5<sup>th</sup> District**  
Eric Kroencke  
Vice-Chairman

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

**Legal Counsel**  
Michelle Clack  
Chief Deputy  
County Counsel

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

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).

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.

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](mailto:esarabia@rivco.org). Requests should be made at least 72 hours prior to the scheduled meeting. Alternative formats are available upon request.

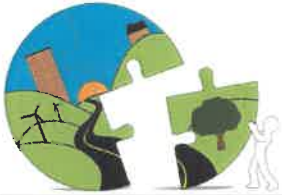
### **CALL TO ORDER: SALUTE TO THE FLAG – ROLL CALL**

- 1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)  
**NONE**
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)  
**NONE**
- 3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.
  - 3.1 **APPEAL of the PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 190001 – Intent to Consider an Addendum to Environmental Impact Report No. 404 (EIR404) – CEQ190003** – Applicant: Hamann Construction – Engineer/Representative: EPD Solutions, Inc. – Third Supervisorial District – Southwest Area Plan – Location: Northerly of Murrieta Hot Springs Road, southerly of Commerce Court, easterly of Townview Avenue, and westerly of Calistoga Drive – 20.42 Gross Acres – Zoning: Specific Plan (SP) – **REQUEST:** Appeal of July 22, 2019 Planning Director's decision to consider an addendum to EIR404 (CEQ190003) and approved Plot Plan No. 190001, which proposes to construct a 360,022 sq. ft. industrial building for a furniture warehouse and distribution facility, and other necessary and required improvements on the project site and along the adjacent streets. Continued from September 4, 2019. Project Planner: David Alvarez at (951) 955-5719 or email at [daalvarez@rivco.org](mailto:daalvarez@rivco.org).
- 4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter.
  - 4.1 **CHANGE OF ZONE NO. 1900004 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (General Rule) and 15305 (Minor Alterations in Land Use Limitations) – Applicant: Corona Family, LLC – Steve Corona – Representative: MDS, LLC/Larry Markham – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – General Plan: Medium Density Residential (GP-MDR) – Zoning: Rural Residential (R-R) – Light Agriculture 10-acre minimum (A-1-10) – Location: Northerly of Highway 79 (Temecula Parkway), southerly of De Portola Road, easterly of Butterfield Stage Road, and westerly of Anza Road – 145.70 Acres – **REQUEST: Change of Zone No. 1900004**, proposes to change the site's zoning classification from Rural Residential (R-R) and Light Agriculture, 10-acre lot minimum (A-1-10), to One-Family Dwelling, (R-1). The change of zone is to provide consistency with the General Plan Land Use Designation of Community Development: Medium Density Residential (CD-MDR) (2-5 DU's/acre). The Project site is comprised of seven (7) lots with a total gross acreage of 145.70. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

**5.0 WORKSHOPS:**

5.1 **CLIMATE ACTION PLAN (CAP) UPDATE WORKSHOP** – Workshop on the Riverside County Climate Action Plan (CAP) Update presented by LSA Associates. The County CAP was adopted in December 2015, in compliance with State Law to reduce greenhouse gas (GHG) emissions which would otherwise be a contributing factor to global warming. The workshop will cover an update to the CAP to refine the County’s efforts to meet post-2020 GHG requirements, specifically for 2035 and 2050. Subsequent to the workshop, the Planning Commission will consider recommending adoption of the CAP update to the Board of Supervisors with these actions expected to occur in the November-December time frame. LSA Associates is the consulting firm undertaking the CAP update and its corresponding California Environmental Quality Act (CEQA) compliance document. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email at [pnanthav@rivco.org](mailto:pnanthav@rivco.org).

**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.

3.1

Planning Commission Hearing: September 18, 2019

## PROPOSED PROJECT

**Case Number(s):** Appeal of PPT190001 **Applicant(s):** Hamann Construction

**EA No.:** CEQ190003

**Area Plan:** Southwest

**Representative(s):** EPD Solutions -

**Zoning Area/District:** Rancho California Area


Andrea Arcilla

**Supervisory District:** Third District

**Appellant:** Lozéau Drury, LLP

**Project Planner:** Dave Alvarez

**Project APN(s):** 957-372-012

  
Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

Appeal of the Planning Director's July 22, 2019 decision approving Plot Plan No. 190001 to allow for the construction of a 360,022 square-foot industrial building for a furniture retail warehouse and distribution facility, and other necessary and required improvements on the project site and along the adjacent streets on 20.42 acres. The project will provide 243 parking spaces.

The above discretionary actions are herein identified as the "project".

The project is located north of Murrieta Hot Springs Road, South of Commerce Court, East of Townview Avenue, and West of Calistoga Drive.

## PROJECT RECOMMENDATION

### STAFF RECOMMENDATIONS:

#### **THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**DENY THE APPEAL** of the Planning Director's decision on July 22, 2019, approving Plot Plan No. 190001 based on the findings and conclusions in this staff report; and

**UPHOLD THE PLANNING DIRECTOR'S CONSIDERATION OF THE ADDENDUM** for **ENVIRONMENTAL IMPACT REPORT NO. 404**, based on the findings and conclusions incorporated in the Initial Study that the Project will not have a significant effect on the environment and that none of the conditions described in California Code of Regulations Title 14 ("State CEQA Guidelines") section 15162 exist; and

**UPHOLD THE PLANNING DIRECTOR'S APPROVAL OF PLOT PLAN NO. 190001**, subject to the attached advisory notification document and conditions of approval and, based upon the findings and conclusions incorporated in this staff report and its attachments.

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

The property is currently vacant. A Change of Zone was taken to Planning Commission on February 21, 2018 to define Planning Area No. 9 within Specific Plan No. 213 which directly affect the properties in question because they are located within Planning Area No. 9. The associated Zoning Ordinance No. 348.4879 established the legal boundary of Planning Area No. 9 within the Winchester Properties Specific Plan No. 213. On March 20, 2018 the Board of Supervisors held a Public Hearing to adopt Ordinance No. 348.4879.

Pursuant to the zoning ordinance for Specific Plan No. 213, Planning Area 9 allows various industrial, commercial and manufacturing uses with an approved plot plan including professional offices, warehousing and distribution. The project's proposed retail, storage and office uses are allowed pursuant to the zoning for Specific Plan No. 213, Planning Area 9. Please note, in 2011 Ordinance No. 348.4706 re-lettered subsections a, b, c and d to subsections b, c, d and e respectively, which was subsequent to the current version of the zoning ordinance for Specific Plan No. 213. Additionally, the text for Specific

Plan No. 213 provides that Planning Area 9 may contain library, church, community service, community recreation, commercial/office, community commercial, business/industrial park land uses. There were no changes to the allowed uses listed in the existing subsections.

The building is proposed to be occupied by Mor Furniture that would include approximately 24,106 square feet of the building as a typical retail showroom for furniture and the remaining area of the building will function as a warehouse for storage and delivery of furniture. So, although the building proposed resembles a warehouse building from its appearance for the most part and its size, based on how the proposed tenant of Mor Furniture would utilize the building, it would not be a typical distribution type warehouse.

PPT190001 was submitted to the County of Riverside on January 14, 2019. The submitted Plot Plan proposed the construction of a 360,022 square-foot industrial building for a retail furniture warehouse and distribution facility, and other necessary and required improvements on the project site and along the adjacent streets on 20.42 acres. The project will provide 243 parking spaces. The Project was noticed for the July 22, 2019 Director's Hearing, including a 10-day review period of the Addendum for Environmental Impact Report No. 404 (CEQ190003) from June 12, 2019 to July 22, 2019.

On July 22, 2019, a comment letter was received from the law firm of Lozeau | Drury LLP, in summary stating that the Addendum for Environmental Impact Report No. 404 fails as an informational document (Attachment B) and requesting that all future notices be provided to them. The applicant responded to the comments which were included as a memo to the Planning Director and submitted into the hearing record (Attachment C).

The Project was heard at the July 22, 2019 Director's Hearing as Agenda Item 3.1. The Planning Director heard the staff report presented by the Project Planner. The public hearing was opened and given that no public testimony speaking in favor or opposition of the Project occurred, the public hearing was closed. The Hearing Officer approved the Project, based upon the facts, finding, and conclusions of the project stated in the staff report (Attachment D) and reflected on the submitted plans (Attachment E).

The Project's Notice of Decision was provided to the applicant on July 23, 2019. The 10-day project appeal period was initiated on July 23, 2019 and closed on August 1, 2019. The Notice of Determination (NOD) for the Addendum for Environmental Impact Report No. 404 was sent and filed with the County Clerk on July 23, 2019. On July 31, 2019, the County received an appeal application from Lozeau | Drury LLP, "Supporters Alliance for Environmental Responsibility" ("Appellants"), prior to the appeal period closure of August 1, 2019. On August 1, 2019, the County received an appeal application from Juan Perez, TLMA Director prior to the appeal period closure of August 1, 2019.

The Director's Hearing staff report package, which includes the project description, site plans, elevations, environmental analysis, and conditions of approval, is attached (Attachment D). This report specifically restates verbatim, the Appellant's reasons for an appeal.

**Appellant Statement: Lozeau | Drury LLP – Reasons for Appeal**

I am writing on behalf of the Supporters' Alliance for Environmental Responsibility ("SAFER") and its members living and working in Riverside County ("SAFER"). The County of Riverside ("County") has received an application for the development of the Mor Furniture Project, a 360,022 square foot

industrial building for a furniture warehouse and distribution facility, and other necessary and required improvements on 20.42 acres of land ("Project"). SAFER is concerned that the County is proposing to approve the project without review under the California Environmental Quality Act ("CEQA"), Pub. Res. Code section 21000, et seq., based on the assertion that the Project is consistent with the nearly 20-year old Environmental Impact Report for the Winchester Properties/Silverhawk Specific Plan No. 213 Amendment No. 3 ("2000 EIR"). The County contends that under CEQA Guidelines section 15162 and 15164, no further environmental review is required. The matter is scheduled to be considered at the Riverside County Director's Hearing on July 22, 2019.

## LEGAL STANDARD

CEQA contains a strong presumption in favor of requiring a lead agency to prepare an EIR. This presumption is reflected in the fair argument standard. Under that standard, a lead agency must prepare an EIR whenever substantial evidence in the whole record before the agency supports a fair argument that a project may have a significant effect on the environment. Pub. Res. Code § 21082.2; *Laurel Heights Improvement Ass'n v. Regents of the University of California* (1993) ("Laurel Heights II") 6 Cal. 4th 1112, 1123; *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 75, 82; *Quail Botanical Gardens v. City of Encinitas* (1994) 29 Cal.App.4th 1597, 1602.

The City relies on CEQA Guidelines § 15162 and 15164 to claim that no CEQA review is required. The court of appeal recently stated, "The addendum is the other side of the coin from the supplement to an EIR. This section provides an interpretation with a label and an explanation of the kind of document that does not need additional public review." "It must be remembered that an addendum is prepared where '(2) Only minor technical changes or additions are necessary to make the EIR under consideration adequate under CEQA; and (3) The changes to the EIR made by the addendum do not raise important new issues about the significant effects on the environment.' ([Guideline] 15164, subd. (a).)" *Save Our Heritage Org. v. City of San Diego*, 28 Cal. App. 5th 656, 664–65 (2018) (emphasis added). All conditions of approval are being appealed."

Section 15164(a) of the State CEQA Guidelines states that "the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Pursuant to Section 15162(a) of the State CEQA Guidelines, a subsequent EIR or Negative Declaration is only required when:

- (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 occur 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 of 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;
- (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 measure or alternative; or
- (D) 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.

Safer hereby requests that the County prepare an environmental impact report (“EIR”) to analyze the significant environmental impacts of the Project and to propose all feasible mitigation measures and alternatives to reduce those impacts. The County may not rely on the 2000 EIR for several reasons, including, but not limited to, the following:

**1. The 2000 EIR has no Informational Value for a 360,000 Square Foot Warehouse.**

As the California Supreme Court explained in *San Mateo Gardens*, subsequent CEQA review provisions “can apply only if the project has been subject to initial review; they can have no application if the agency has proposed a new project that has not previously been subject to review.” *Friends of the College of San Mateo Gardens v. San Mateo* (2016) 1 Cal.5th 937, 950 (“*San Mateo Gardens*”). As the Supreme Court explains, “[a] decision to proceed under CEQA’s subsequent review provisions must thus necessarily rest on a determination — whether implicit or explicit — that the **original environmental document** retains some informational value.” *Id.* at 951 (emph. added). Only if the original environmental document retains some informational value despite the proposed changes, changes in circumstances or new substantial information does the agency proceed to decide under CEQA’s subsequent review provisions whether such changes or substantial new information will require major revisions to the original environmental document because of the involvement of new, previously unconsidered significant environmental effects. 1 Cal.5th at 952. Reviewing the 2000 EIR, the City cannot reasonably claim that it addresses, *i.e.*, provides some informational value regarding the potential environmental impacts of a massive furniture warehouse.

The 2000 EIR for the Winchester Properties/Silverhawk Specific Plan No. 213 Amendment No. 3 (“Specific Plan”), which the County is relying on, designates the Project’ parcel as “Planning Area 9” or “Town Center Commercial.” As the Addendum explains, this designation allows for “churches, public servicing agencies, professional medical offices, a library, a recreational facility, commercial recreation, community commercial and business park land uses.” Addendum, p. 4-14.

A warehouse is a far different use from what was previously analyzed. The County had told the public that Parcel 9 was going to be built up into a town center, public and quasi-public facilities and amenities for people in the local neighborhood to walk to. A massive furniture warehouse was never analyzed in the 2000 EIR, and the 2000 EIR’s analysis of environmental impacts of a church or library has no relevance to evaluating the environmental impacts of a warehouse. Just because the Project is located within the Specific Plan area, does not mean that it has been evaluated under the Specific Plan EIR.

Since a 360,022 square foot warehouse has never undergone CEQA review, it is a new project, and the City must start from the beginning of the CEQA process under section 21151, conduct an initial study, and determine whether there is substantial evidence of a fair argument that the project will have a significant environmental impact. *Friends of College of San Mateo Gardens v. San Mateo*, 1 Cal.5th at 951. The County should require CEQA review for the Project, and not approve the Project until CEQA review is completed.

**2. Even under Pub. Res. Code § 21166 a Supplemental EIR is Required Because the Addendum Admits that the Project will have a new Biological Impact.**

The Addendum's conclusion that the Project will have no new biological impact is not supported by substantial evidence. In fact, the Addendum itself admits that the Project will have an impact on the California horned lark and Cooper's hawk, both of which were observed on the Project site during a recent biological survey. Addendum, p. 4-22. In addition, "suitable nesting habitat and suitable foraging habitat for birds exists within the Project site and adjacent areas." *Id.* This constitutes a significant impact on these species. In contrast, the 2000 EIR would not have a significant impact on these species. As a result, a supplemental or subsequent EIR is required, and approval of the Project based on an Addendum violates CEQA.

**3. The Project Will Have Significant Environmental Impacts that were Not Analyzed in the 2000 EIR.**

The Project will have significant environmental impacts that were not analyzed in the 2000 EIR. For example, the Project will have significant air quality impacts from diesel trucks and other sources. This pollution will have significant impacts on sensitive receptors that are located only 125 feet from the Project site.

**4. There are New Mitigation Measures Available Now That Were Not Available in 2000.**

There are many mitigation measures that are now feasible that were not feasible or did not exist in 2000. For example, the 2000 EIR concluded that the Project would have significant unmitigated air pollution impacts. The Project could offset its air pollution and greenhouse gas emissions in part by installing solar photovoltaic panels, using only Tier 4 construction equipment, operating only 2010 or better diesel trucks, using only electrified forklifts and related equipment, and many other measures that were not feasible in 2000. For example, Tier 4 construction equipment was not available until 2015, and is not required for the Project. A new EIR is required to analyze these measures. Also, greenhouse gas mitigation measures are now feasible that were not feasible in 2000, such as electric vehicles, electric forklifts, solar panels, and other measures.

**5. The Project Violates the Objectives of the Specific Plan.**

One of the Project Objectives listed in the 2000 EIR is "[t]o cluster community facilities in a highly visible town center setting." 2000 EIR, p. II-10. Yet the Project now proposes to use one third of the land designated for public and quasi-public uses, and build a warehouse on it. This violates the specific plan's objective, and constitutes a new land use impact that must be analyzed in an EIR.

For the above reasons, the County must prepare an EIR to analyze and mitigate the impacts of the Project. The County may not rely on the nearly 20-year old Specific Plan EIR.



**Staff Comments:**

The Appellant states in the introduction and Legal Standard and in bullet point 5, the project violates the objectives of the Specific Plan, that the Addendum for Environmental Impact Report No. 404 fails as an informational document, and that there is a fair argument that the project may have adverse environmental impacts and the County should prepare a Supplemental Environmental Impact Report (EIR). Although the Appellant states that there is fair argument that the Project may have adverse environmental impacts, the Appellant has failed to provide evidence or cite any examples from the Addendum for Environmental Impact Report No. 404 on any specific analysis, mitigation measures, or studies that indicate adverse environmental impacts would occur. It's important to note that the Appellant appears to confuse the appropriate standard of review as it relates to lead agency determinations as to whether or not a subsequent EIR is required after a prior EIR has been certified for the project. The standard of review by the reviewing court is that the lead agency's determination will be upheld if it is supported by substantial evidence. This same test also applies to a lead agency's determination that impacts of a proposed activity were adequately covered in a prior program EIR and need not be reevaluated in a subsequent EIR. This is NOT a fair argument test.

The Appellant in their appeal application also states that all conditions of approval are being appealed. Again, since no supporting evidence was provided in the appeal application regarding which conditions of approval or why they are being appeal staff finds this difficult to address and that, with its failure to provide any supporting factual evidence whatsoever in support of its extremely general claims, that Appellant has failed to raise a suitable argument that the project might have a significant impact on the environment. However, for all the environmental factors provided in the CEQA checklist, from Aesthetics to Mandatory Finding of Significance, conditions of approval have been incorporated to provide safeguards for the protection of the public's health safety and welfare and to assist in the reduction of any significant impacts to less than significant.

The Appellant's interpretation of the *San Mateo Gardens* case is misplaced. To argue the prior EIR No. 404 for the Specific Plan somehow lacks "informational value" is wholly inaccurate and is not aligned with the reasoning within that case. In fact, the *San Mateo Gardens* case involved the use of a prior Mitigated Negative Declaration (not an EIR), where the Supreme Court negated the prior Court of Appeals determination that the changes to the master plan for the college constituted a "new" project under CEQA. Instead the Supreme Court, rejecting the new project/old project inquiry, concluded that the appropriate judicial inquiry is whether or not there was substantial evidence to support the lead agency's reliance upon the prior CEQA document. Thus, concluding there was sufficient evidence, the court stated the appropriate course of action for the proposed changes to that project was to follow CEQA's subsequent review requirements, and not treating the changes as a new project under CEQA. .

The Addendum considers whether the proposed project, which would result in new or substantially more severe impacts than were disclosed in EIR No. 404. 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, including air quality, greenhouse gases, health risk assessment, biological, noise, geotechnical and cultural and paleontological studies. Based on the substantial evidence of these technical studies, it has been determined that the changes to the EIR made by the addendum for the project do not raise important new issues about significant effects on the environment and that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. Pursuant to CEQA Guidelines, the Addendum focuses on the potential environmental impacts associated with the Mor Furniture Project that might cause an increase in the impacts that were identified in EIR No. 404, including changes in circumstances or new information of

substantial importance that would substantially change the EIR conclusions. In other words, this Addendum considers whether the proposed project, which, as described in detail in the EA/Addendum, would result in new or substantially more severe impacts than were disclosed in EIR No. 404. This examination includes an analysis pursuant to the provisions of Public Resources Code section 21166 and State CEQA Guidelines section 15162.

The appellant states, in bullet points 1 and 7, the proposed project is not consistent with the Specific Plan's land use designation, that EIR No. 404 and that the CEQA review must start from the beginning. Specific Plan No. 213 Amendment No. 3 was approved to allow industrial, commercial and manufacturing uses with an approved plot plan including professional offices, warehousing and distribution within Planning Area 9 of Specific Plan No. 213. This Specific Plan Amendment with these provisions for these uses was reviewed as the project in EIR No. 404. The County has determined that the project's proposed retail, storage, and office uses are allowed pursuant to the zoning for Specific Plan No. 213, Planning Area 9 and would be covered under the analysis that was performed in EIR No. 404 for Specific Plan No. 213 Amendment No. 3. Analysis within the Addendum specifically addresses the comparison of impacts assumed in EIR No. 404 and what is proposed by the project via the technical studies and other analysis prepared for the project. Again, the correct focus of the subsequent review for the proposed project is the potential for a significant environmental effect that was not previously evaluated in EIR No. 404.

The County has determined that the proposed project is consistent with the scope and type of development analyzed on the proposed Project Site as part of EIR No. 404. Whether a later activity is within the scope of a program EIR is a factual question that the lead agency determines based on substantial evidence in the record per State CEQA Guidelines Section 15168(c)2. The Environmental Assessment (EA) or Initial Study prepared for this project is marked with the findings of the Lead Agency as to the environmental effects of the proposed Project in comparison with the findings of program EIR No. 404 certified in 2000. The checklist has been prepared pursuant to Section 15168(c)(4) which states that "[w]here the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR." This EA checklist provides the basis for an Addendum to the previously certified EIR No. 404 and serves as the environmental review of the proposed Project, as required pursuant to the provisions of the CEQA and the State CEQA Guidelines. This Addendum augments the analysis in the EIR No. 404 as provided in State CEQA Guidelines sections 15162 and 15164 and provides the basis for the County's determination that no supplemental or subsequent EIR is required to evaluate the proposed Project. Environmental analysis and mitigation measures from EIR No. 404 have been incorporated into this Addendum and modified as necessary to address the site-specific conditions of the proposed Project. In cases where mitigation measures from the EIR No. 404 have been satisfied, it is so noted.

Pursuant to CEQA and the State CEQA Guidelines, the County's review of this Addendum focuses on the potential environmental impacts associated with the Mor Furniture Project that might cause an increase in the impacts that were identified in EIR No. 404, including changes in circumstances or new information of substantial importance that would substantially change the EIR conclusions. In other words, this Addendum considers whether the proposed project, which, as described in detail in the EA/Addendum, would result in new or substantially more severe impacts than were disclosed in EIR No. 404. 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, including a new air quality, GHG, health risk assessment, biological, noise, geotechnical and cultural and paleontological studies.

In reviewing this Addendum, the question before the County decisionmakers is not whether the previous EIR complies with CEQA, but only whether one of the events triggering the need for subsequent environmental review has occurred. (*A Local & Regional Monitor (ALARM) v. City of Los Angeles* (1993) 12 Cal.App.4th 1773; *Committee for Green Foothills v. Santa Clara County Board of Supervisors* (2010) 48 Cal.4th 32.) On the basis of the findings of EIR No. 404 and the provisions of the State CEQA Guidelines, the County of Riverside, as the Lead Agency, determined that, as documented in this Addendum to the previously certified EIR, no supplemental or subsequent EIR is required to review the application for the proposed Mor Furniture Project. Therefore, a lead agency must prepare an addendum to a previously certified when none of the conditions triggering preparation of a subsequent EIR have occurred. State CEQA Guidelines section 15164(a); *Friends of the College of San Mateo Gardens v. San Mateo* (2016) 1 Cal.5th 937, 946.

The appellant states, in bullet point 2, that because the California horned lark and Cooper's hawk were observed on the project site, results in a new significant impact on these species. According to the Biological study conducted for the project, of the 32 special-status wildlife species and 17 special-status plant species evaluated during the habitat assessment survey effort, all are functionally covered under the MSHCP Plan and/or do not require additional focused surveys, including the California horned lark and Cooper's hawk. No additional special-status species not included for coverage under the MSHCP Plan were observed or are expected to occur within the project site. Impacts were less than significant with implementation of EIR No. 404, Mitigation Measures, and Conditions of Approval. Therefore, based on substantial evidence, there are no new significant effects on the environment requiring the preparation of the Subsequent EIR based on State CEQA Guidelines section 15162.

The Appellant states, in bullet points 3 and 4, the proposed project will have significant air quality and greenhouse gases impacts on sensitive receptors without submitting any facts into the record. As noted previously, the project prepared Air Quality, Health Risk Assessment, and Greenhouse Gas technical studies to specifically evaluate the project's impacts and to compare to the impacts analyzed in EIR No. 404. The Health Risk Assessment report evaluates the potential mobile source health risk impacts to sensitive receptors (residents) and adjacent workers associated with the development of the proposed project. More specifically, health risk impacts as a result of exposure to diesel particulate matter (DPM) as a result of heavy-duty diesel trucks accessing the site. As discussed in the EA/Addendum, the SCAQMD has established an incidence rate of ten (10) persons per million as the maximum acceptable incremental cancer risk due to DPM exposure. The Health Risk Assessment conducted a "ground to plan" analysis and determined that the cancer risk would be less than the SCAQMD threshold and impacts were less than significant with mitigation measures from EIR No. 404. No new impacts nor substantially more severe air quality related impacts would result from the proposed Project; therefore, no new mitigation measures are required for air quality.

The project has the potential to generate a total of approximately 2,880.33 MTCO<sub>2</sub>e per year of greenhouse gas emissions and would not exceed the County's screening threshold of 3,000 MTCO<sub>2</sub>e per year. Since the Project is proposing development that is consistent with the Specific Plan and EIR No. 404, greenhouse gas emissions would not increase from those of the land uses analyzed in EIR No. 404. Therefore, impacts related to greenhouse gas emissions would be less than significant, and no new impact would occur. As evaluated in the EA/Addendum, both construction and operational impacts related to air quality and greenhouse gas emissions were determined to be less than significant. Therefore, there is no valid reason to require the applicant to include the proposed additional mitigation measures proposed by the Appellant. Moreover, as stated in the EA/Addendum, the project will still be required to comply with Climate Action Plan Measure R2-E10 requiring the applicant to offset its energy demands by at least 20%, despite the fact the project falls below the CAP screening threshold of 3,000 MTCO<sub>2</sub>e/yr.

The appellant states, in bullet point 5, the proposed project violates the objectives of the specific plan. A Change of Zone was adopted by the Board of Supervisors on March 20, 2018 to define Planning Area No. 9 within Specific Plan No. 213 as noted in the background. Pursuant to the zoning ordinance for Specific Plan No. 213, Planning Area 9 allows various industrial, commercial and manufacturing uses with an approved plot plan including professional offices, warehousing and distribution. The project's proposed retail, storage and office uses are allowed pursuant to the zoning for Specific Plan No. 213, Planning Area 9. The building is proposed to be occupied by Mor Furniture that would include approximately 24,106 square feet of the building as a typical retail showroom for furniture and the remaining area of the building will function as a warehouse for storage and delivery of furniture. So, although the building proposed resembles a warehouse building from its appearance for the most part and its size, based on how the proposed tenant of Mor Furniture would utilize the building, it would not be a typical distribution type warehouse. Therefore, the proposed project does not violate the objectives of the specific plan.

Based on the above, staff concurs with the Planning Director's decision on July 22, 2019 that through site planning, the planning advisory notifications, conditions of approval, and mitigation measures, all potential impacts would be reduced to below a level of significance and the protection of the public's, health, safety, and welfare would continue.

#### **Appellant Statement: Juan Perez, TLMA Director – Reasons for Appeal**

"We have received concerns from the public after the Director's Hearing. Despite there being sufficient legal noticing on this project, there should be an opportunity for the Planning Commission to take jurisdiction and hear this project in order to allow further public input. There are also additional measures that can be implemented by this project that would be Best Management Practices to further reduce its impacts on the adjacent residential community."

#### **Staff Comments:**

The Appellant states that there was sufficient time for legal noticing, yet staff did not receive any comments from the public other than the letter provided by Lozeau | Drury LLP on July 22, 2019, as noted above. The notice of the Directors Hearing was 10 days, and we have provided a 20-day notice prior to this Planning Commission hearing, providing a total of 30 days. As of writing this staff report, staff has received no comments from the public. Furthermore, the applicant has provided various opportunities to allow the public for commenting as shown below:

- March 6, 2019: Applicant sent outreach letter to HOA Board at The Avalon Management Group, Inc., 43529 Ridge Park Dr, Temecula, CA 92590
- March 15, 2019: Applicant sent owners within 300' of the project site outreach letter to inform them of the project.
- April 11, 2019: ALUC Hearing took place, which notified all owners within 300 feet of the project site
- May 8, 2019: Applicant met with Central Park HOA to discuss project.
- June 17, 2019: Applicant followed up with HOA.

Therefore, staff concurs with the Planning Director's decision on July 22, 2019 that through site planning, the planning advisory notifications, conditions of approval, and mitigation measures, all potential impacts

would be reduced to below a level of significance and the protection of the public's, health, safety, and welfare would continue.

The proposed Project is a furniture retail warehouse and distribution use and is consistent and compliant with the applicable zoning classification and development standards and meets the intent and policies of the General Plan Land Use Designation. The furniture retail warehouse and distribution use and site plan have been designed to comply with minimum setbacks, landscaping, lighting, noise reduction measures and architecture to further reduce potential incompatibility issues with these residential uses during construction and operation of the warehouse and distribution facility.

**Comment Letter: Stephanie Bauerlein**

*"Dear Supervisor Washington: I am a constituent, and a homeowner in the Silverhawk neighborhood of Murrieta. I understand the area on Murrieta Hot Springs at Townview is being developed. And I am happy to welcome new businesses. However, some serious concerns exist with regard to the current proposed project (Mor Warehouse). The current project proposes a 360,022 sq ft, multi-level furniture warehouse and distribution center, which is incongruent with the area. This specific area already has a bottleneck issue, and cannot accommodate commercial trucks for furniture distribution. The geography on this stretch of Murrieta Hot Springs is narrow, due to the geography and a natural slope, and includes residential neighborhoods and driveways without stoplights (including the Vons/ Gas Station entrance and exit). Moreover, the short distance between the cross-streets poses a gridlock issue at both Sky Canyon and Townview (on the same side of the street as the proposed 360,022 sq ft furniture warehouse). The addition of a large warehouse that relies on furniture distribution trucks to conduct business would pose a substantial safety risk. In discussing these and other issues with my neighbors, I am not alone in my concerns. Finally, it is worth noting that an approximately 20-year-old environmental impact report (EIR) appears to be the foundation of many decisions that are being made for this unique plot of land. As I'm sure you know, a lot can change in 20 years. And as such, a new, thorough study should be conducted to reflect the community and environment, as it exists today. Please let me know if you have any questions. And if you can assist in any way I would greatly appreciate it. Thank you for your time and efforts. Best, Stephanie Bauerlein."*

**Staff Comments:**

As mentioned in the background section, there was a change of zone to allow industrial, commercial and manufacturing uses with an approved plot plan including professional offices, warehousing and distribution within Planning Area 9 of Specific Plan No. 213. As far as "bottleneck traffic," a comparison was done between the approved specific plan and proposed conditions with the proposed Mor Furniture. The proposed project would generate 5,259 fewer daily trips, with 85 fewer a.m. peak hour trips, and 521 fewer p.m. hour trips. The traffic counts were conducted at the intersections of Townview Avenue/Murrieta Hot Springs Road and Calistoga Drive/Murrieta Hot Springs Road on Tuesday, June 25, 2019. Both intersections currently operate at acceptable level of service C. The proposed project would result in less trips compared to what was approved under the specific plan.

A concern about safety related to the proposed project's traffic. Specific Plan No. 213 (page III-9, Section 2.a. Circulation Plan description and 2.b. Development Standards) and the EIR No. 404 (Resolution No. 2000-304, section Q.2.) addressed safety issues related to the overall Specific Plan, which includes the

proposed Mor Furniture. The project design includes the following design features to address compatibility with the adjacent uses and residences.

- a. Located the building access and truck route to the project site via a driveway on Commerce Court across from the self-storage facility, which avoids use of the Calistoga, a residential street.
- b. Added screening the project site in the form of a perimeter berm and landscaping that includes 24-inch box coast live oak and peppermint trees.
- c. Set the proposed building back significantly from adjacent streets and incorporated lower site elevation to reduce the visibility of the building and screen operational noise within the site.
- d. Incorporated architecturally enhanced elevations and internal landscaping oriented towards Murrieta and Calistoga.
- e. Ensured that any delivery operations will occur outside peak traffic periods.
- f. The facility will use smaller loading trucks, not large tractor trailers that are often associated with distribution facilities.

With these design features, safety concerns have been adequately addressed.

There is a concern that EIR No. 404 is too old. The proposed project is consistent with the scope and type of development analyzed on the proposed Project Site as part of the EIR No. 404. Whether a later activity is within the scope of a program EIR is a factual question that the lead agency determines based on substantial evidence in the record per State CEQA Guidelines Section 15168(c)2. An Environmental Assessment (EA) checklist is included under Section 4. The checklist has been prepared pursuant to Section 15168(c)(4) which states that “[w]here the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR.” This EA checklist provides the basis for an Addendum to the previously certified EIR No. 404 and serves as the environmental review of the proposed Project, as required pursuant to the provisions of the CEQA and the State CEQA Guidelines. This Addendum supplements the analysis in the EIR No. 404 as provided in State CEQA Guidelines sections 15162 and 15164 and provides the basis for the determination that no supplemental or subsequent EIR is required to evaluate the proposed project. Environmental analysis and mitigation measures from EIR No. 404 have been incorporated into this Addendum and modified as necessary to address the site-specific conditions of the proposed Project. In cases where mitigation measures from the EIR No. 404 have been satisfied, it is so noted.

Pursuant to the State CEQA guidelines, the Addendum focuses on the potential environmental impacts associated with the proposed project that might cause an increase in the impacts that were identified in EIR No. 404, including changes in circumstances or new information of substantial importance that would substantially change the EIR conclusions. The Addendum considers whether the proposed project would result in new or substantially more severe impacts than were disclosed in EIR No. 404. 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, including a new air quality, greenhouse gases, health risk assessment, biological, noise, geotechnical, and cultural and paleontological studies.

In reviewing this Addendum it has been determined that, as documented in this Addendum to the previously certified EIR, no supplemental or subsequent EIR is required to review the application for the proposed project.

The project was continued from the September 4, 2019 Planning Commission.

## CONCLUSION

It is staff's assessment, based on the project analysis, that the project meets the requirements and findings for approving Plot Plan No. 190001. As designed and conditioned, it is not anticipated that the project would result in physical environmental impacts pursuant to CEQA. Given that the Appellant did not provide specific claims or evidence in their appeal application to substantiate that any adverse environmental impacts would occur due to project implementation, staff recommends that the Planning Commission uphold the Planning Director's decision and adopt the Addendum for Environmental Impact Report No. 404 and approve Plot Plan No. 190001, subject to the advisory notification document, conditions of approval and findings outlined in Attachment D of this report.

## APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. An appeal may be submitted in writing to the Clerk of the Board along with the appropriate filing fee as set forth in Ordinance No. 671, within ten calendar days after the date of the mailing of the Planning Commission's decision.

## ATTACHMENTS

- Attachment A – Appeal Application- Lozeau | Drury LLP**
  - Attachment B – Appeal Application- Juan Perez**
  - Attachment C – Memo to DH July 22, 2019 Letter from Lozeau | Drury LLP with Response to Comments from Applicant**
  - Attachment D – July 22, 2019 DH Staff Report Packet (Includes: Project Plans and MND/IS)**
  - Attachment E – Decision Letter**
  - Attachment F – Report of Actions**
-



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## APPLICATION FOR APPEAL

Appeal of Application Case No(s): Addendum to Final EIR No. 404 (SCH 199804103); Plot Plan 190001  
*List all concurrent applications*

Name of Advisory Agency: Planning Director

Date of the decision or action: 7/22/2019 Planning Director's Hearing

Appellant's Name: Supporters Alliance for Environmental Responsibility E-Mail: richard@lozeaudrury.com

Contact Person: c/o Lozeau Drury LLP E-Mail: richard@lozeaudrury.com

Mailing Address: 1939 Harrison Street, Suite 150  
Street CA 94612  
City State ZIP

Daytime Phone No: ( 510 ) 836-4200 Fax No: ( 510 ) 836-4205

ADVISORY AGENCY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	<ul style="list-style-type: none"> <li>• <b>Board of Supervisors</b> for: Temporary Outdoor Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans.</li> <li>• <b>Planning Commission</b> for: all other decisions.</li> <li>• <b>County Hearing Officer</b> for: Reasonable Accommodation Request</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Clerk of The Board</b> for: Appeals before the Board of Supervisors.</li> <li>• <b>Planning Department</b> for: Appeals before the Planning Commission and County Hearing Officer.</li> </ul>
Planning Commission	<b>Board of Supervisors</b>	<b>Clerk of the Board of Supervisors</b>

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"Planning Our Future... Preserving Our Past"



**APPLICATION FOR APPEAL**

TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"> <li>• Change of Zone denied by the Planning Commission</li> <li>• Commercial WECS Permit</li> <li>• Conditional Use Permit</li> <li>• Hazardous Waste Facility Siting Permit</li> <li>• Public Use Permit</li> <li>• Variance</li> <li>• Specific Plan denied by the Planning Commission</li> <li>• Substantial Conformance Determination for WECS Permit</li> <li>• Surface Mining and Reclamation Permit</li> </ul>	<p>Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.</p>
<ul style="list-style-type: none"> <li>• Land Division (Tentative Tract Map or Tentative Parcel Map)</li> <li>• Revised Tentative Map</li> <li>• Minor Change to Tentative Map</li> <li>• Extension of Time for Land Division (not vesting map)</li> </ul>	<p>Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.</p>
<ul style="list-style-type: none"> <li>• Extension of Time for Vesting Tentative Map</li> </ul>	<p>Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> <li>• General Plan or Specific Plan Consistency Determination</li> <li>• Temporary Outdoor Event</li> </ul>	<p>Within 10 days after date of mailing or hand delivery of decision of the Planning Director.</p>
<ul style="list-style-type: none"> <li>• Environmental Impact Report</li> </ul>	<p>Within 10 days of receipt of project sponsor notification of Planning Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.</p>
<ul style="list-style-type: none"> <li>• Plot Plan</li> <li>• Temporary Use Permit</li> <li>• Accessory WECS Permit</li> </ul>	<p>Within 10 calendar days after the date of mailing of the decision.</p>
<ul style="list-style-type: none"> <li>• Letter of Substantial Conformance for Specific Plan</li> </ul>	<p>Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> <li>• Revised Permit</li> </ul>	<p>Same appeal deadline as for original permit.</p>
<ul style="list-style-type: none"> <li>• Certificate of Compliance</li> <li>• Tree Removal Permit</li> <li>• Reasonable Accommodation Request</li> </ul>	<p>Within 10 days after the date of the decision by the Planning Director.</p>
<ul style="list-style-type: none"> <li>• Revocation of Variances and Permits</li> </ul>	<p>Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety, or within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.</p>

**STATE THE REASONS FOR APPEAL.**

Clearly state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE,

**APPLICATION FOR APPEAL**

AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

Appeal is being submitted for the reasons stated in the attached letter dated July 22, 2019.

All conditions of approval are being appealed.

\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Use additional sheets if necessary

Supporters Alliance for Environmental Responsibility  
c/o Lozeau Drury LLP

PRINTED NAME OF APPELLANT



SIGNATURE OF APPELLANT

July 29, 2019

DATE

**THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:**

1. One completed and signed Appeal application form.
2. Public Hearing Notice Label Requirements mailing address labels for notification of the appeal hearing.<sup>1</sup>
3. All appropriate filing fees.  
(The Base fee, plus other fees specifically for the Department of Building and Safety, Fire Department, Flood Control District and/or Transportation Department conditions, if applicable).

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1013 Appeal Form.docx  
Created: 07/08/2015 Revised: 07/30/2018

<sup>1</sup> Comply with the Public Hearing Notice Label Requirements (Form 295-1051)



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www.lozeaudrury.com  
rebecca@lozeaudrury.com

VIA E-MAIL

June 22, 2019

David Alvarez  
Project Planner  
Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92505  
daalvarez@rivco.org

Peter Aldana  
County Clerk  
Riverside County  
2724 Gateway Drive  
Riverside, CA 92507  
accmail@asrclkrec.com

**Re: Comment on Addendum to Environmental Impact Report No. 404- CEQ190003,  
Plot Plant No. 190001; Mor Furniture Project (SCH No. 1998041031)**

Dear Mr. Alvarez and Mr. Aldana:

I am writing on behalf of the Supporters' Alliance for Environmental Responsibility ("SAFER") and its members living and working in Riverside County ("SAFER"). The County of Riverside ("County") has received an application for the development of the Mor Furniture Project, a 360,022 square foot industrial building for a furniture warehouse and distribution facility, and other necessary and required improvements on 20.42 acres of land ("Project"). SAFER is concerned that the County is proposing to approve the project without review under the California Environmental Quality Act ("CEQA"), Pub. Res. Code section 21000, et seq., based on the assertion that the Project is consistent with the nearly 20-year old Environmental Impact Report for the Winchester Properties/Silverhawk Specific Plan No. 213 Amendment No. 3 ("2000 EIR"). The County contends that under CEQA Guidelines section 15162 and 15164, no further environmental review is required. The matter is scheduled to be considered at the Riverside County Director's Hearing on July 22, 2019.

#### LEGAL STANDARD

CEQA contains a strong presumption in favor of requiring a lead agency to prepare an EIR. This presumption is reflected in the fair argument standard. Under that standard, a lead agency must prepare an EIR whenever substantial evidence in the whole record before the agency supports a fair argument that a project may have a significant effect on the environment. Pub. Res. Code § 21082.2; *Laurel Heights Improvement Ass'n v. Regents of the University of California* (1993) ("Laurel Heights II") 6 Cal. 4th 1112, 1123; *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 75, 82; *Quail Botanical Gardens v. City of Encinitas* (1994) 29 Cal.App.4th 1597, 1602.

The City relies on CEQA Guidelines § 15162 and 15164 to claim that no CEQA review is required. The court of appeal recently stated, “The addendum is the other side of the coin from the supplement to an EIR. This section provides an interpretation with a label and an explanation of the kind of document that does not need additional public review.” “It must be remembered that an addendum is prepared where ‘(2) **Only minor technical changes or additions are necessary to make the EIR under consideration adequate under CEQA; and (3) The changes to the EIR made by the addendum do not raise important new issues about the significant effects on the environment.**’ ([Guideline] 15164, subd. (a).)” *Save Our Heritage Org. v. City of San Diego*, 28 Cal. App. 5th 656, 664–65 (2018) (emphasis added).

Section 15164(a) of the State CEQA Guidelines states that “the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” Pursuant to Section 15162(a) of the State CEQA Guidelines, a subsequent EIR or Negative Declaration is only required when:

- (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 occur 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 of 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;
  - (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 measure or alternative; or
  - (D) 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.

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## DISCUSSION

Safer hereby requests that the County prepare an environmental impact report (“EIR”) to analyze the significant environmental impacts of the Project and to propose all feasible mitigation measures and alternatives to reduce those impacts. The County may not rely on the 2000 EIR for several reasons, including, but not limited to, the following:

### 1. The 2000 EIR has no Informational Value for a 360,000 Square Foot Warehouse.

As the California Supreme Court explained in *San Mateo Gardens*, subsequent CEQA review provisions “can apply only if the project has been subject to initial review; they can have no application if the agency has proposed a new project that has not previously been subject to review.” *Friends of College of San Mateo Gardens v. San Mateo* (2016) 1 Cal.5th 937, 950 (“*San Mateo Gardens*”). As the Supreme Court explains, “[a] decision to proceed under CEQA’s subsequent review provisions must thus necessarily rest on a determination — whether implicit or explicit — that the *original environmental document* retains some informational value.” *Id.* at 951 (emph. added). Only if the original environmental document retains some informational value despite the proposed changes, changes in circumstances or new substantial information does the agency proceed to decide under CEQA’s subsequent review provisions whether such changes or substantial new information will require major revisions to the original environmental document because of the involvement of new, previously unconsidered significant environmental effects. 1 Cal.5th at 952. Reviewing the 2000 EIR, the City cannot reasonably claim that it addresses, *i.e.*, provides some informational value regarding the potential environmental impacts of a massive furniture warehouse.

The 2000 EIR for the Winchester Properties/Silverhawk Specific Plan No. 213 Amendment No. 3 (“Specific Plan”), which the County is relying on, designates the Project parcel as “Planning Area 9” or “Town Center Commercial.” As the Addendum explains, this designation allows for “churches, public servicing agencies, professional medical offices, a library, a recreational facility, commercial recreation, community commercial and business park land uses.” Addendum, p. 4-14.

A warehouse is a far different use from what was previously analyzed. The County had told the public that Parcel 9 was going to be built up into a town center, public and quasi-public facilities and amenities for people in the local neighborhood to walk to. A massive furniture warehouse was never analyzed in the 2000 EIR, and the 2000 EIR’s analysis of environmental impacts of a church or library has no relevance to evaluating the environmental impacts of a warehouse. Just because the Project is located within the Specific Plan area, does not mean that it has been evaluated under the Specific Plan EIR.

Since a 360,022 square foot warehouse has never undergone CEQA review, it is a new project, and the City must start from the beginning of the CEQA process under section 21151, conduct an initial study, and determine whether there is substantial evidence of a fair argument that the project will have a significant environmental impact. *Friends of College of San Mateo*

*Gardens v. San Mateo*, 1 Cal.5th at 951. The County should require CEQA review for the Project, and not approve the Project until CEQA review is completed.

**2. Even under Pub. Res. Code § 21166 a Supplemental EIR is Required Because the Addendum Admits that the Project will have a new Biological Impact.**

The Addendum's conclusion that the Project will have no new biological impact is not supported by substantial evidence. In fact, the Addendum itself admits that the Project will have an impact on the California horned lark and Cooper's hawk, both of which were observed on the Project site during a recent biological survey. Addendum, p. 4-22. In addition, "suitable nesting habitat and suitable foraging habitat for birds exists within the Project site and adjacent areas." *Id.* This constitutes a significant impact on these species. In contrast, the 2000 EIR would not have a significant impact on these species. As a result, a supplemental or subsequent EIR is required, and approval of the Project based on an Addendum violates CEQA.

**3. The Project Will Have Significant Environmental Impacts that were Not Analyzed in the 2000 EIR.**

The Project will have significant environmental impacts that were not analyzed in the 2000 EIR. For example, the Project will have significant air quality impacts from diesel trucks and other sources. This pollution will have significant impacts on sensitive receptors that are located only 125 feet from the Project site.

**4. There are New Mitigation Measures Available Now That Were Not Available in 2000.**

There are many mitigation measures that are now feasible that were not feasible or did not exist in 2000. For example, the 2000 EIR concluded that the Project would have significant unmitigated air pollution impacts. The Project could offset its air pollution and greenhouse gas emissions in part by installing solar photovoltaic panels, using only Tier 4 construction equipment, operating only 2010 or better diesel trucks, using only electrified forklifts and related equipment, and many other measures that were not feasible in 2000. For example, Tier 4 construction equipment was not available until 2015, and is not required for the Project. A new EIR is required to analyze these measures. Also, greenhouse gas mitigation measures are now feasible that were not feasible in 2000, such as electric vehicles, electric forklifts, solar panels, and other measures.

**5. The Project Violates the Objectives of the Specific Plan.**

One of the Project Objectives listed in the 2000 EIR is "[t]o cluster community facilities in a highly visible town center setting." 2000 EIR, p. II-10. Yet the Project now proposes to use one third of the land designated for public and quasi-public uses, and build a warehouse on it. This violates the specific plan's objective, and constitutes a new land use impact that must be analyzed in an EIR.

SAFER Comments on Mor Furniture Project Addendum  
July 22, 2019  
Page 5 of 5

For the above reasons, the County must prepare an EIR to analyze and mitigate the impacts of the Project. The County may not rely on the nearly 20-year old Specific Plan EIR.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized 'R' followed by a long horizontal line that curves slightly upwards at the end.

Rebecca L. Davis



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## APPLICATION FOR APPEAL

Appeal of Application Case No(s): PP190001 (PPT190001)

List all concurrent applications

Name of Advisory Agency: Planning Director

Date of the decision or action: July 22, 2019

Appellant's Name: Juan Perez - TLMA Director E-Mail: jcperez@rivco.org

Contact Person: Debra Piantadosi E-Mail: dpiantad@rivco.org

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ADVISORY AGENCY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	<ul style="list-style-type: none"> <li>• <b>Board of Supervisors</b> for: Temporary Outdoor Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans.</li> <li>• <b>Planning Commission</b> for: all other decisions.</li> <li>• <b>County Hearing Officer</b> for: Reasonable Accommodation Request</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Clerk of The Board</b> for: Appeals before the Board of Supervisors.</li> <li>• <b>Planning Department</b> for: Appeals before the Planning Commission and County Hearing Officer.</li> </ul>
Planning Commission	<b>Board of Supervisors</b>	<b>Clerk of the Board of Supervisors</b>

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**APPLICATION FOR APPEAL**

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AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

We have received concerns from the public after the Director's Hearing. Despite there being sufficient legal noticing on this project, there should be an opportunity for the Planning Commission to take jurisdiction and hear this project in order to allow for further public input. There are also additional measures that can be implemented by this project that would be Best Management Practices to further reduce its impacts on the adjacent residential community.

Use additional sheets if necessary.

Juan Perez

PRINTED NAME OF APPELLANT

SIGNATURE OF APPELLANT

08/01/19  
DATE

**THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:**

1. One completed and signed Appeal application form.
2. Public Hearing Notice Label Requirements mailing address labels for notification of the appeal hearing.<sup>1</sup>
3. All appropriate filing fees.  
(The Base fee, plus other fees specifically for the Department of Building and Safety, Fire Department, Flood Control District and/or Transportation Department conditions, if applicable).

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1013 Appeal Form.docx  
Created: 07/08/2015 Revised: 07/30/2018

<sup>1</sup> Comply with the Public Hearing Notice Label Requirements (Form 295-1051)

**APPLICATION FOR APPEAL**

TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"> <li>• Change of Zone denied by the Planning Commission</li> <li>• Commercial WECS Permit</li> <li>• Conditional Use Permit</li> <li>• Hazardous Waste Facility Siting Permit</li> <li>• Public Use Permit</li> <li>• Variance</li> <li>• Specific Plan denied by the Planning Commission</li> <li>• Substantial Conformance Determination for WECS Permit</li> <li>• Surface Mining and Reclamation Permit</li> </ul>	<p>Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.</p>
<ul style="list-style-type: none"> <li>• Land Division (Tentative Tract Map or Tentative Parcel Map)</li> <li>• Revised Tentative Map</li> <li>• Minor Change to Tentative Map</li> <li>• Extension of Time for Land Division (not vesting map)</li> </ul>	<p>Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.</p>
<ul style="list-style-type: none"> <li>• Extension of Time for Vesting Tentative Map</li> </ul>	<p>Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> <li>• General Plan or Specific Plan Consistency Determination</li> <li>• Temporary Outdoor Event</li> </ul>	<p>Within 10 days after date of mailing or hand delivery of decision of the Planning Director.</p>
<ul style="list-style-type: none"> <li>• Environmental Impact Report</li> </ul>	<p>Within 10 days of receipt of project sponsor notification of Planning Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.</p>
<ul style="list-style-type: none"> <li>• Plot Plan</li> <li>• Temporary Use Permit</li> <li>• Accessory WECS Permit</li> </ul>	<p>Within 10 calendar days after the date of mailing of the decision.</p>
<ul style="list-style-type: none"> <li>• Letter of Substantial Conformance for Specific Plan</li> </ul>	<p>Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> <li>• Revised Permit</li> </ul>	<p>Same appeal deadline as for original permit.</p>
<ul style="list-style-type: none"> <li>• Certificate of Compliance</li> <li>• Tree Removal Permit</li> <li>• Reasonable Accommodation Request</li> </ul>	<p>Within 10 days after the date of the decision by the Planning Director.</p>
<ul style="list-style-type: none"> <li>• Revocation of Variances and Permits</li> </ul>	<p>Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety, or within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.</p>

**STATE THE REASONS FOR APPEAL.**

Clearly state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE,



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

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

**DATE:** July 22, 2019  
**TO:** Planning Director  
**FROM:** Dave Alvarez, Project Planner  
**RE:** 3.1- PPT190001

Staff received a comment letter from Lozeau|Drury LLP, dated July 22, 2019, as attached, with concerns over the Addendum not being adequate to meet CEQA guidelines for the proposed Mor Furniture and would like the applicant to prepare an EIR.

Applicant, Hamann Construction, and Representative, EPD Solutions, have provided a letter addressing those comments as attached.

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VIA E-MAIL

June 22, 2019

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Peter Aldana  
County Clerk  
Riverside County  
2724 Gateway Drive  
Riverside, CA 92507  
accmail@asrclrec.com

**Re: Comment on Addendum to Environmental Impact Report No. 404- CEQ190003,  
Plot Plant No. 190001; Mor Furniture Project (SCH No. 1998041031)**

Dear Mr. Alvarez and Mr. Aldana:

I am writing on behalf of the Supporters' Alliance for Environmental Responsibility ("SAFER") and its members living and working in Riverside County ("SAFER"). The County of Riverside ("County") has received an application for the development of the Mor Furniture Project, a 360,022 square foot industrial building for a furniture warehouse and distribution facility, and other necessary and required improvements on 20.42 acres of land ("Project"). SAFER is concerned that the County is proposing to approve the project without review under the California Environmental Quality Act ("CEQA"), Pub. Res. Code section 21000, et seq., based on the assertion that the Project is consistent with the nearly 20-year old Environmental Impact Report for the Winchester Properties/Silverhawk Specific Plan No. 213 Amendment No. 3 ("2000 EIR"). The County contends that under CEQA Guidelines section 15162 and 15164, no further environmental review is required. The matter is scheduled to be considered at the Riverside County Director's Hearing on July 22, 2019.

#### LEGAL STANDARD

CEQA contains a strong presumption in favor of requiring a lead agency to prepare an EIR. This presumption is reflected in the fair argument standard. Under that standard, a lead agency must prepare an EIR whenever substantial evidence in the whole record before the agency supports a fair argument that a project may have a significant effect on the environment. Pub. Res. Code § 21082.2; *Laurel Heights Improvement Ass'n v. Regents of the University of California* (1993) ("Laurel Heights II") 6 Cal. 4th 1112, 1123; *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 75, 82; *Quail Botanical Gardens v. City of Encinitas* (1994) 29 Cal.App.4th 1597, 1602.

The City relies on CEQA Guidelines § 15162 and 15164 to claim that no CEQA review is required. The court of appeal recently stated, “The addendum is the other side of the coin from the supplement to an EIR. This section provides an interpretation with a label and an explanation of the kind of document that does not need additional public review.” “It must be remembered that an addendum is prepared where ‘(2) **Only minor technical changes or additions are necessary to make the EIR under consideration adequate under CEQA; and (3) The changes to the EIR made by the addendum do not raise important new issues about the significant effects on the environment.**’ ([Guideline] 15164, subd. (a).)” *Save Our Heritage Org. v. City of San Diego*, 28 Cal. App. 5th 656, 664–65 (2018) (emphasis added).

Section 15164(a) of the State CEQA Guidelines states that “the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” Pursuant to Section 15162(a) of the State CEQA Guidelines, a subsequent EIR or Negative Declaration is only required when:

- (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 occur 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 of 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;
  - (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 measure or alternative; or
  - (D) 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.

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## DISCUSSION

Safer hereby requests that the County prepare an environmental impact report (“EIR”) to analyze the significant environmental impacts of the Project and to propose all feasible mitigation measures and alternatives to reduce those impacts. The County may not rely on the 2000 EIR for several reasons, including, but not limited to, the following:

### 1. The 2000 EIR has no Informational Value for a 360,000 Square Foot Warehouse.

As the California Supreme Court explained in *San Mateo Gardens*, subsequent CEQA review provisions “can apply only if the project has been subject to initial review; they can have no application if the agency has proposed a new project that has not previously been subject to review.” *Friends of College of San Mateo Gardens v. San Mateo* (2016) 1 Cal.5th 937, 950 (“*San Mateo Gardens*”). As the Supreme Court explains, “[a] decision to proceed under CEQA’s subsequent review provisions must thus necessarily rest on a determination — whether implicit or explicit — that the *original environmental document* retains some informational value.” *Id.* at 951 (emph. added). Only if the original environmental document retains some informational value despite the proposed changes, changes in circumstances or new substantial information does the agency proceed to decide under CEQA’s subsequent review provisions whether such changes or substantial new information will require major revisions to the original environmental document because of the involvement of new, previously unconsidered significant environmental effects. 1 Cal.5th at 952. Reviewing the 2000 EIR, the City cannot reasonably claim that it addresses, *i.e.*, provides some informational value regarding the potential environmental impacts of a massive furniture warehouse.

The 2000 EIR for the Winchester Properties/Silverhawk Specific Plan No. 213 Amendment No. 3 (“Specific Plan”), which the County is relying on, designates the Project parcel as “Planning Area 9” or “Town Center Commercial.” As the Addendum explains, this designation allows for “churches, public servicing agencies, professional medical offices, a library, a recreational facility, commercial recreation, community commercial and business park land uses.” Addendum, p. 4-14.

A warehouse is a far different use from what was previously analyzed. The County had told the public that Parcel 9 was going to be built up into a town center, public and quasi-public facilities and amenities for people in the local neighborhood to walk to. A massive furniture warehouse was never analyzed in the 2000 EIR, and the 2000 EIR’s analysis of environmental impacts of a church or library has no relevance to evaluating the environmental impacts of a warehouse. Just because the Project is located within the Specific Plan area, does not mean that it has been evaluated under the Specific Plan EIR.

Since a 360,022 square foot warehouse has never undergone CEQA review, it is a new project, and the City must start from the beginning of the CEQA process under section 21151, conduct an initial study, and determine whether there is substantial evidence of a fair argument that the project will have a significant environmental impact. *Friends of College of San Mateo*

*Gardens v. San Mateo*, 1 Cal.5th at 951. The County should require CEQA review for the Project, and not approve the Project until CEQA review is completed.

**2. Even under Pub. Res. Code § 21166 a Supplemental EIR is Required Because the Addendum Admits that the Project will have a new Biological Impact.**

The Addendum's conclusion that the Project will have no new biological impact is not supported by substantial evidence. In fact, the Addendum itself admits that the Project will have an impact on the California horned lark and Cooper's hawk, both of which were observed on the Project site during a recent biological survey. Addendum, p. 4-22. In addition, "suitable nesting habitat and suitable foraging habitat for birds exists within the Project site and adjacent areas." *Id.* This constitutes a significant impact on these species. In contrast, the 2000 EIR would not have a significant impact on these species. As a result, a supplemental or subsequent EIR is required, and approval of the Project based on an Addendum violates CEQA.

**3. The Project Will Have Significant Environmental Impacts that were Not Analyzed in the 2000 EIR.**

The Project will have significant environmental impacts that were not analyzed in the 2000 EIR. For example, the Project will have significant air quality impacts from diesel trucks and other sources. This pollution will have significant impacts on sensitive receptors that are located only 125 feet from the Project site.

**4. There are New Mitigation Measures Available Now That Were Not Available in 2000.**

There are many mitigation measures that are now feasible that were not feasible or did not exist in 2000. For example, the 2000 EIR concluded that the Project would have significant unmitigated air pollution impacts. The Project could offset its air pollution and greenhouse gas emissions in part by installing solar photovoltaic panels, using only Tier 4 construction equipment, operating only 2010 or better diesel trucks, using only electrified forklifts and related equipment, and many other measures that were not feasible in 2000. For example, Tier 4 construction equipment was not available until 2015, and is not required for the Project. A new EIR is required to analyze these measures. Also, greenhouse gas mitigation measures are now feasible that were not feasible in 2000, such as electric vehicles, electric forklifts, solar panels, and other measures.

**5. The Project Violates the Objectives of the Specific Plan.**

One of the Project Objectives listed in the 2000 EIR is "[t]o cluster community facilities in a highly visible town center setting." 2000 EIR, p. II-10. Yet the Project now proposes to use one third of the land designated for public and quasi-public uses, and build a warehouse on it. This violates the specific plan's objective, and constitutes a new land use impact that must be analyzed in an EIR.

For the above reasons, the County must prepare an EIR to analyze and mitigate the impacts of the Project. The County may not rely on the nearly 20-year old Specific Plan EIR.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rebecca L. Davis', with a long horizontal flourish extending to the right.

Rebecca L. Davis



**Response to Comment Letter from Lozeau Drury, LLP, dated June 22, 2019:**

1. This comment is a summary of of the project description and a summary of CEQA Guidelines and case law. No Response is necessary.
2. The commenter states their opinion that the County should prepare an EIR but offers no substantial evidence into the record significant environmental impacts, we described below. The Addendum considers whether the proposed project, which would result in new or substantially more severe impacts than were disclosed in EIR No. 404. 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, including a new air quality, GHG, health risk assessment, biological, noise, geotechnical and cultural and paleontological studies. Based on substantial evidence, the County determined that the changes to the EIR made by the addendum do not raise important new issues about significant effects on the environment and that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. Please refer to Response o Comments 3-7 below.
3. The commenter believes that the proposed project is not consistent with the Specific Plan's land use designation, that EIR 404 and that the CEQA review must start for the beginning. The County determined that the project is consistent with the Specific Plan land land use designation. A Change of Zone was taken to Planning Commission on February 21, 2018 to define Planning Area No. 9 within Specific Plan No. 213. The associated Zoning Ordinance No. 348.4879 established the legal boundary of Planning Area No. 9 within the Winchester Properties Specific Plan No. 213. On March 20, 2018 the Board of Supervisors held a Public Hearing to adopt Ordinance No. 348.4879. Pursuant to the zoning ordinance for Specific Plan No. 213, Planning Area 9 allows various industrial, commercial and manufacturing uses with an approved plot plan including professional offices, warehousing and distribution. The County has determined that the project's proposed storage and office uses are allowed pursuant to the zoning for Specific Plan No. 213, Planning Area 9.

The County has determined that the proposed project is consistent with the scope and type of development analyzed on the proposed Project Site as part of the EIR No. 404. Whether a later activity is within the scope of a program EIR is a factual question that the lead agency determines based on substantial evidence in the record per State CEQA Guidelines Section 15168(c)2. An Environmental Assessment (EA) checklist is included in Section 4. The EA is marked with the findings of the Lead Agency as to the environmental effects of the proposed Project in comparison with the findings of program EIR No. 404 certified in 2000. The checklist has been prepared pursuant to Section 15168(c)(4) which states that "[w]here the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR." This EA checklist provides the basis for an Addendum to the previously certified EIR No. 404 and serves as the environmental review of the proposed Project, as required pursuant to the provisions of the CEQA and Public Resources Code Section 21000 et seq., the State CEQA Guidelines. This Addendum augments the analysis in the EIR No.

404 as provided in CEQA Guidelines Sections 15162 and 15164 and provides the basis for the County's determination that no supplemental or subsequent EIR is required to evaluate the proposed Project. Environmental analysis and mitigation measures from EIR No. 404 have been incorporated into this Addendum and modified as necessary to address the site-specific conditions of the proposed Project. In cases where mitigation measures from the EIR No. 404 have been satisfied, it is so noted.

Pursuant to CEQA and the State CEQA Guidelines, the County's review of this Addendum focuses on the potential environmental impacts associated with the Mor Furniture Project that might cause an increase in the impacts that were identified in EIR No. 404, including changes in circumstances or new information of substantial importance that would substantially change the EIR conclusions. In other words, this Addendum considers whether the proposed project, which, as described in detail in the EA/Addendum, would result in new or substantially more severe impacts than were disclosed in EIR No. 404. 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, including a new air quality, GHG, health risk assessment, biological, noise, geotechnical and cultural and paleontological studies.

In reviewing this Addendum, the question before the County decisionmakers is not whether the previous EIR complies with CEQA, but only whether one of the events triggering the need for subsequent environmental review has occurred. (*A Local & Regional Monitor v. City of Los Angeles* (1993) 12 Cal.App.4th 1773; *Committee for Green Foothills v. Santa Clara County Board of Supervisors* (2010) 48 Cal.4th 32.) On the basis of the findings of EIR No. 404 and the provisions of the State CEQA Guidelines, the County of Riverside, as the Lead Agency, determined that, as documented in this Addendum to the previously certified EIR, no supplemental or subsequent EIR is required to review the application for the proposed Mor Furniture Project.

4. The commenter mistakenly believes the because the California horned lark and Cooper's hawk were observed on the project site, that results in a news significant impact on these species.

According to the Biological study conducted for the project (provided as Addendum Appendix C), of the 32 special-status wildlife species and 17 special-status plant species evaluated during the habitat assessment survey effort, all are functionally covered under the MSHCP Plan and/or do not require additional focused surveys, including the California horned lark and Cooper's . No additional special-status species not included for coverage under the MSHCP Plan were observed or are expected to occur within the project site. Impacts were less than significant with implementation of EIR 404 Mitigation Measures and County conditions of approval. Therefore, based on substantial evidence, there are no new significant effects on the environment requiring the preparation of the Subsequent EIR based on CEQA Guidelines § 15162.

5. The commenter makes claims that the proposed project will have significant air quality impacts on sensitive receptors without submitting any facts into the record. The commenter is referred to Addendum Appendix A (Air Quality Impact Assessment) and Appendix B (Health Risk Assessment). The HRA report evaluates the potential mobile source health risk impacts to sensitive receptors (residents) and adjacent workers associated with the development of the

proposed Project, more specifically, health risk impacts as a result of exposure to diesel particulate matter (DPM) as a result of heavy-duty diesel trucks accessing the site . As discussed in the EA/Addendum, the SCAQMD has established an incidence rate of ten (10) persons per million as the maximum acceptable incremental cancer risk due to DPM exposure. The HRA conducted a “ground to plan” analysis and determined that the cancer risk would be less than the SCAQMD threshold and impacts were less than significant with mitigation measures from EIR No. 404. No new impacts nor substantially more severe air quality related impacts would result from the proposed Project; therefore, no new mitigation measures are required for air quality.

6. A project-specific “ground-to-plan” Greenhouse Gas Analysis was conducted for the Addendum and included as Appendix G. As shown on Table GHG-1, overall, the project has the potential to generate a total of approximately 2,880.33 MTCO<sub>2</sub>e per year and would not exceed the County’s screening threshold of 3,000 MTCO<sub>2</sub>e per year. Since the Project is proposing development that is consistent with the Specific Plan and EIR No. 404, GHG emissions would not increase from those of the land uses analyzed in EIR No. 404. Therefore, impacts related to greenhouse gas emissions would be less than significant, and no new impact would occur.
7. The commenter is referred to Response to Comment 3 related to the project’s compatibility with the Specific Plan land use designation. No evidence is submitted into the record that there is a new land use impact or that a subsequent EIR is required.



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VIA E-MAIL

June 22, 2019

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daalvarez@rivco.org

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## DISCUSSION

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As the California Supreme Court explained in *San Mateo Gardens*, subsequent CEQA review provisions “can apply only if the project has been subject to initial review; they can have no application if the agency has proposed a new project that has not previously been subject to review.” *Friends of College of San Mateo Gardens v. San Mateo* (2016) 1 Cal.5th 937, 950 (“*San Mateo Gardens*”). As the Supreme Court explains, “[a] decision to proceed under CEQA’s subsequent review provisions must thus necessarily rest on a determination — whether implicit or explicit — that the *original environmental document* retains some informational value.” *Id.* at 951 (emph. added). Only if the original environmental document retains some informational value despite the proposed changes, changes in circumstances or new substantial information does the agency proceed to decide under CEQA’s subsequent review provisions whether such changes or substantial new information will require major revisions to the original environmental document because of the involvement of new, previously unconsidered significant environmental effects. 1 Cal.5th at 952. Reviewing the 2000 EIR, the City cannot reasonably claim that it addresses, *i.e.*, provides some informational value regarding the potential environmental impacts of a massive furniture warehouse.

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Since a 360,022 square foot warehouse has never undergone CEQA review, it is a new project, and the City must start from the beginning of the CEQA process under section 21151, conduct an initial study, and determine whether there is substantial evidence of a fair argument that the project will have a significant environmental impact. *Friends of College of San Mateo*

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4

**3. The Project Will Have Significant Environmental Impacts that were Not Analyzed in the 2000 EIR.**

The Project will have significant environmental impacts that were not analyzed in the 2000 EIR. For example, the Project will have significant air quality impacts from diesel trucks and other sources. This pollution will have significant impacts on sensitive receptors that are located only 125 feet from the Project site.

5

**4. There are New Mitigation Measures Available Now That Were Not Available in 2000.**

There are many mitigation measures that are now feasible that were not feasible or did not exist in 2000. For example, the 2000 EIR concluded that the Project would have significant unmitigated air pollution impacts. The Project could offset its air pollution and greenhouse gas emissions in part by installing solar photovoltaic panels, using only Tier 4 construction equipment, operating only 2010 or better diesel trucks, using only electrified forklifts and related equipment, and many other measures that were not feasible in 2000. For example, Tier 4 construction equipment was not available until 2015, and is not required for the Project. A new EIR is required to analyze these measures. Also, greenhouse gas mitigation measures are now feasible that were not feasible in 2000, such as electric vehicles, electric forklifts, solar panels, and other measures.

6

**5. The Project Violates the Objectives of the Specific Plan.**

One of the Project Objectives listed in the 2000 EIR is "[t]o cluster community facilities in a highly visible town center setting." 2000 EIR, p. II-10. Yet the Project now proposes to use one third of the land designated for public and quasi-public uses, and build a warehouse on it. This violates the specific plan's objective, and constitutes a new land use impact that must be analyzed in an EIR.

7

SAFER Comments on Mor Furniture Project Addendum  
July 22, 2019  
Page 5 of 5

For the above reasons, the County must prepare an EIR to analyze and mitigate the impacts of the Project. The County may not rely on the nearly 20-year old Specific Plan EIR.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized 'R' followed by a long horizontal line that curves slightly upwards at the end.

Rebecca L. Davis





**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.

3.1

Director's Hearing: July 22, 2019

**PROPOSED PROJECT**

Case Number(s): PPT190001

EA No.: CEQ190003

Area Plan: Southwest

Zoning Area/District: Rancho California Area

Supervisorial District: Third District

Project Planner: Dave Alvarez

Project APN(s): 957-372-012

Applicant(s): Hamann Construction

Representative(s): EPD Solutions Inc.

  
Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**PLOT PLAN NO. 190001**, proposes to construct a 360,022 square-foot industrial building for a furniture warehouse and distribution facility, and other necessary and required improvements on the project site and along the adjacent streets on 20.42 acres. The project will provide 243 parking spaces.

The above discretionary actions are herein identified as the "project".

The project is located north of Murrieta Hot Springs Road, South of Commerce Court, East of Townview Avenue, and West of Calistoga Drive.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:**

**CONSIDER** an **ADDENDUM** for **ENVIRONMENTAL IMPACT NO. 404**, based on the findings and conclusions incorporated in the Initial Study that the Project will not have a significant effect on the environment and that none of the conditions described in California Code of Regulations Title 14 ("State CEQA Guidelines") section 15162 exist; and

**APPROVE PLOT PLAN NO. 190001**, 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. 213 (Winchester Properties)
Specific Plan Land Use:	Community Development: Mixed Use Area (CD: MUA) as reflected in Specific Plan No. 213.
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Mixed Use Area (MUA)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Community Development: Mixed Use Area (CD:MUA)
East:	Community Development: Medium Density Residential (CD:MDR)
South:	Community Development: Medium Density Residential (CD:MDR) and Community Development: High Density Residential (CD:HDR)
West:	Community Development: Mixed Use Area (CD:MUA)
Existing Zoning Classification:	Specific Plan No. 213, Planning Area No. 9
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	SP 213, Planning Area No. 9
East:	SP 213, Planning Area No. 8
South:	SP 213, Planning Area No. 12 and 13
West:	SP 213, Planning Area No. 9
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
South:	Single-Family Residential and Multi-Family Residential
East:	Single-Family Residential
West:	Vacant

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	20.42	No Minimum
Proposed Building Area (SQFT):	360,022	N/A
Maximum Building Height (FT):	44'-0" (max.)	50 ft. 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>
Office	9,951	1/250 sq. ft.	37.75	
Warehouse	325,965	1/2000 sq. ft.	163.59	
Showroom	24,106	1/750 sq. ft.	31.29	
<b>TOTAL:</b>			<b>233</b>	<b>245</b>

**Located Within:**

City's Sphere of Influence:	Yes – Temecula
Community Service Area ("CSA"):	Yes - #143 Street Lighting Sub Zone 3
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – within Zone B, 20.5 miles from Mt. Palomar
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – SKR Fee Area
Airport Influence Area ("AIA"):	Yes – French Valley, Zone C

## PROJECT LOCATION MAP



Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### **Background:**

The property is currently vacant. A Change of Zone was taken to Planning Commission on February 21, 2018 to define Planning Area No. 9 within Specific Plan No. 213 which directly affect the properties in question because they are located within Planning Area No. 9. The associated Zoning Ordinance No. 348.4879 established the legal boundary of Planning Area No. 9 within the Winchester Properties Specific Plan No. 213. On March 20, 2018 the Board of Supervisors held a Public Hearing to adopt Ordinance No. 348.4879.

Pursuant to the zoning ordinance for Specific Plan No. 213, Planning Area 9 allows various industrial, commercial and manufacturing uses with an approved plot plan including professional offices, warehousing and distribution. The project's proposed storage and office uses are allowed pursuant to the zoning for Specific Plan No. 213, Planning Area 9. Please note, in 2011 Ordinance No. 348.4706 re-lettered subsections a, b, c and d to subsections b, c, d and e respectively, which was subsequent to the current version of the zoning ordinance for Specific Plan No. 213. Additionally, the text for Specific Plan No. 213 provides that Planning Area 9 may contain library, church, community service, community

recreation, commercial/office, community commercial, business/industrial park land uses. There were no changes to the allowed uses listed in the existing subsections.

**Policy/Overlay Consistency**

Highway Policy 79, SWAP 9.1 & 9.2 in regards to road infrastructure improvements is only applicable to residential development. The proposed project does not include any residential uses and therefore this policy does not apply.

**ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

The Initial Study determined, pursuant to State CEQA Guidelines section 15168(c)(1), that the proposed project's potential environmental effects were previously evaluated within the programmatic EIR (EIR No. 404) for Specific Plan No. 213, Therefore, as required within Section 15168(c)(2), the Initial Study also evaluated whether or not any new environmental effects may occur due to changes that have occurred after the certification of EIR No.404.

Section 15162 provides that an addendum to an adopted Environmental Impact Report may be prepared if only minor technical changes or additions are necessary or if none of the conditions described below have occurred:

1. Substantial changes are proposed that would require major revisions to the EIR or negative declaration.

*The proposed Mor Furniture would develop a 20 acre site with a 360,022 square-foot building. Development of the site was analyzed in the EIR No. 404 for Amendment No. 3 to the Specific Plan and previously in EIR No. 227 for the original approval of the Specific Plan, which allows for commercial, office, and business/industrial park land uses. The details of the proposed development of the site does not require major revision to the EIR.*

2. Substantial changes would occur requiring major revision 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.

*The development proposed for Planning Area 9 would not increase traffic from what was previously determined. The project does not propose additional development or substantially different type of development or uses that were not analyzed in the previous EIR. The proposed project would not increase the intensity than what was previously approved and analyzed. These proposed changes do not require major revision to the EIR.*

3. New information of substantial importance, which was not known and could not have been know at the time the previous EIR was certified as complete or the negative declaration was adopted, which results in any of 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;

- c) Mitigation measures or alternatives previously found not to be feasible would become feasible and would substantially reduce one or more of the significant effects of the project but the project proponents decline to adopt the mitigation measure or alternative; or,
- d) Mitigation measures or alternatives that are considerably different from those previously analyzed and would substantially reduce one or more significant effect on the environment, but the project proponent declines to adopt the mitigation measure or alternative.

*The proposed project will result in the ultimate development of a vacant parcel within Planning Areas 9 for the development of commercial uses. The proposed project does not result in more intense uses than what was originally proposed.*

The Initial Study and Addendum prepared for this project analyzed if any of the conditions listed above would occur in light of the proposed project. No new significant impacts would occur as a result of the proposed amendment to the Specific Plan that were not previously addressed in the EIR. No new impacts would result in terms of substantial environmental damage, serious public health problems, or substantial and avoidable injury to fish or wildlife of their habitats.

## **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 has a General Plan Land Use Designation of Community Development: Mixed Use Area (CD: MUA).
2. The project site has a Zoning Classification of Winchester Properties (Silverhawk) Specific Plan No. 213 (SP), Planning Area No. 9 (PA-9). Pursuant to the zoning ordinance for Specific Plan No. 213, Planning Area 9 allows various industrial, commercial and manufacturing uses with an approved plot plan including professional offices, warehousing and distribution
3. The project site is located within the Rancho California Area Zoning Area.

### **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 located in Planning Area 9 of the Specific Plan No. 213 Land Use Plan, which was consistent with the General Plan at the time of adoption. The project has a land use designation of Community Development: Mixed Use Area (CD: MUA). Within Specific Plan No. 213, the land use designation allows for

commercial and residential uses. According to Specific Plan 213, Planning Area 9 will consist of Town Center/Commercial land uses. This area may contain a library, church, community service, community recreation, commercial/office, community commercial, business/industrial park land uses. The allowed uses within Planning Area No. 9 allow for manufacturing and industrial uses which is proposed for the project. Specific Plan 213 requires projects to be identified and unified through design elements such as architecture, signage, landscape, color, walls, fencing, and entry treatments consistent with themes already established in the area. Some variability of design will be allowed so that individual development enclaves will be identifiable and compatible with the overall community, and will be able to establish their own individual design character. Therefore, based on the consistency with the zoning and Specific Plan, the project is also consistent with the General Plan.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, because the project will be required to adhere to conditions of approval and be required to obtain building permits. The design of the project has been reviewed by all applicable Riverside County Departments and agencies, including but not limited to: Building and Safety, Transportation, Fire Department, Environmental Health, and Flood. The review of the project design by these departments and agencies ensure the project's compliance with applicable requirements and regulations adopted and applied to ensure that the project would not have an adverse effect on the public's health, safety, and general welfare. These departments have included conditions of approval that the project will be required to meet at different milestones of the project's implementation (i.e. – prior to grading, prior to issuance of building permits, prior to building final). In addition, the applicant has received an Advisory Notification Document that includes applicable ordinances and regulations that the County has adopted that the project is also required to adhere to in addition to the conditions of approval. Therefore, the project design, condition of approval, and permitting will ensure that the project will protect the public's health, safety, and general welfare.
3. The proposed use conforms to the logical development of the land and will be compatible with the present and future logical development of the surrounding property, because the surrounding zoning and land uses is compatible to light industrial uses, such as mini-warehousing, storage, and manufacturing uses with some residential buffering. Furthermore, four warehouses were recently approved located north of Commerce Court. Therefore, the project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property.
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 projects may cause an increase in traffic in relation to the existing traffic load and capacity of the street system, but as illustrated in the CEQA document, not to a significant level of impact. The project will not result in a change in air traffic patterns or alter waterborne, rail or air traffic. The project will not substantially increase hazards due to a design feature. The project may cause an effect upon or a need for new or altered maintenance of roads, but not to a significant level. The proposed grading will not cause an effect upon circulation during the project's construction. The project will not result in inadequate emergency access or access to nearby uses.
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. However, should the site or any portion thereof, be proposed for sale in the future and a subdivision would be required, further analysis will be conducted to ensure compliance with Ordinance No. 460. The project proposes one building so this provision does not apply.

6. The version of Ordinance No. 348 in place when the zoning ordinance was last approved allows for warehouse and distribution use with a show room with approval of a Plot Plan. Since that last approval, section A was added, thus the proposed uses are consistent with the zoning ordinance in accordance with Ordinance No. 348.

**Development Standards Findings, Ordinance 348, Article X, Section 9.4:**

- a. *There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.* The project is located on over 20 acres. Furthermore, there is no minimum requirement identified by a specific zone classification for the area, therefore, the Plot Plan meet the minimum lot size requirement and are in accordance with Section 9.4.a.
- 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 exceeds the height limitation with a building height of 42'-6". However each building exceeds the minimum two (2) foot setback requirement with setbacks ranging from 115 feet along Murrieta Hot Springs Road and 116 feet along Calistoga Drive.
- c. *No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance.* The project will not exceed the 50 foot height limitation with a 42-'6" proposed building height.
- d. *Automobile parking shall be provided as required by Section 18.12 of the ordinance.* The project has exceeded the parking requirements and is in compliance with Section 18.12 of the parking standard as it relates to Ordinance No. 348. The proposed projects will also be providing parking for clean air vehicles as well as accessible and van accessible spacing and parking for electric vehicles and charging stations of eight spaces based on parking requirements pursuant to Ordinance No. 348 Section 18.12 (c.1).
- e. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* The project is consistent with this requirement because all



mechanical equipment will be screened from public view by portions of the building, including parapets.

**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 Temecula Sphere of Influence. This project was transmitted to Temecula on January 22, 2019 for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is located within the French Valley Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was submitted to ALUC for review. The Riverside County Airport Land Use Commission (ALUC), found PPT190001, a proposal to construct a 360,022 square-foot industrial building is consistent with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, subject to the Conditions of Approval.
4. Assembly Bill (AB) 52 (Chapter 532, Statutes of 2014) establishes a formal consultation process for California tribes as part of the CEQA process and equates significant impacts on "tribal cultural resources" with significant environmental impacts (Public Resources Code [PRC] § 21084.2). AB 52 requires that lead agencies undertaking CEQA review evaluate, just as they do for other historical and archeological resources, a project's potential impact to a tribal cultural resource. The project site has been highly disturbed and the potential for the Project to impact tribal cultural resources is less than significant. Tribal cultural resources were not analyzed in EIR No. 404 because the CEQA criteria and thresholds related to analyzing tribal cultural resources did not exist at the time EIR No. 404 was prepared. However, the EIR included a condition of approval, which states that prior to approval of a development permit, the applicant shall execute a pre-excavation agreement with the Pechanga Band of Luiseno Mission Indians which addresses the requirement for Native American monitors during grading, protocols for treatment of Native American human remains, and the repatriation of Native American sacred items and artifacts to the Pechanga band. As this CEQA document is an Addendum, the AB 52 requirements for consultation are not applicable.
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.

**Fire Findings:**

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") nor Local Responsibility Area ("LRA").

**Conclusion:**

1. For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan, the Specific 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 writing of this report, Planning Staff has not received written communication/phone calls from the public who indicated support/opposition to the proposed project.

**APPEAL INFORMATION**

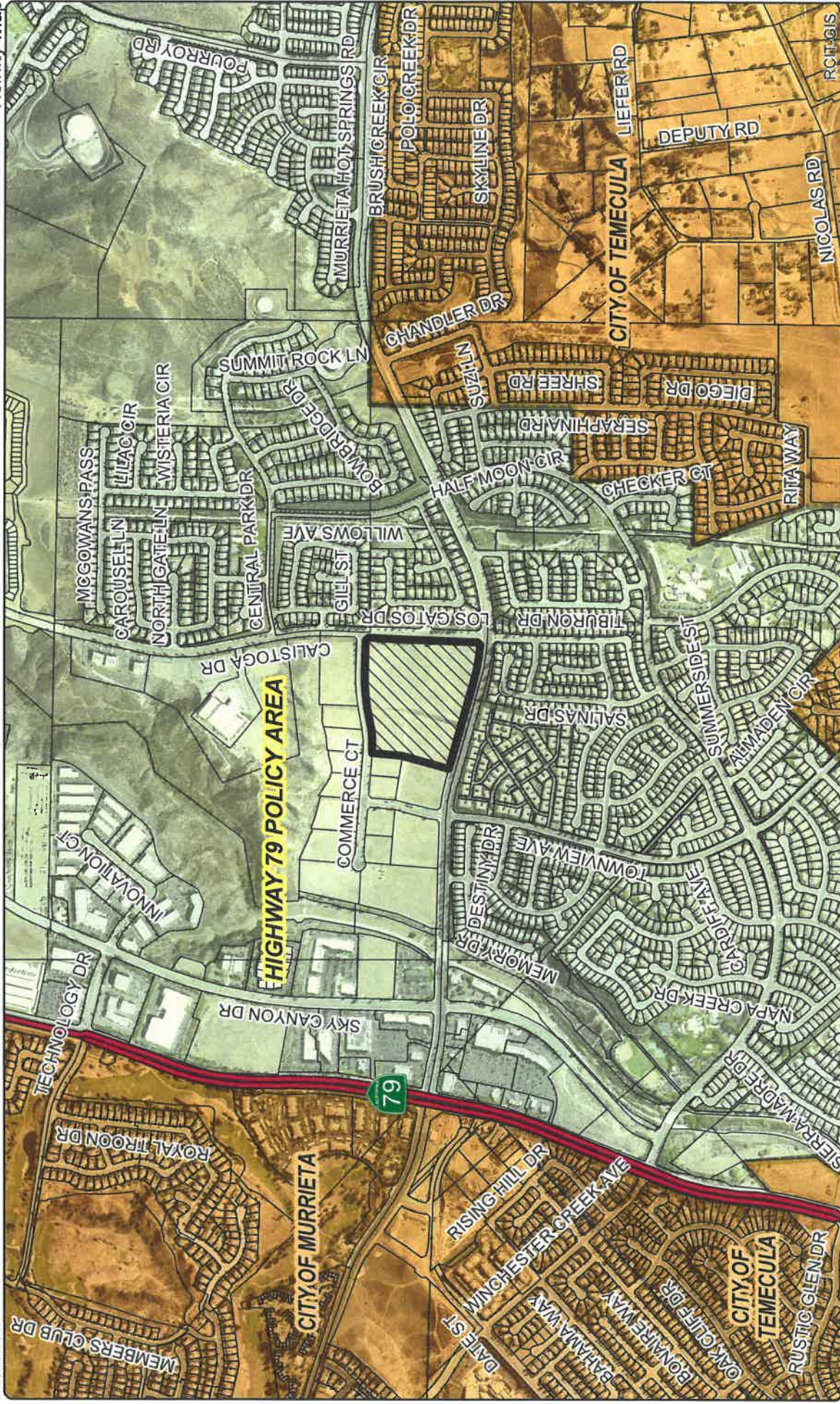
The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the date of the mailing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

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**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**PPT190001**  
**VICINITY/POLICY AREAS**

Supervisor: Washington  
 District 3

Date Drawn: 07/03/2019  
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2000, the City 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)965-3200 (Western County) or in Palm Desert at (760)464-2777 (Eastern County) or Website: <http://www.riversideca.gov>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

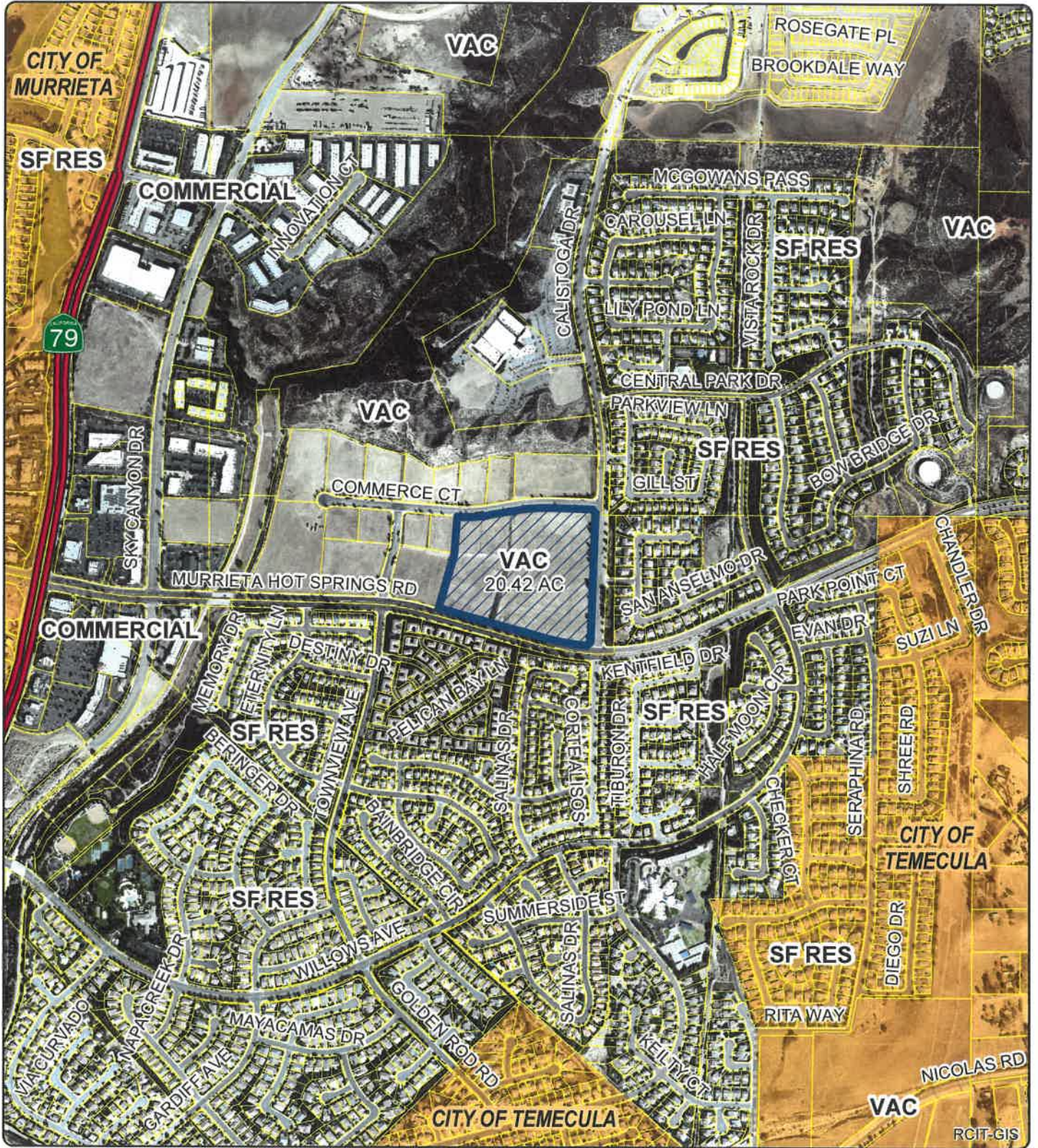
## PPT190001

### LAND USE

Supervisor: Washington  
District 3

Date Drawn: 07/03/2019

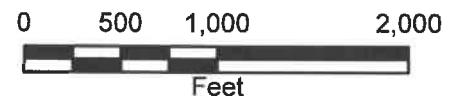
Exhibit 1



Zoning Area: Rancho California

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.rcfma.org>



# RIVERSIDE COUNTY PLANNING DEPARTMENT

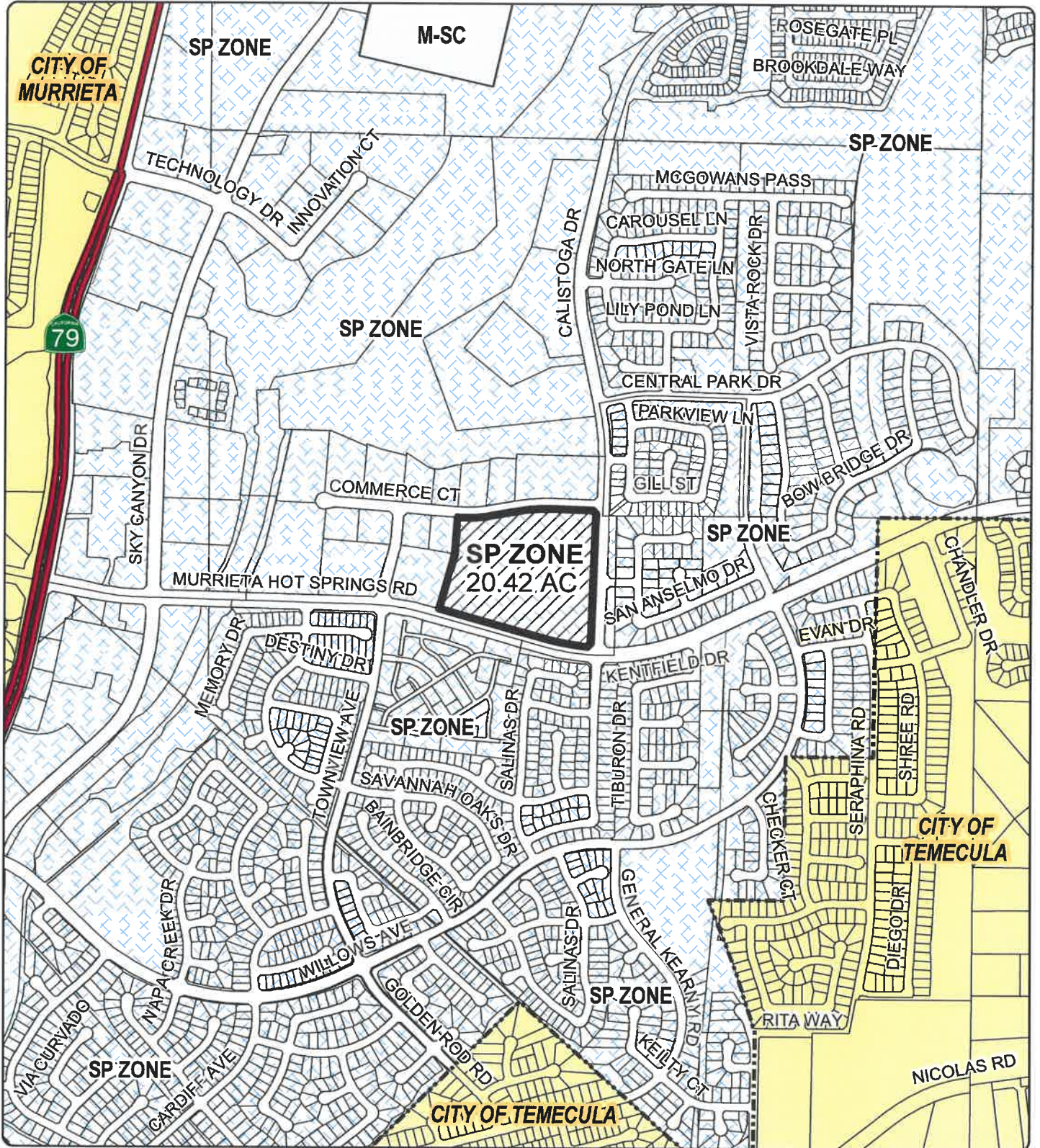
## PPT190001

### EXISTING ZONING

Supervisor: Washington  
District 3

Date Drawn: 07/03/2019

Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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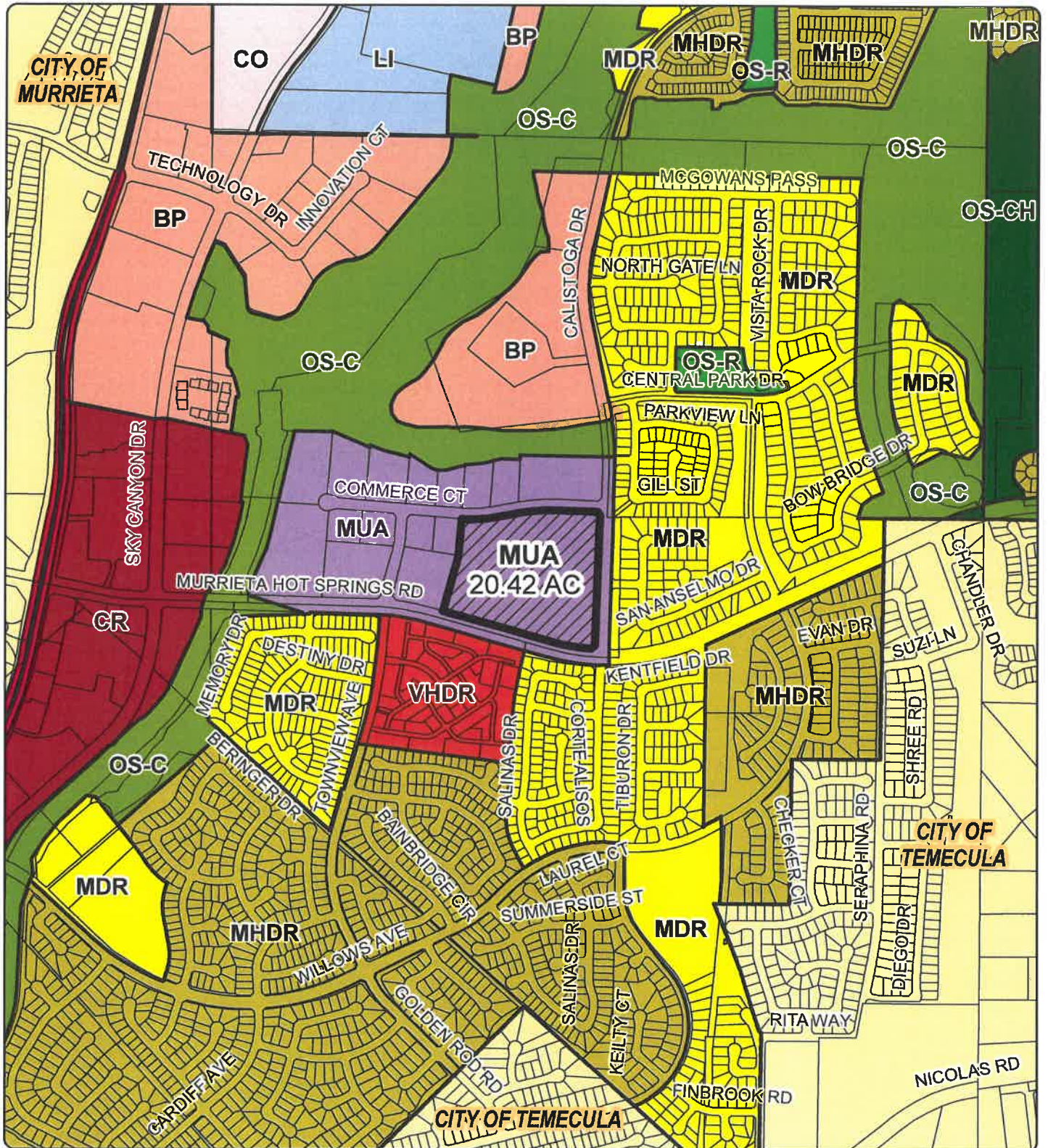
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PPT190001

### EXISTING GENERAL PLAN

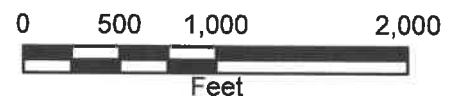
Supervisor: Washington  
District 3

Date Drawn: 07/03/2019  
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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SOUTH ELEVATION



SOUTHEAST CORNER



MAIN ENTRANCE



SOUTH ELEVATION



NORTHEAST CORNER

**SHEET INDEX**

- ABSTRACTUAL
- DD0 TITLE SHEET & 3D VIEWS
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- DD3 EXTERIOR ELEVATIONS
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- DD99 EXTERIOR ELEVATIONS
- DD100 EXTERIOR ELEVATIONS

**OWNER**

MOR FURNITURE  
 10000 W. 11TH AVENUE  
 SUITE 100  
 DENVER, CO 80231

**APPLICANT:**

KENNETH D. SMITH  
 ARCHITECT  
 ASSOCIATES, PC  
 10000 W. 11TH AVENUE  
 SUITE 100  
 DENVER, CO 80231

**DEVEL. PERMIT TYPE**

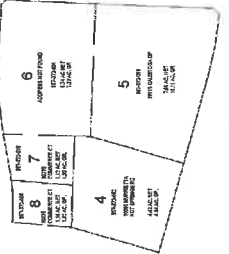
1.3 LANDSCAPE ARCHITECTURE PLAN & SPACE MAINTENANCE  
 1.4 LANDSCAPE ARCHITECTURE PLAN & SPACE MAINTENANCE

**OCCUPANCY TYPES**

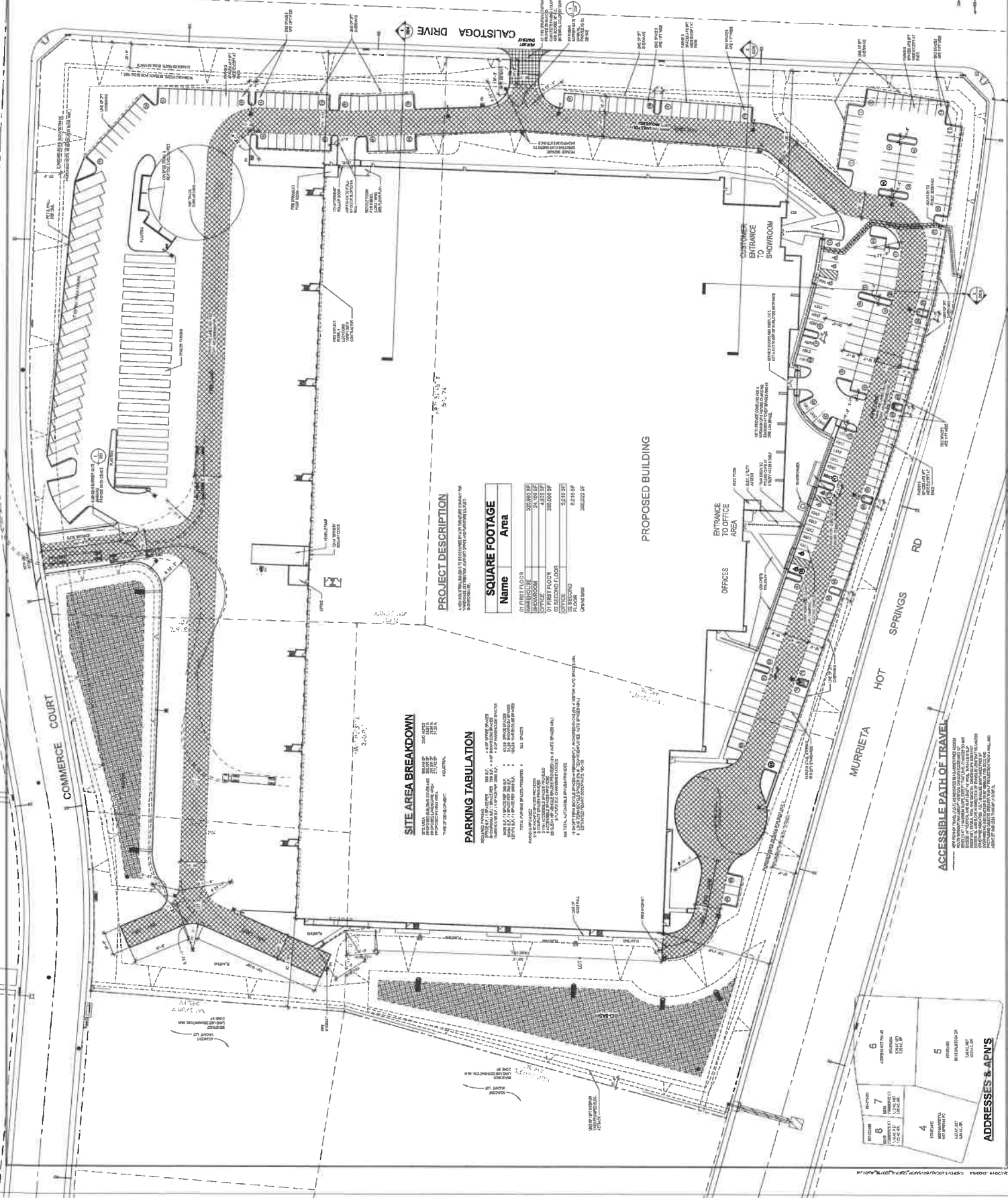
1.3 LANDSCAPE ARCHITECTURE PLAN & SPACE MAINTENANCE  
 1.4 LANDSCAPE ARCHITECTURE PLAN & SPACE MAINTENANCE

**PARCEL INFORMATION**

1.3 LANDSCAPE ARCHITECTURE PLAN & SPACE MAINTENANCE  
 1.4 LANDSCAPE ARCHITECTURE PLAN & SPACE MAINTENANCE




**SITE PLAN**  
 1/4" = 1'-0"



**PROJECT DESCRIPTION**

THIS PROJECT IS A PROPOSED 100,000 SQ. FT. MOR FURNITURE OUTLET & WAREHOUSE FACILITY. THE PROJECT IS SITED ON A 10.0 ACRES PARCEL LOCATED AT THE INTERSECTION OF CALISTOGA DRIVE AND MURRIETA HOT SPRINGS ROAD.

Name	Square Footage Area
01 FIRST FLOOR	520,000 SF
02 SECOND FLOOR	24,100 SF
03 SHOWROOM	500,000 SF
04 OFFICE	5,000 SF
05 SECOND	6,000 SF
Grand Total	1,000,000 SF

**SITE AREA BREAKDOWN**

TOTAL SITE AREA: 10.0 ACRES  
 TOTAL SITE AREA: 435,600 SQ. FT.  
 TOTAL SITE AREA: 100,000 SQ. FT.  
 TOTAL SITE AREA: 100,000 SQ. FT.  
 TOTAL SITE AREA: 100,000 SQ. FT.

**PARKING TABULATION**

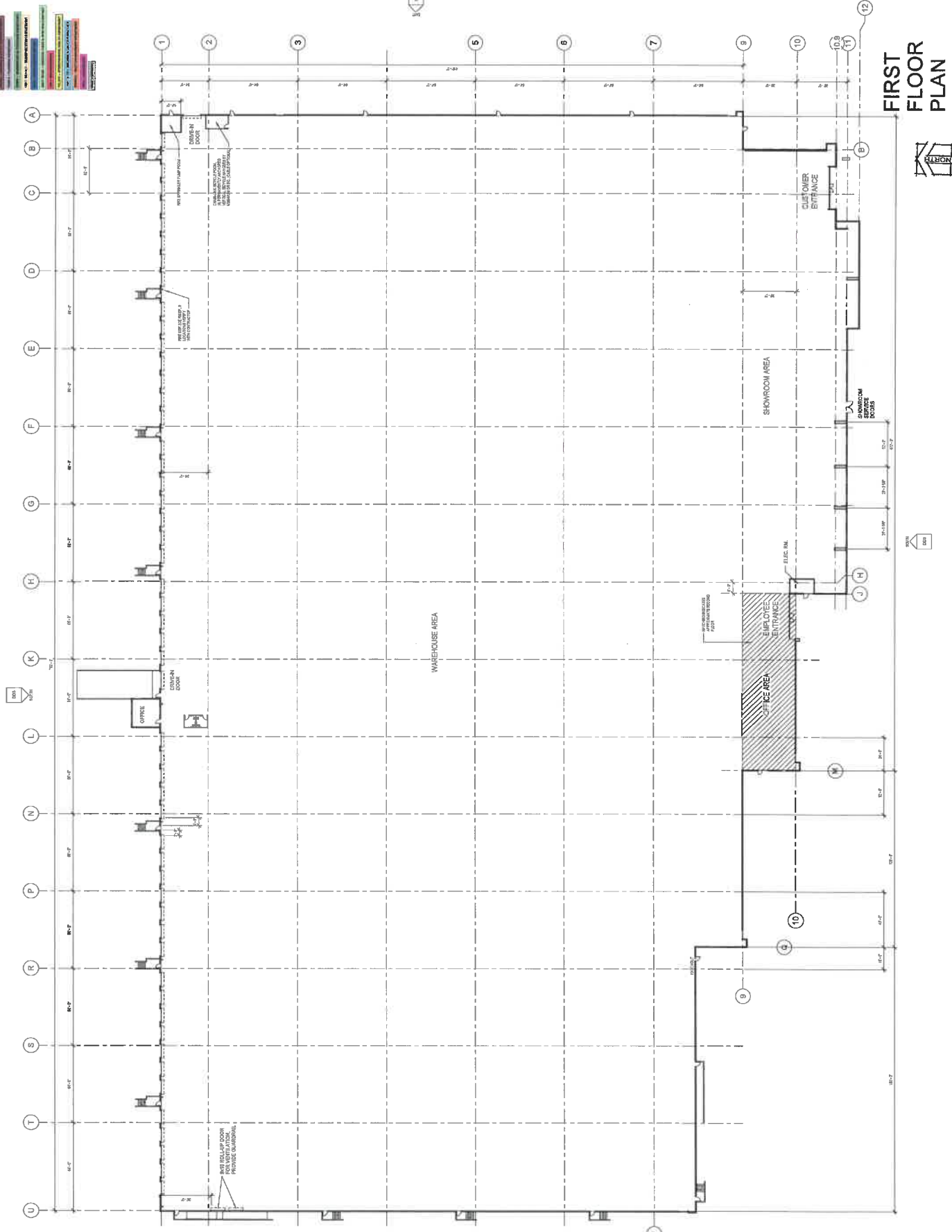
TOTAL PARKING SPACES: 1000  
 TOTAL PARKING SPACES: 1000  
 TOTAL PARKING SPACES: 1000  
 TOTAL PARKING SPACES: 1000  
 TOTAL PARKING SPACES: 1000

**ADDRESSES & APNS**

Block	Address	APNS
8	10000-01	000000000000000000
7	10000-02	000000000000000000
6	10000-03	000000000000000000
5	10000-04	000000000000000000
4	10000-05	000000000000000000

**ACCESSIBLE PATH OF TRAVEL**  
 ALL NEW AND EXISTING SIDEWALKS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE CALIFORNIA BUILDING STANDARDS CODE (CBC) AND THE AMERICAN WITH PHYSICIAN DISABILITIES ACT (ADA). ALL NEW AND EXISTING DRIVEWAYS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE CALIFORNIA BUILDING STANDARDS CODE (CBC) AND THE AMERICAN WITH PHYSICIAN DISABILITIES ACT (ADA).

FIRST FLOOR PLAN

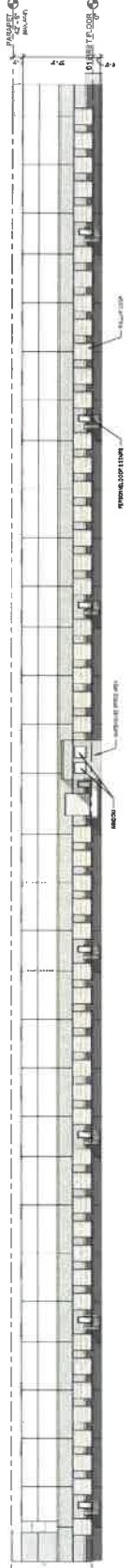


ADRIAN SMITH ASSOCIATES, INC.  
ARCHITECTS  
1111 14th Street, Suite 1400  
San Francisco, CA 94101  
Tel: 415.774.2000



DATE	05/15/15	
DRAWN BY	AKS	
CHECKED BY	AKS	
REVISIONS	See Schedule	
#	DATE	DESCRIPTION

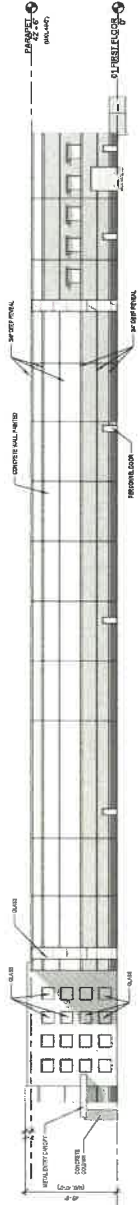
360  
LEED  
GREEN  
CERTIFIED  
BUILDING  
DESIGN  
CONSTRUCTION  
RATED  
LEED  
GREEN  
CERTIFIED  
BUILDING  
DESIGN  
CONSTRUCTION  
RATED



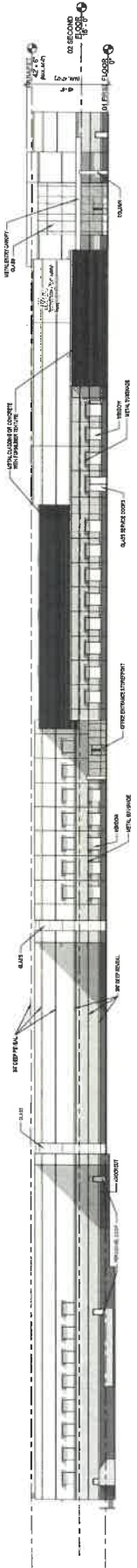
**NORTH**  
1/4\"/>



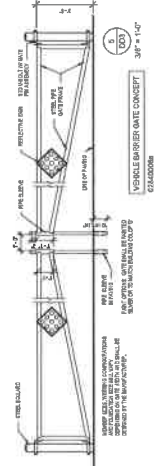
**WEST**  
1/4\"/>



**EAST**  
1/4\"/>



**SOUTH**  
1/4\"/>



**EXTERIOR PAINT:**

- 1. INTERIOR WALLS: INTERIOR WALLS TO BE PAINTED WITH INTERIOR WALL PAINT.
- 2. INTERIOR CEILING: INTERIOR CEILING TO BE PAINTED WITH INTERIOR CEILING PAINT.
- 3. INTERIOR FLOOR: INTERIOR FLOOR TO BE PAINTED WITH INTERIOR FLOOR PAINT.
- 4. INTERIOR DOOR CASING: INTERIOR DOOR CASING TO BE PAINTED WITH INTERIOR DOOR CASING PAINT.
- 5. INTERIOR WINDOW CASING: INTERIOR WINDOW CASING TO BE PAINTED WITH INTERIOR WINDOW CASING PAINT.
- 6. INTERIOR TRIM: INTERIOR TRIM TO BE PAINTED WITH INTERIOR TRIM PAINT.
- 7. INTERIOR STAIRS: INTERIOR STAIRS TO BE PAINTED WITH INTERIOR STAIRS PAINT.
- 8. INTERIOR BALCONY: INTERIOR BALCONY TO BE PAINTED WITH INTERIOR BALCONY PAINT.
- 9. INTERIOR ROOF: INTERIOR ROOF TO BE PAINTED WITH INTERIOR ROOF PAINT.
- 10. INTERIOR BASEMENT: INTERIOR BASEMENT TO BE PAINTED WITH INTERIOR BASEMENT PAINT.

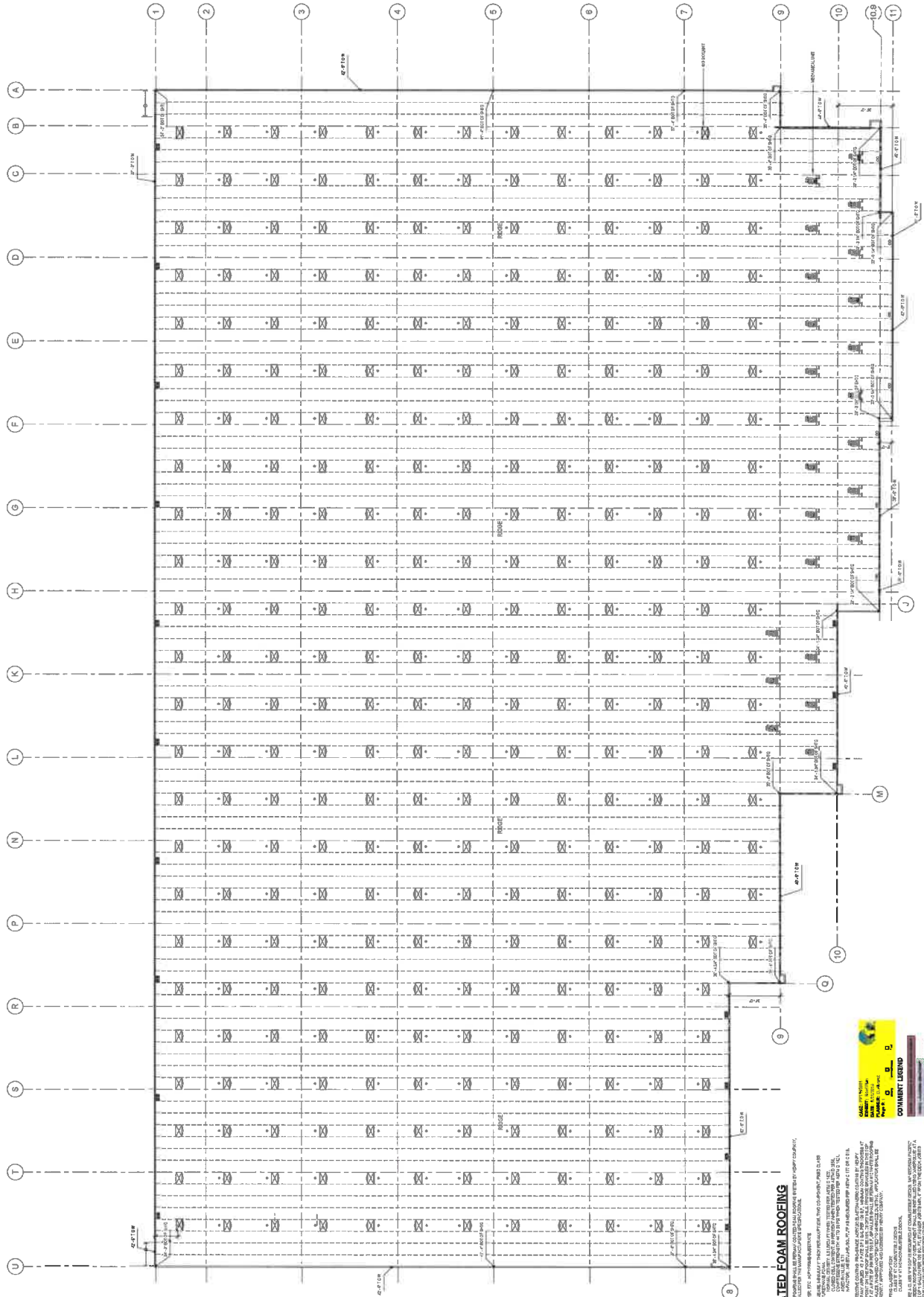
**EXTERIOR GLAZING:**

- 1. GLAZING SYSTEMS: GLAZING SYSTEMS TO BE INSTALLED AS SHOWN ON DRAWING.
- 2. GLAZING MATERIAL: GLAZING MATERIAL TO BE INSTALLED AS SHOWN ON DRAWING.
- 3. GLAZING FRAME: GLAZING FRAME TO BE INSTALLED AS SHOWN ON DRAWING.
- 4. GLAZING GASKET: GLAZING GASKET TO BE INSTALLED AS SHOWN ON DRAWING.
- 5. GLAZING SEAL: GLAZING SEAL TO BE INSTALLED AS SHOWN ON DRAWING.
- 6. GLAZING FINISH: GLAZING FINISH TO BE INSTALLED AS SHOWN ON DRAWING.

**GLAZED SYSTEMS FRAMING:**

- 1. GLAZED SYSTEMS FRAMING: GLAZED SYSTEMS FRAMING TO BE INSTALLED AS SHOWN ON DRAWING.
- 2. GLAZED SYSTEMS FRAMING: GLAZED SYSTEMS FRAMING TO BE INSTALLED AS SHOWN ON DRAWING.
- 3. GLAZED SYSTEMS FRAMING: GLAZED SYSTEMS FRAMING TO BE INSTALLED AS SHOWN ON DRAWING.
- 4. GLAZED SYSTEMS FRAMING: GLAZED SYSTEMS FRAMING TO BE INSTALLED AS SHOWN ON DRAWING.
- 5. GLAZED SYSTEMS FRAMING: GLAZED SYSTEMS FRAMING TO BE INSTALLED AS SHOWN ON DRAWING.
- 6. GLAZED SYSTEMS FRAMING: GLAZED SYSTEMS FRAMING TO BE INSTALLED AS SHOWN ON DRAWING.





**ROOF PLAN**  
 REV: 1/2/23



**ROOF CLEAR HEIGHT NOTE**  
 32'-0" MINIMUM CLEAR HEIGHT  
 BETWEEN GROSS 2 AND 5

**COMMITMENT LEGEND**

1	GREEN	GREEN
2	YELLOW	YELLOW
3	PINK	PINK
4	RED	RED
5	ORANGE	ORANGE
6	PURPLE	PURPLE
7	BLUE	BLUE
8	TEAL	TEAL
9	CYAN	CYAN
10	LIGHT BLUE	LIGHT BLUE
11	WHITE	WHITE

- COATED FOAM ROOFING**
1. THE CONTRACTOR SHALL VERIFY THE ROOFING SYSTEM IS COMPATIBLE WITH THE STRUCTURE AND SUPPORTS.
  2. THE CONTRACTOR SHALL VERIFY THE ROOFING SYSTEM IS COMPATIBLE WITH THE CLIMATE AND ENVIRONMENT.
  3. THE CONTRACTOR SHALL VERIFY THE ROOFING SYSTEM IS COMPATIBLE WITH THE LOCAL CODES AND REGULATIONS.
  4. THE CONTRACTOR SHALL VERIFY THE ROOFING SYSTEM IS COMPATIBLE WITH THE PROJECT SCHEDULE AND BUDGET.
  5. THE CONTRACTOR SHALL VERIFY THE ROOFING SYSTEM IS COMPATIBLE WITH THE PROJECT RISK MANAGEMENT PLAN.
  6. THE CONTRACTOR SHALL VERIFY THE ROOFING SYSTEM IS COMPATIBLE WITH THE PROJECT QUALITY MANAGEMENT PLAN.
  7. THE CONTRACTOR SHALL VERIFY THE ROOFING SYSTEM IS COMPATIBLE WITH THE PROJECT SAFETY MANAGEMENT PLAN.
  8. THE CONTRACTOR SHALL VERIFY THE ROOFING SYSTEM IS COMPATIBLE WITH THE PROJECT COMMUNITY RELATIONS PLAN.
  9. THE CONTRACTOR SHALL VERIFY THE ROOFING SYSTEM IS COMPATIBLE WITH THE PROJECT ENVIRONMENTAL MANAGEMENT PLAN.
  10. THE CONTRACTOR SHALL VERIFY THE ROOFING SYSTEM IS COMPATIBLE WITH THE PROJECT HEALTH AND SAFETY PLAN.
  11. THE CONTRACTOR SHALL VERIFY THE ROOFING SYSTEM IS COMPATIBLE WITH THE PROJECT LEGAL AND COMPLIANCE PLAN.
  12. THE CONTRACTOR SHALL VERIFY THE ROOFING SYSTEM IS COMPATIBLE WITH THE PROJECT FINANCIAL MANAGEMENT PLAN.
  13. THE CONTRACTOR SHALL VERIFY THE ROOFING SYSTEM IS COMPATIBLE WITH THE PROJECT OPERATIONAL MANAGEMENT PLAN.
  14. THE CONTRACTOR SHALL VERIFY THE ROOFING SYSTEM IS COMPATIBLE WITH THE PROJECT STRATEGIC MANAGEMENT PLAN.

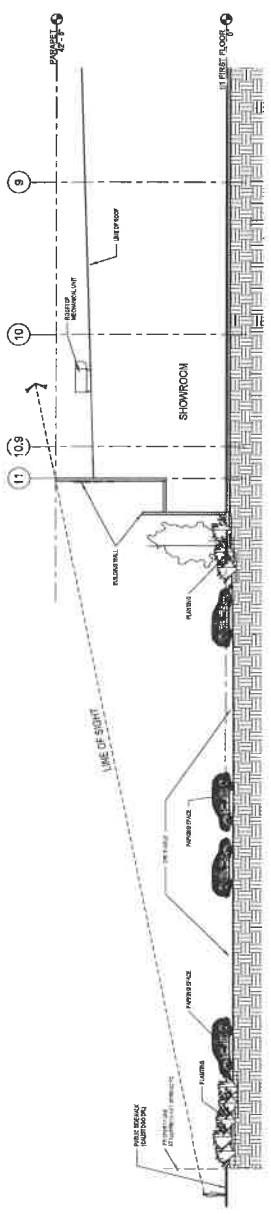


DATE: 3.14.15	PROJECT: MOR FURNITURE
DESIGNED BY: VINCE D. SMITH	PROJECT NO: 1503
CHECKED BY: VINCE D. SMITH	DATE: 3.14.15
SCALE: AS SHOWN	REVISIONS: SEE SHEETS
PROJECT NO: 1503	SHEET NO: 01

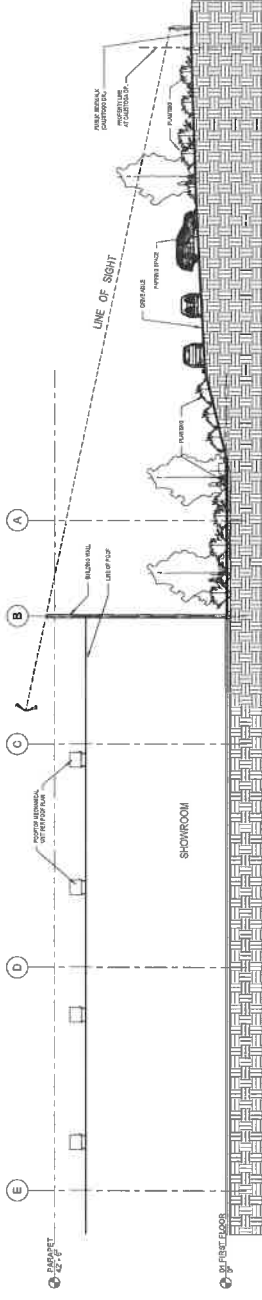
OUTLET & WAREHOUSE FACILITY  
Mor Furniture  
Riverside, CA

DD6

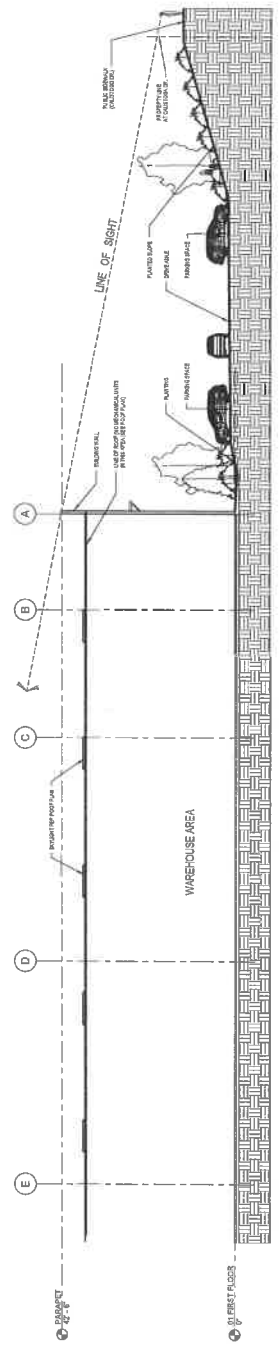
LINE OF SIGHT STUDIES



SECTION 1 FROM MURBETA HOV  
SPRINGS RD.  
3/32" = 1'-0"

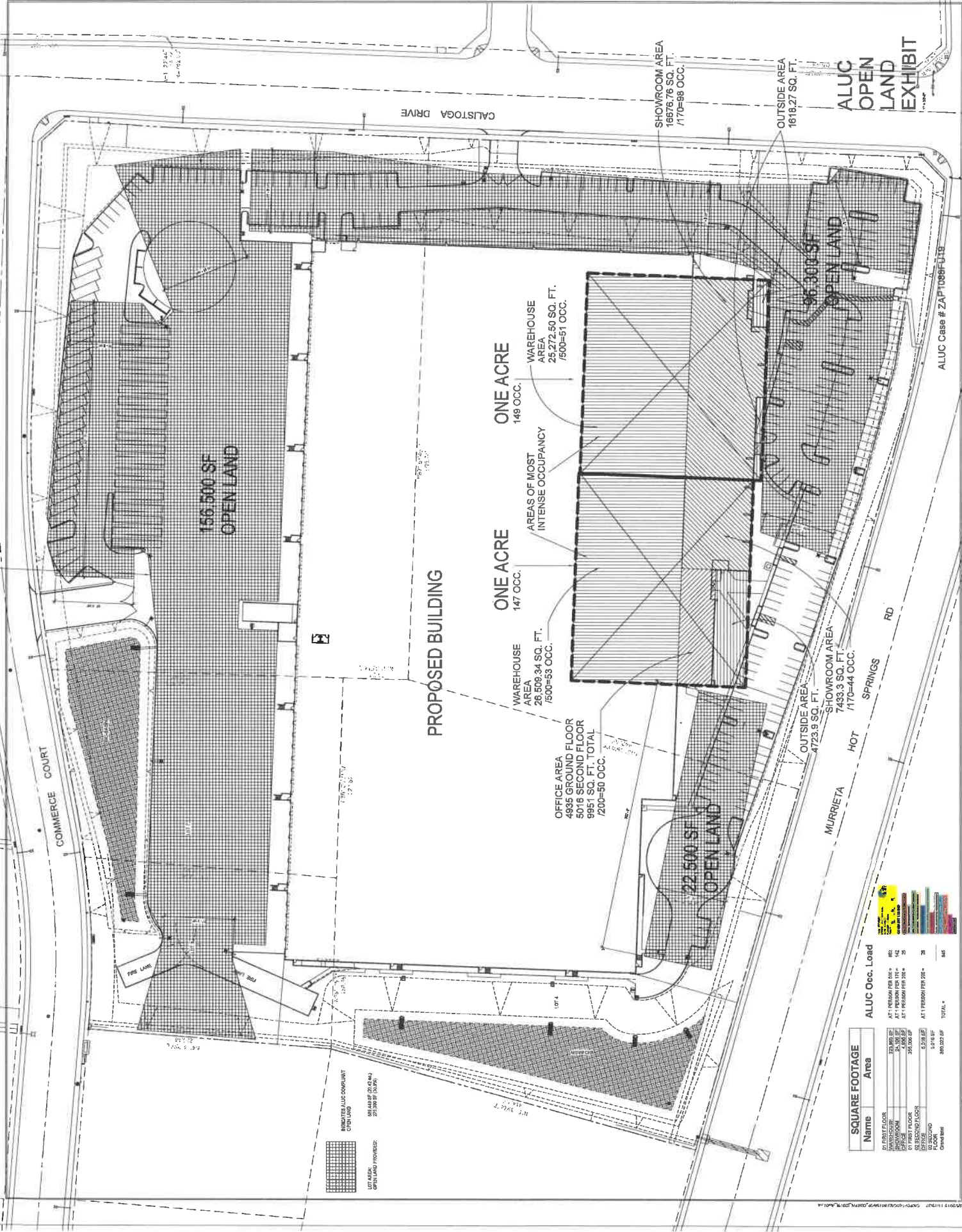


SECTION 2 FROM CALISTOGA DR.  
3/32" = 1'-0"



SECTION 1 FROM CALISTOGA DR.  
3/32" = 1'-0"





SQUARE FOOTAGE	Area	ALUC Occ. Load
01 FIRST FLOOR	270,000 SF	AT 1 PERSON PER 200 *
02 WAREHOUSE	4,000 SF	AT 1 PERSON PER 200 *
03 OFFICE	9,851 SF	AT 1 PERSON PER 200 *
04 SECOND FLOOR	5,016 SF	AT 1 PERSON PER 200 *
05 OUTSIDE	3,342 SF	AT 1 PERSON PER 200 *
06 OPEN LAND	278,300 SF	AT 1 PERSON PER 200 *
TOTAL *	880,022 SF	845

MINIMUM ALUC COMPLIANT  
 OPEN LAND  
 500,000 SF (20.45 AC)  
 25,000 SF (0.57 AC)

ALUC Case # ZAP1088F-018

ALUC  
 OPEN  
 LAND  
 EXHIBIT

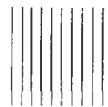




SHEET TITLE  
Landscape Shading Plan,  
Planting Notes and Details

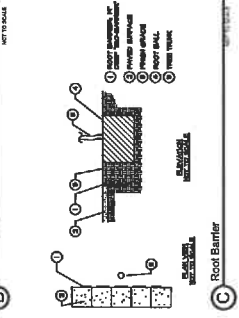
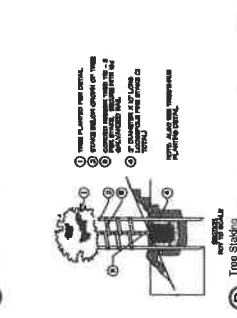
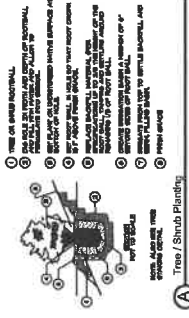
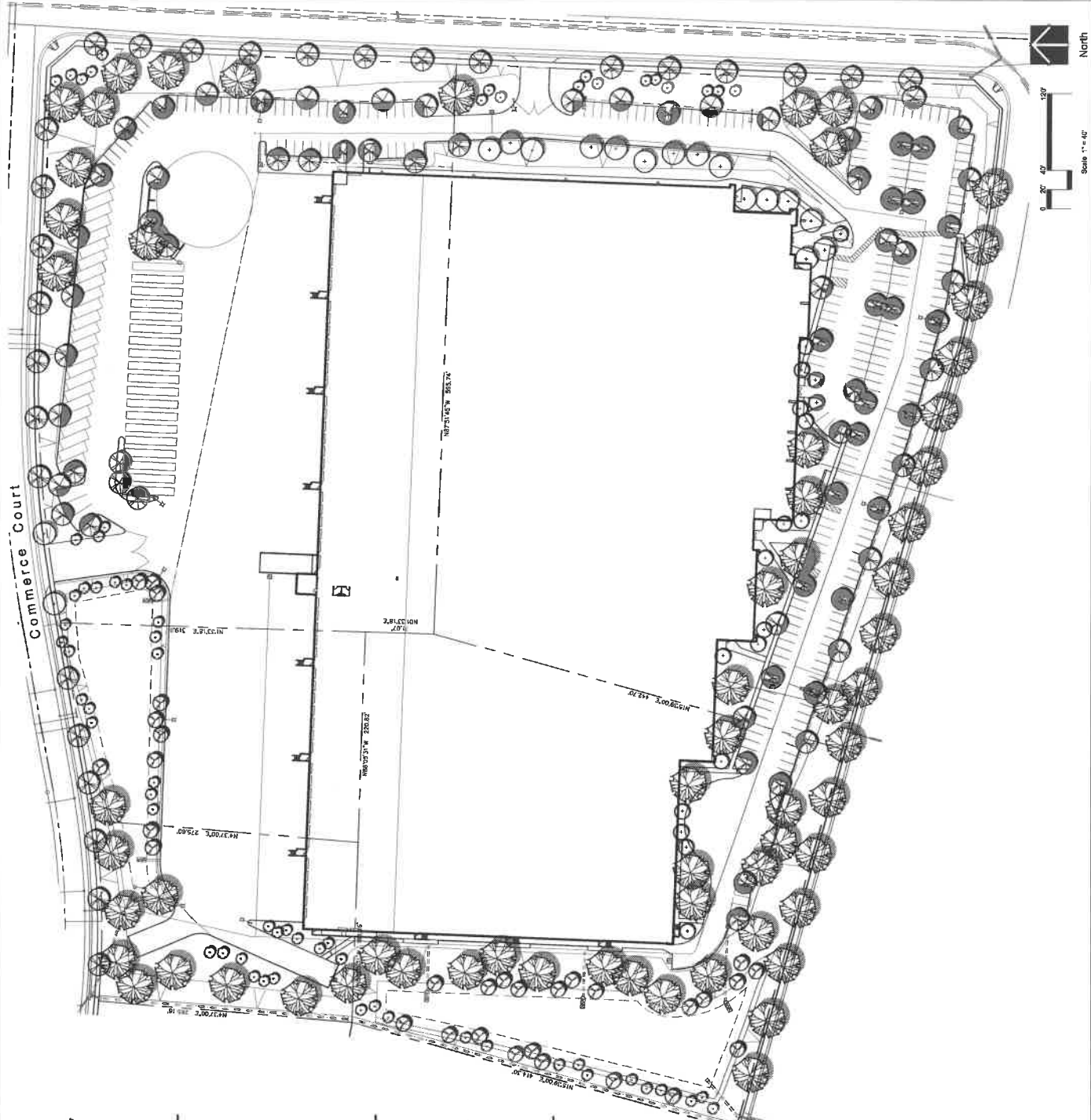
PROJECT NAME  
MOR  
SHERBANK  
MURFETA, CALIFORNIA

DATE: 11/20/23  
DRAWN BY: CCF  
JOB NUMBER: 18004  
FILE: 18004  
REVISIONS: 01/1/24



L-2

OF SHEETS



**NOTES:**

1. ALL PLANTING AND IRRIGATION PROCEDURES SHALL ADHERE TO THE COUNTY OF SAN DIEGO SUDAS 17.01, 17.02, 17.03, 17.04, 17.05, 17.06, 17.07, 17.08, 17.09, 17.10, 17.11, 17.12, 17.13, 17.14, 17.15, 17.16, 17.17, 17.18, 17.19, 17.20, 17.21, 17.22, 17.23, 17.24, 17.25, 17.26, 17.27, 17.28, 17.29, 17.30, 17.31, 17.32, 17.33, 17.34, 17.35, 17.36, 17.37, 17.38, 17.39, 17.40, 17.41, 17.42, 17.43, 17.44, 17.45, 17.46, 17.47, 17.48, 17.49, 17.50, 17.51, 17.52, 17.53, 17.54, 17.55, 17.56, 17.57, 17.58, 17.59, 17.60, 17.61, 17.62, 17.63, 17.64, 17.65, 17.66, 17.67, 17.68, 17.69, 17.70, 17.71, 17.72, 17.73, 17.74, 17.75, 17.76, 17.77, 17.78, 17.79, 17.80, 17.81, 17.82, 17.83, 17.84, 17.85, 17.86, 17.87, 17.88, 17.89, 17.90, 17.91, 17.92, 17.93, 17.94, 17.95, 17.96, 17.97, 17.98, 17.99, 18.00.
2. EXISTING LANDSCAPING APPROVED BY PREVIOUS LOCATIONS SHALL BE MAINTAINED AND NOT REMOVED UNLESS OTHERWISE SPECIFIED.
3. ALL PLANTING AND IRRIGATION PROCEDURES SHALL ADHERE TO THE COUNTY OF SAN DIEGO SUDAS 17.01, 17.02, 17.03, 17.04, 17.05, 17.06, 17.07, 17.08, 17.09, 17.10, 17.11, 17.12, 17.13, 17.14, 17.15, 17.16, 17.17, 17.18, 17.19, 17.20, 17.21, 17.22, 17.23, 17.24, 17.25, 17.26, 17.27, 17.28, 17.29, 17.30, 17.31, 17.32, 17.33, 17.34, 17.35, 17.36, 17.37, 17.38, 17.39, 17.40, 17.41, 17.42, 17.43, 17.44, 17.45, 17.46, 17.47, 17.48, 17.49, 17.50, 17.51, 17.52, 17.53, 17.54, 17.55, 17.56, 17.57, 17.58, 17.59, 17.60, 17.61, 17.62, 17.63, 17.64, 17.65, 17.66, 17.67, 17.68, 17.69, 17.70, 17.71, 17.72, 17.73, 17.74, 17.75, 17.76, 17.77, 17.78, 17.79, 17.80, 17.81, 17.82, 17.83, 17.84, 17.85, 17.86, 17.87, 17.88, 17.89, 17.90, 17.91, 17.92, 17.93, 17.94, 17.95, 17.96, 17.97, 17.98, 17.99, 18.00.
4. ALL PLANTING AND IRRIGATION PROCEDURES SHALL ADHERE TO THE COUNTY OF SAN DIEGO SUDAS 17.01, 17.02, 17.03, 17.04, 17.05, 17.06, 17.07, 17.08, 17.09, 17.10, 17.11, 17.12, 17.13, 17.14, 17.15, 17.16, 17.17, 17.18, 17.19, 17.20, 17.21, 17.22, 17.23, 17.24, 17.25, 17.26, 17.27, 17.28, 17.29, 17.30, 17.31, 17.32, 17.33, 17.34, 17.35, 17.36, 17.37, 17.38, 17.39, 17.40, 17.41, 17.42, 17.43, 17.44, 17.45, 17.46, 17.47, 17.48, 17.49, 17.50, 17.51, 17.52, 17.53, 17.54, 17.55, 17.56, 17.57, 17.58, 17.59, 17.60, 17.61, 17.62, 17.63, 17.64, 17.65, 17.66, 17.67, 17.68, 17.69, 17.70, 17.71, 17.72, 17.73, 17.74, 17.75, 17.76, 17.77, 17.78, 17.79, 17.80, 17.81, 17.82, 17.83, 17.84, 17.85, 17.86, 17.87, 17.88, 17.89, 17.90, 17.91, 17.92, 17.93, 17.94, 17.95, 17.96, 17.97, 17.98, 17.99, 18.00.
5. ALL PLANTING AND IRRIGATION PROCEDURES SHALL ADHERE TO THE COUNTY OF SAN DIEGO SUDAS 17.01, 17.02, 17.03, 17.04, 17.05, 17.06, 17.07, 17.08, 17.09, 17.10, 17.11, 17.12, 17.13, 17.14, 17.15, 17.16, 17.17, 17.18, 17.19, 17.20, 17.21, 17.22, 17.23, 17.24, 17.25, 17.26, 17.27, 17.28, 17.29, 17.30, 17.31, 17.32, 17.33, 17.34, 17.35, 17.36, 17.37, 17.38, 17.39, 17.40, 17.41, 17.42, 17.43, 17.44, 17.45, 17.46, 17.47, 17.48, 17.49, 17.50, 17.51, 17.52, 17.53, 17.54, 17.55, 17.56, 17.57, 17.58, 17.59, 17.60, 17.61, 17.62, 17.63, 17.64, 17.65, 17.66, 17.67, 17.68, 17.69, 17.70, 17.71, 17.72, 17.73, 17.74, 17.75, 17.76, 17.77, 17.78, 17.79, 17.80, 17.81, 17.82, 17.83, 17.84, 17.85, 17.86, 17.87, 17.88, 17.89, 17.90, 17.91, 17.92, 17.93, 17.94, 17.95, 17.96, 17.97, 17.98, 17.99, 18.00.
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7. ALL PLANTING AND IRRIGATION PROCEDURES SHALL ADHERE TO THE COUNTY OF SAN DIEGO SUDAS 17.01, 17.02, 17.03, 17.04, 17.05, 17.06, 17.07, 17.08, 17.09, 17.10, 17.11, 17.12, 17.13, 17.14, 17.15, 17.16, 17.17, 17.18, 17.19, 17.20, 17.21, 17.22, 17.23, 17.24, 17.25, 17.26, 17.27, 17.28, 17.29, 17.30, 17.31, 17.32, 17.33, 17.34, 17.35, 17.36, 17.37, 17.38, 17.39, 17.40, 17.41, 17.42, 17.43, 17.44, 17.45, 17.46, 17.47, 17.48, 17.49, 17.50, 17.51, 17.52, 17.53, 17.54, 17.55, 17.56, 17.57, 17.58, 17.59, 17.60, 17.61, 17.62, 17.63, 17.64, 17.65, 17.66, 17.67, 17.68, 17.69, 17.70, 17.71, 17.72, 17.73, 17.74, 17.75, 17.76, 17.77, 17.78, 17.79, 17.80, 17.81, 17.82, 17.83, 17.84, 17.85, 17.86, 17.87, 17.88, 17.89, 17.90, 17.91, 17.92, 17.93, 17.94, 17.95, 17.96, 17.97, 17.98, 17.99, 18.00.
8. ALL PLANTING AND IRRIGATION PROCEDURES SHALL ADHERE TO THE COUNTY OF SAN DIEGO SUDAS 17.01, 17.02, 17.03, 17.04, 17.05, 17.06, 17.07, 17.08, 17.09, 17.10, 17.11, 17.12, 17.13, 17.14, 17.15, 17.16, 17.17, 17.18, 17.19, 17.20, 17.21, 17.22, 17.23, 17.24, 17.25, 17.26, 17.27, 17.28, 17.29, 17.30, 17.31, 17.32, 17.33, 17.34, 17.35, 17.36, 17.37, 17.38, 17.39, 17.40, 17.41, 17.42, 17.43, 17.44, 17.45, 17.46, 17.47, 17.48, 17.49, 17.50, 17.51, 17.52, 17.53, 17.54, 17.55, 17.56, 17.57, 17.58, 17.59, 17.60, 17.61, 17.62, 17.63, 17.64, 17.65, 17.66, 17.67, 17.68, 17.69, 17.70, 17.71, 17.72, 17.73, 17.74, 17.75, 17.76, 17.77, 17.78, 17.79, 17.80, 17.81, 17.82, 17.83, 17.84, 17.85, 17.86, 17.87, 17.88, 17.89, 17.90, 17.91, 17.92, 17.93, 17.94, 17.95, 17.96, 17.97, 17.98, 17.99, 18.00.
9. ALL PLANTING AND IRRIGATION PROCEDURES SHALL ADHERE TO THE COUNTY OF SAN DIEGO SUDAS 17.01, 17.02, 17.03, 17.04, 17.05, 17.06, 17.07, 17.08, 17.09, 17.10, 17.11, 17.12, 17.13, 17.14, 17.15, 17.16, 17.17, 17.18, 17.19, 17.20, 17.21, 17.22, 17.23, 17.24, 17.25, 17.26, 17.27, 17.28, 17.29, 17.30, 17.31, 17.32, 17.33, 17.34, 17.35, 17.36, 17.37, 17.38, 17.39, 17.40, 17.41, 17.42, 17.43, 17.44, 17.45, 17.46, 17.47, 17.48, 17.49, 17.50, 17.51, 17.52, 17.53, 17.54, 17.55, 17.56, 17.57, 17.58, 17.59, 17.60, 17.61, 17.62, 17.63, 17.64, 17.65, 17.66, 17.67, 17.68, 17.69, 17.70, 17.71, 17.72, 17.73, 17.74, 17.75, 17.76, 17.77, 17.78, 17.79, 17.80, 17.81, 17.82, 17.83, 17.84, 17.85, 17.86, 17.87, 17.88, 17.89, 17.90, 17.91, 17.92, 17.93, 17.94, 17.95, 17.96, 17.97, 17.98, 17.99, 18.00.
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Prior to project construction, I agree to submit a complete Landscape Construction Document Package that complies with the requirements of applicable ordinances, including but not necessarily limited to Ordinance No. 859.3, Ordinance 348, Ordinance 461, project Conditions of Approval, and in substantial conformance with the approved Landscape Concept Plan. Should the ordinances be revised, plans may be subject to change.



# MOR FURNITURE PROJECT

ADDENDUM TO FINAL EIR No. 404  
(State Clearinghouse No. 199804103)

Plot Plan 190001

**Lead Agency:**

County of Riverside  
David Alvarez, Project Planner  
4080 Lemon Street 12th Floor  
Riverside, CA 92502

**Project Applicant:**

Hamman Construction / Harmony Grove Partners, L.P. & JJB Silverhawk L.P.  
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El Cajon, CA 92020

**CEQA Consultant:**

**ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.**  
2 Park Plaza, Suite 1120  
Irvine, CA 92614

July 2019

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## 1.0 INTRODUCTION

### 1.1 SUMMARY OF CONCLUSIONS

This document states the basis for the County of Riverside's determination that the Mor Furniture store and warehouse project proposed by Hamman Construction / Harmony Grove Partners, L.P. & JJB Silverhawk L.P ("Applicant") falls within the scope of the previously-certified program Environmental Impact Report No. 404 for the Winchester Properties Specific Plan No. 213, Amendment No. 3. (SCH #199804103) ("EIR No. 404") and that no supplemental or subsequent EIR may be required pursuant to section 21166 of the Public Resources Code. While the project differs in some minor respects from the project description in the EIR No. 404, those changes will not result in any new or substantially more severe impacts than those that have already been analyzed. Further, no new or substantially more severe impacts will result from any changes in circumstances surrounding the proposed Mor Furniture project ("proposed Project," as further described herein), and there is no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time EIR No. 404 was certified that would affect the analysis of the potential significant effects, mitigation measures or alternatives of the project analyzed in EIR No. 404. Therefore, as explained in greater detail below, no subsequent or supplemental environmental impact report is required because all potential effects of the proposed Project have been analyzed in EIR No. 404 and this Addendum.

### 1.2 DOCUMENT ORGANIZATION

This EA/Addendum includes the following sections:

#### Section 1.0 Introduction

Provides information about CEQA and its requirements for environmental review and explains that an Addendum to Environmental Impact Report No. 404 ("EIR No. 404") was prepared by the County of Riverside to evaluate the proposed Project's potential to impact the physical environment and determine if the proposed Project would result in new significant environmental effects, or a substantial increase in the severity of significant effects that were previously identified in EIR No. 404.

#### Section 2.0 Setting

Provides information about the proposed Project's location.

#### Section 3.0 Project Description

Includes a description of the proposed Project's physical features and construction and operational characteristics.

#### Section 4.0 Environmental Checklist

Includes the County of Riverside Environmental Checklist and evaluates the proposed Project's potential to result in new significant environmental effects, or a substantial increase in the severity of significant effects that were previously identified in EIR No. 404.



### 1.3 PURPOSE AND SCOPE

The Applicant is seeking approval of a Plot Plan required as part of the processing procedure for Planning Area 9 in the Winchester Properties (Silverhawk) Specific Plan 213 ("Specific Plan 213"), Amendment No. 3. The County of Riverside ("County") certified EIR No. 404 in 2000, which evaluated a third amendment to Specific Plan 213. The original Specific Plan and EIR (EIR No. 227), which includes the Project site was certified by the County in 1987, and was amended in 1988 and 1999 through preparation of a negative declaration and an EIR (EIR No. 404).

Specific Plan 213 includes 24 Planning Areas and 1,042 acres. The program EIR for Specific Plan 213 assumed that the location of the proposed Project within Planning Area 9 would be developed with town center commercial development ("approved Specific Plan"). The proposed Project is consistent with the scope and type of development analyzed on the proposed Project Site as part of the EIR No. 404.

Pursuant to the provisions of the California Environmental Quality Act (Public Resources Code, Section 21000 et seq.) ("CEQA") and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.), the County is the Lead Agency charged with deciding whether or not to approve the Mor Furniture Project. This Addendum addresses the potential environmental impacts associated with the proposed Project and will be considered by the County during the Mor Furniture Project's entitlement process.

This Addendum includes findings comparing the environmental effects of the proposed Project as compared with the findings of EIR No. 404. On the basis of these findings and the provisions of the State CEQA Guidelines, the County of Riverside, as the Lead Agency, has determined that no supplemental or subsequent EIR is required for the Mor Furniture Project.

### 1.4 ENVIRONMENTAL PROCEDURES

An Addendum to a previously certified Environmental Impact Report ("EIR") is prepared when a lead agency is asked to issue a discretionary decision regarding a proposed project, but none of the conditions triggering the need for a Subsequent or Supplemental EIR are present.

Pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162, when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

- Substantial project changes are proposed that 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;
- Substantial changes would occur with respect to the circumstances under which the project is undertaken that require major revisions to 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
- New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified or the negative declaration was adopted shows any of the following:
  - A. The project will have one or more significant effects not disclosed in the previous EIR or negative declaration.

- B. Significant effects previously examined will be substantially more severe than identified in the previous EIR.
- C. Mitigation measures or alternative previously found not to be feasible would in fact be feasible and would not substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives.
- D. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

If some changes or additions to the previously prepared EIR or negative declaration are necessary, but none of the conditions specified in State CEQA Guidelines section 15162 are present, the lead agency shall prepare an addendum.

An Environmental Assessment (EA) checklist is included in Section 4. The EA is marked with the findings of the Lead Agency as to the environmental effects of the proposed Project in comparison with the findings of program EIR No. 404 certified in 2000. The checklist has been prepared pursuant to Section 15168(c)(4) which states that “[w]here the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR.” This EA checklist provides the basis for an Addendum to the previously certified EIR No. 404 and serves as the environmental review of the proposed Project, as required pursuant to the provisions of the CEQA and Public Resources Code Section 21000 et seq., the State CEQA Guidelines. This Addendum augments the analysis in the EIR No. 404 as provided in CEQA Guidelines Sections 15162 and 15164 and provides the basis for the County’s determination that no supplemental or subsequent EIR is required to evaluate the proposed Project. Environmental analysis and mitigation measures from EIR No. 404 have been incorporated into this Addendum and modified as necessary to address the site-specific conditions of the proposed Project. In cases where mitigation measures from the EIR No. 404 have been satisfied, it is so noted.

Pursuant to CEQA and the State CEQA Guidelines, the County’s review of this Addendum focuses on the potential environmental impacts associated with the Mor Furniture Project that might cause an increase in the impacts that were identified in EIR No. 404, including changes in circumstances or new information of substantial importance that would substantially change the EIR conclusions. In other words, this Addendum considers whether the proposed Project, which, as described in detail herein, would result in new or substantially more severe impacts than were disclosed in EIR No. 404. This examination includes an analysis pursuant to the provisions of Public Resources Code section 21166 and State CEQA Guidelines section 15162.

In reviewing this Addendum, the question before the County decisionmakers is not whether the previous EIR complies with CEQA, but only whether one of the events triggering the need for subsequent environmental review has occurred. (*A Local & Regional Monitor v. City of Los Angeles* (1993) 12 Cal.App.4th 1773; *Committee for Green Foothills v. Santa Clara County Board of Supervisors* (2010) 48 Cal.4th 32.) Pursuant to State CEQA Guidelines section 15164(b), an addendum to a previously certified EIR is not circulated for public review. CEQA also does not establish a required format for an addendum to a previously certified EIR.

On the basis of the findings of EIR No. 404 and the provisions of the State CEQA Guidelines, the County of Riverside, as the Lead Agency, determined that, as documented in this Addendum to

the previously certified EIR, no supplemental or subsequent EIR is required to review the application for the proposed Mor Furniture Project.

## **1.5 PREVIOUS ENVIRONMENTAL DOCUMENTATION**

As directed by CEQA, this Addendum relies on the environmental analysis in EIR No. 404. A summary of the previous environmental documentation and how it relates to the Mor Furniture Project is provided below. This Addendum incorporates by reference EIR No. 404. This document, including the technical studies and other related documents, are available for review at the County of Riverside Planning Department, located at: 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92505.

### **Winchester Properties/Silverhawk Specific Plan 213, as Amended**

The Winchester Properties / Silverhawk Specific Plan No. 213 was approved by the County of Riverside on November 24, 1987; and amended in 1988 (Amendment No. 1), 1999 (Amendment No. 2), and 2000 (Amendment No. 3). Amendment No. 3 of the Specific Plan modified the configuration and acreage of Planning Areas 23 and 24; changed the land use in Planning Areas 6, 7, and 8 from Business Park to Medium Density Residential uses; and added a four-acre neighborhood park to Planning Area 5.

Amendment No. 3 of the Specific Plan did not modify the land uses within Planning Area 9, which includes the proposed Mor Furniture Project site. As described in Amendment No. 3, Planning Area 9 is a 61-acre area that was planned for Town Center/Commercial land uses, which includes library, church, community service, recreation, commercial, office, and business/industrial park land uses. Amendment No. 3 describes that Planning Area 9 is bordered by open space to the north and by the Tualota Creek to the west.

Amendment No. 3 of the Specific Plan includes specific land use and planning standards for Planning Area 9, which includes the following:

- The main access to the Town Center will be provided where Town View Avenue intersects Murrieta Hot Springs Road. This access is anticipated to be in the form of a collector road proceeding north. Subcollectors will extend east and west into Planning Area 9. Also, access will be available from Calistoga Drive, the major roadway to the east of Planning Area 9. Driveway access from Murrieta Hot Springs Road may be possible subject to Transportation Department approval during plot plan review.
- Roadway landscape treatment shall be provided along Murrieta Hot Springs Road and Calistoga Drive.
- The minor entry statement at the intersection of Murrieta Hot Springs Road and the major roadway to the east will provide an entry statement designed to accentuate the Town Center. A focal entry also planned where Town View Avenue intersects Murrieta Hot Springs Road.
- An open space/slope interface will be located along the northern boundary of the Planning Area.
- A riparian open space/slope interface area (Riparian Greenbelt Section) will be established between Planning Area 9 and the neighboring riparian greenbelt open space to the west.

- Development of the riparian/greenbelt park shall be completed concurrently with development of this and other Planning Areas.
- A floodplain confinement measure area and transition from natural to channelized condition will be located on the western boundary as the riparian greenbelt blends into an improved channel to cross under Murrieta Hot Springs Road. This could include landscaping or other special enhancement.
- Future site planning for Planning Area 9 should recognize the east-west gasoline easement. If possible, the easement should be incorporated into common open space, a parking lot, etc., depending on site design. Landscaping along the easement shall occur in accordance with Southern California Gas Company standards.
- A plot plan will be required as part of the processing procedure for the Town Center.
- On a project by project basis, carpooling areas shall be considered and if warranted, shall be designed into the Business Park, and phased in sequence to meet carpooling needs of workers. Bike facilities areas will also be included in the design of these areas, if appropriate.
- Building setbacks will be provided from the identified fault, as recommended by the project geologist.
- Waste disposal containers will be limited to designated, confined areas set aside for solid waste collection in higher density and employment areas.

#### **EIR No. 404**

EIR No. 404 analyzed potential environmental impacts resulting from development of the proposed amended Specific Plan and determined that Amendment No. 3 would not result in potentially significant impacts and no mitigation measures were required for the following: agriculture, cultural resources, geology and seismicity, hydrology, flooding, drainage, water quality, energy resources and conservation, open space and conservation, hazardous materials, water and sewer services, parks and recreation, utilities, solid waste, health services, and wind erosion.

EIR No. 404 determined that build out of the Specific Plan pursuant to Amendment No. 3 could result in potentially significant impacts and required mitigation measures for the following: landform and topography/slopes, erosion, biological resources, air quality, noise, aesthetics, light and glare, circulation and traffic, fire services, sheriff services, schools; and libraries. Additionally, EIR No. 404 determined that, despite the incorporation of all feasible mitigation measures, cumulative air quality impacts, would remain significant and unavoidable.

## 2.0 PROJECT SETTING

### 2.1 PROJECT LOCATION

The Project site is located in unincorporated Riverside County approximately 4 miles north of downtown Temecula and 4.5 miles east of downtown Murrieta. Regional access to the Project site is provided by State Route 79 (SR-79), which is located 0.5 miles to the east and Interstate 215 (I-215) that is located approximately 3.0 miles to the east, as shown in Figure 1, *Regional Location*. Specifically, the Project site consists of five parcels (APNs 957-372-002-5, 957-372-003-6, 957-372-004-7, 957-372-005-8, 957-372-006-9) that are located at the northwest corner of the intersection of Murrieta Hot Springs Road and Calistoga Drive, as shown on Figure 2, *Local Vicinity*, and Figure 3, *Aerial Photograph*. In addition, the site is located within the Murrieta USGS 7.5-Minute Quadrangle; and Section 18 and 19, Township 7 South, Range 2 West, San Bernardino Baseline and Meridian.

### 2.2 EXISTING LAND USES AND DESIGNATION OF THE PROJECT SITE

The Project site is vacant and has been previously graded. The site is bound on four sides with roadways that include: Commerce Court, Calistoga Drive, Murrieta Hot Springs Road, and Townhome Avenue, which have sidewalks, curb and gutters, and street lighting along.

The Riverside County General Plan designates the land use as Mixed-Use Area (MUA) and is zoned as the Winchester Properties/Silverhawk Specific Plan (SP-213). The SP-213 consists of 26 Planning Areas ranging in land uses such as business park, open space, residential, and commercial. The Project site is located within Planning Area 9, which is designated for Town Center/Commercial (TC-C) uses that includes the following: library, church, community service, community recreation, commercial/office, community commercial, and business/industrial park land uses.

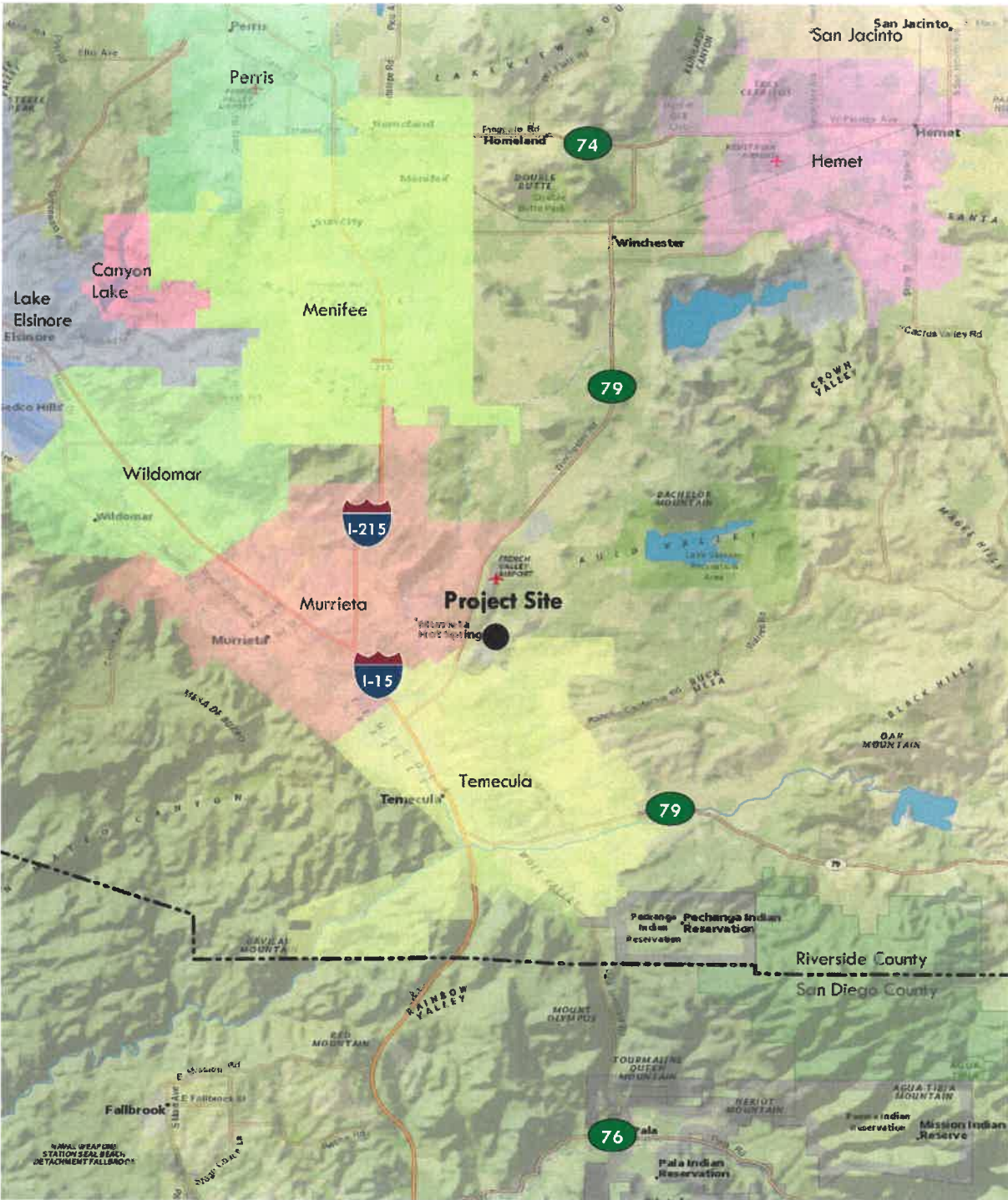
### 2.3 SURROUNDING LAND USES AND ZONING DESIGNATIONS

The Project site is completely surrounded by roadways. Residential uses exist to the south beyond Murrieta Hot Springs Road and to the east beyond Calistoga Drive. Vacant undeveloped land that has been graded is located to the west and north of the site. In addition, a self-storage facility is located across from the northwest corner of the Project site, across Commerce Court. The land use, General Plan, and zoning designations of the areas surrounding the Project site are listed below.

Direction	Land Use	General Plan Designation	Zoning Designation
North	Self-storage facility	Mixed-Use Planning Area	SP-213, Planning Area 9, Town Center/Commercial
South	Single-family residential, Montego gated-residential community	Medium Density Residential; Very High Density Residential	SP-213, Planning Area 12, Very High Residential; SP-213, Planning Area 13, Medium Residential
East	Single-family residential	Medium Density Residential	SP-213, Planning Area 8, Medium Residential
West	Vacant/undeveloped	Mixed-Use Planning Area	SP-213, Planning Area 9, Town Center/Commercial

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# Regional Location



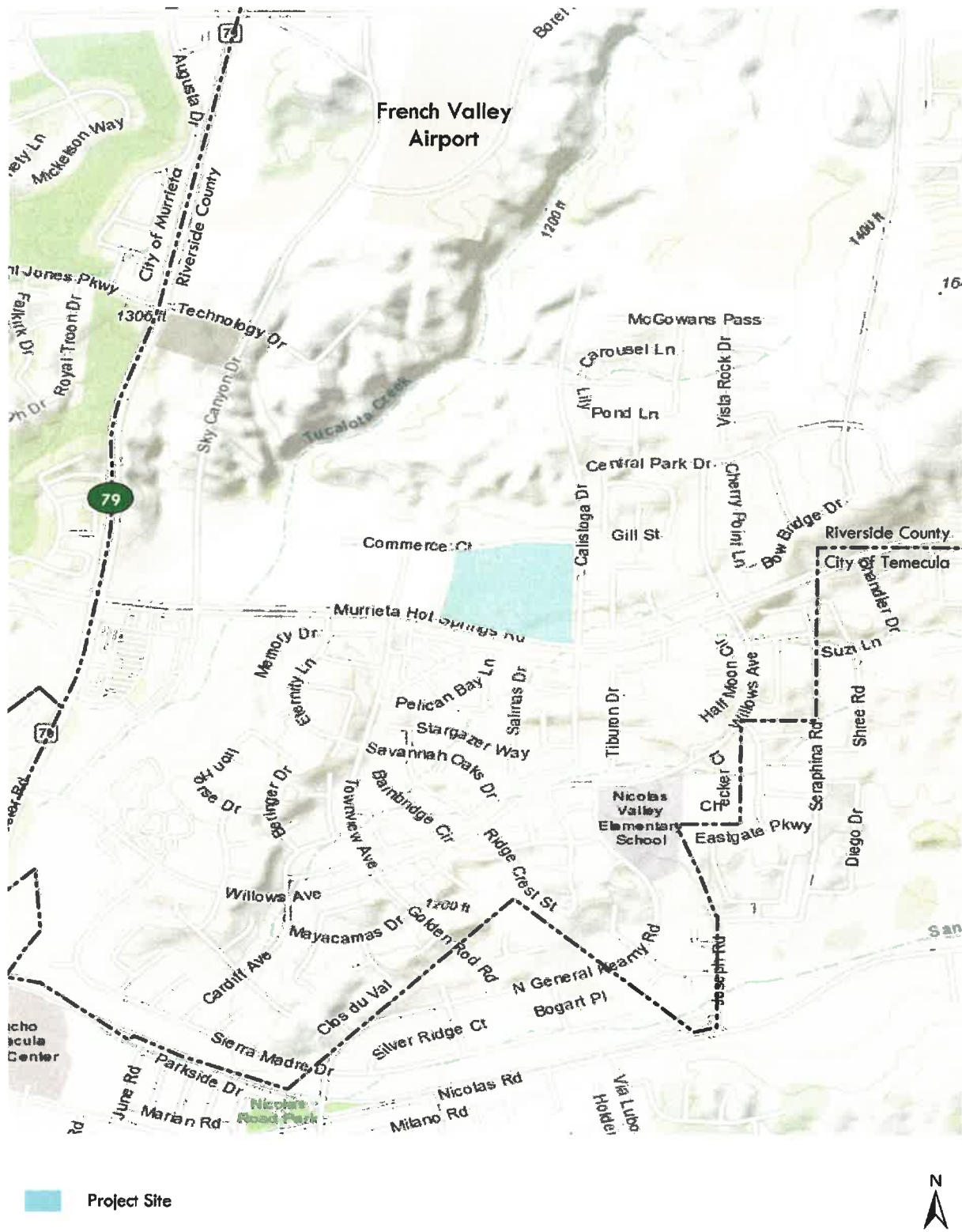
Mor Furniture Warehouse Project

Figure 1

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# Local Vicinity



Mor Furniture Warehouse Project

Figure 2

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# Aerial Photograph



 Project Site



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## 3.0 PROJECT DESCRIPTION

### 3.1 PROJECT CHARACTERISTICS

#### Commercial and Warehousing Uses

The proposed Mor Furniture Project (“Project”) would develop the 20.42-acre Project site with one 360,022 square-foot building, parking lots, and water quality basins. The site’s layout is shown on Figure 4, *Proposed Site Plan*. The building would be used for furniture warehousing, office space, and a furniture showroom, as detailed in Table 1, *Summary of Proposed Building*. The proposed building would have a maximum height of 44 feet. The building elevations are shown in Figure 5, *Proposed Project Elevations*.

**Table 1: Summary of Proposed Building**

<b>Building Component</b>	<b>Area (Square feet)</b>
<b>First Floor</b>	
Warehouse	325,965
Showroom	24,106
Office	4,935
First Floor Total	355,006
<b>Second Floor</b>	
Office	5,016
Second Floor Total	5,016
<b>Total Warehouse</b>	<b>325,965</b>
<b>Total Showroom</b>	<b>24,106</b>
<b>Total Office</b>	<b>9,951</b>
<b>Building Area Total</b>	<b>360,022</b>

#### Access and Circulation

The Project site would be accessible via two driveways; a 40-foot wide truck access driveway from Commerce Court north of the building and a 30-foot wide driveway from Calistoga Drive to the east. Internal vehicular circulation would be provided around the north, east, and south sides of the building (as shown in Figure 6, *Onsite Circulation Plan*), with turnarounds provided on the northeast and southwest side for truck circulation.

#### Parking

Truck and trailer parking and loading would be located on the north side of the site, accessible from the Commerce Court driveway. The loading bays and truck and trailer parking lot were specifically sited away from the nearest residential uses across Calistoga Drive, and would be located approximately 27 feet below the Calistoga Drive street elevation. Passenger car parking would be available along the northeast, east, and south sides of the site and would be provided at the following ratios pursuant to Ordinance No. 348.4896 section 18.12, as shown in Table 2, *Proposed Parking*. The Project proposes clean air vehicle and future electric vehicle charging stations located on the south side of the building in between the entrance to the office area and customer entrance to the showroom.

- Office: 1 parking space per 250 square feet
- Showroom: 1 parking space per 750 square feet
- Warehouse: 1 parking space per 2,000 square feet

**Table 2: Proposed Parking**

<b>Parking Spaces</b>	<b>Required</b>	<b>Provided</b>
Standard Spaces	-	218
Compact Spaces	-	0
Van Accessible Spaces	-	2
Accessible Spaces	-	5
Clean Air Vehicle Spaces	-	20
Future Electric Vehicle Charging Stations	-	8
<b>Total</b>	<b>233</b>	<b>245</b>
Short-term Bicycle Spaces with Permanently Anchored Racks	-	13
Long-term Bicycle Spaces	-	8

### Landscaping and Screening

Landscaping is proposed around the Project site's perimeter, throughout the parking lot areas, as well as around the building perimeter to provide layered landscape screening for adjacent parcels and public right-of-way. A landscaped setback would separate the building and the right-of-way of Commerce Court, Calistoga Drive, and Murrieta Hot Springs Drive. In total, the Project proposes 256,681 square feet of landscaping, which would cover 28.86 percent of the site. Proposed landscaping onsite would comply with the provisions outlined in Ordinance No. 348.4896 Section 18.12(E). The proposed Project would also include a 5-foot retaining wall on the northeast corner of the Project site. The Project's loading area and truck parking would be screened through 24-inch box trees and shrubs varying in size from 3 to 6 feet tall. See Figure 7, *Conceptual Landscape Plan*.

### Infrastructure Improvements

The Project site is located within an area that contains existing infrastructure within the adjacent right-of-way. The proposed Project would install on-site infrastructure that would connect to the existing infrastructure that surrounds the site as described below.

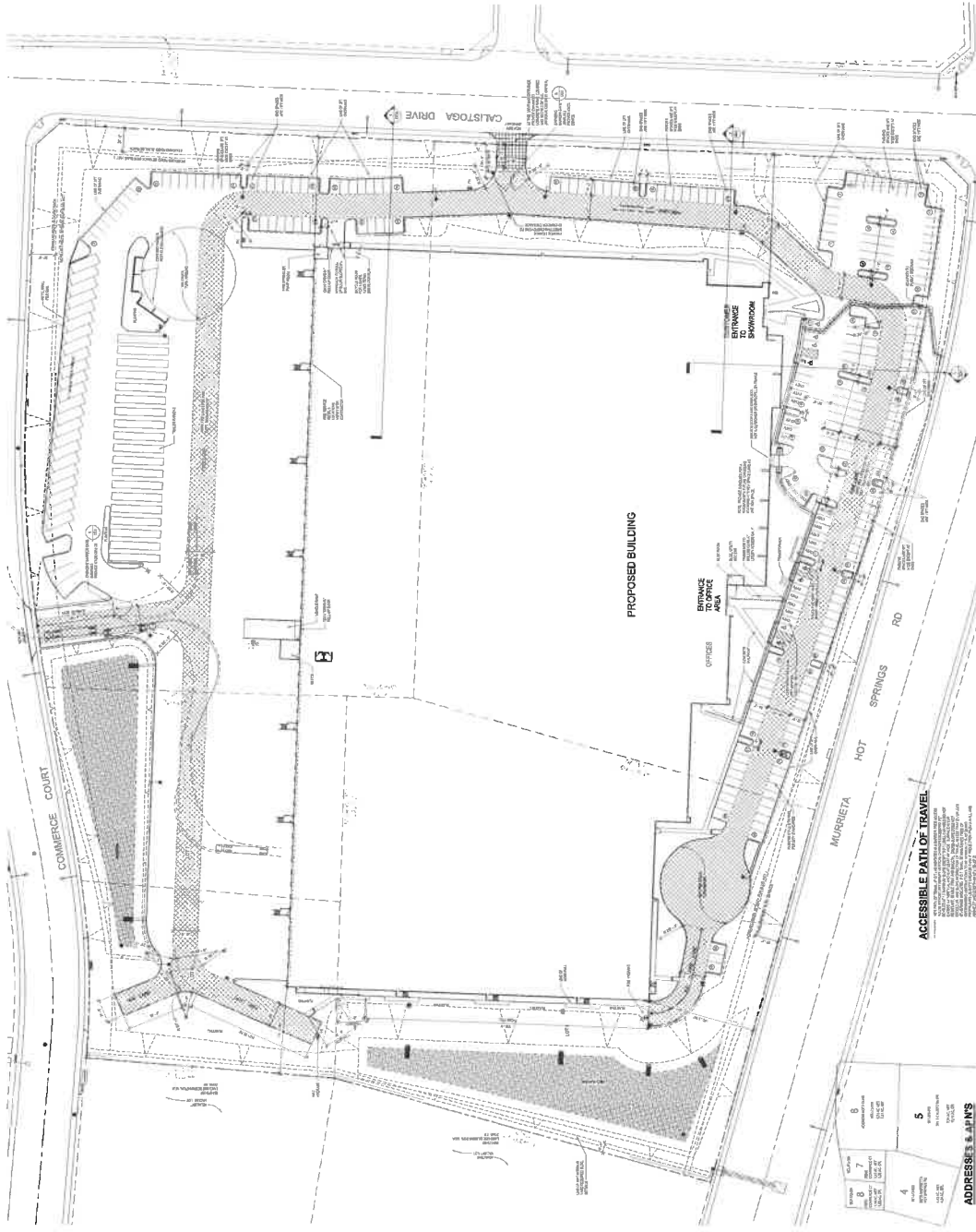
#### *Water*

The Project would be served by existing water infrastructure located in the adjacent right-of-way. Commerce Court contains a 4-inch reclaimed water main and a 12-inch water main. In addition, Calistoga Drive contains a 12-inch water main and an 8-inch reclaimed water main. Murrieta Hot Springs Road contains a 24-inch water main. The proposed Project would connect to the existing lines in Murrieta Hot Springs Road for water supplies.

#### *Sewer*

The Project would be served by existing sewer infrastructure located in the surrounding right-of-way. Existing infrastructure includes a 10-inch sewer main in Calistoga Drive, a 6-inch sewer main in Commerce Court, and a 21-inch sewer main in Murrieta Hot Springs Road. The Project would connect to the existing sewer lines in Murrieta Hot Springs Road.

**Proposed Site Plan**



**Figure 4**

**Mor Furniture Warehouse Project**

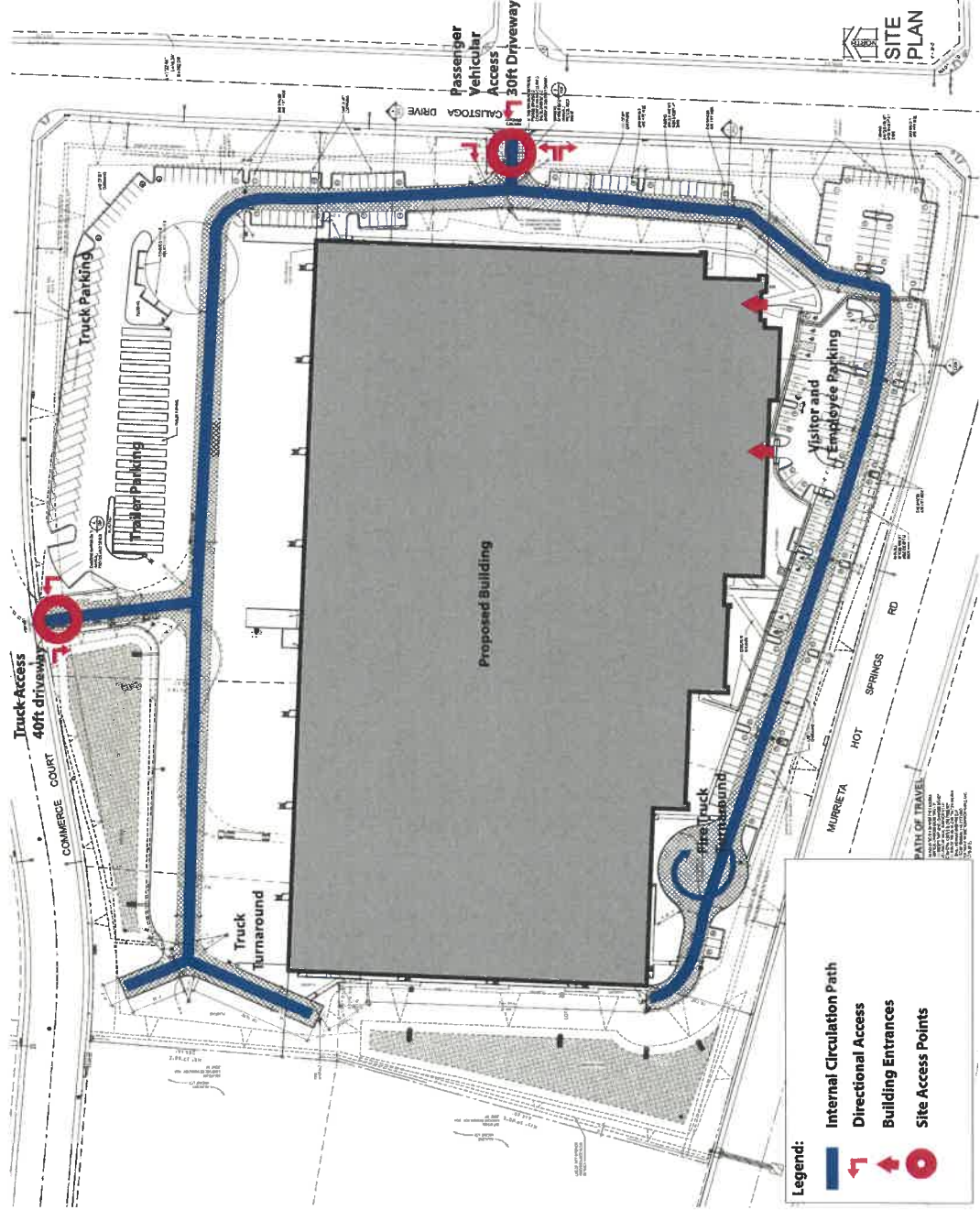








# Onsite Circulation Plan



Mor Furniture Warehouse Project

Figure 6





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### *Drainage*

The Project includes an onsite drainage system that would route storm water runoff to two biofiltration basins located on the north and southwest portions of the Project site and then to existing drainage infrastructure that is adjacent to the Project site. The Project would connect to one of the three existing storm drains (an 18-inch, 36-inch, and 24-inch) that are located in Commerce Court. In addition, the Project would connect to a 72-inch storm drain within Murrieta Hot Springs Road.

### **Construction**

Project construction would take approximately 11 months and is anticipated to start in 2019 and be completed by 2020. Project construction would include grading, construction of infrastructure, followed by building construction. Project grading is anticipated to include approximately 50,100 cubic yards of imported soil, as shown on Figure 8, *Preliminary Grading Plan*. Table 3, *Construction Schedule* provides the anticipated construction schedule.

**Table 3: Construction Schedule**

<b>Construction Activity</b>	<b>Work Days</b>
Grading	30
Building Construction	210
Architectural Coating	40
Paving	20
<b>Total</b>	<b>11 months</b>

### **Operations**

The Mor Furniture Company would operate the proposed store and warehouse building. The store would consist of a 24,106 square foot furniture showroom open to the public. The warehouse would be used for storage and for home delivery of furniture. The proposed Project is anticipated to operate up to 7 days a week between the hours of 6:00 a.m. and 6:00 p.m. The Project is expected to generate between 80 and 150 new jobs. Operations would primarily be conducted within the enclosed buildings, except for traffic movement, parking, and the loading and unloading of trucks at designated loading bays.

### **3.2 DISCRETIONARY APPROVALS**

The following discretionary approval and permits are anticipated to be necessary for implementation of the proposed Project:

#### **COUNTY OF RIVERSIDE**

- Certification of Addendum
- Approval of the Project
- Grading, Building, Improvement, and Occupancy Permits
- Plot Plan: The Project is seeking approval of a Plot Plan required as part of the processing procedure for Planning Area 9 in the Winchester Properties/Silverhawk Specific Plan.

#### **OTHER AGENCIES**

This Addendum would also provide environmental information to responsible agencies and other public agencies that may be required to grant approvals or coordinate with the County as part of Project implementation. These agencies include, but are not limited to the following:

- San Diego Regional Water Quality Control Board for approval of a Stormwater Pollution Prevention Plan (SWPPP) and a Water Quality Management Plan (WQMP).
- Eastern Municipal Water District
- Riverside County Airport Land Use Commission (ALUC)



# Preliminary Grading Plan

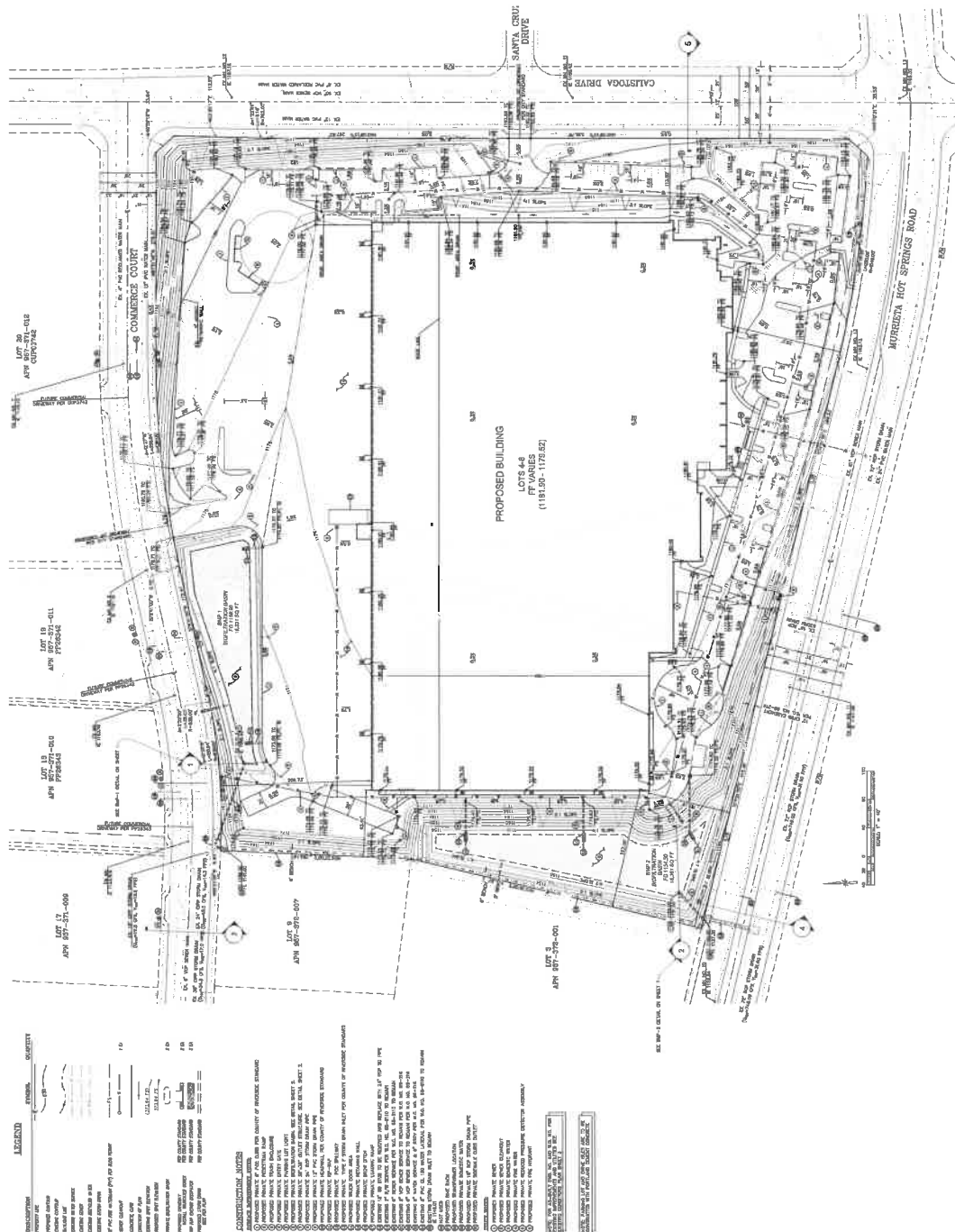


Figure 8

Mor Furniture Warehouse Project



**4.0 COUNTY OF RIVERSIDE  
ENVIRONMENTAL ASSESSMENT FORM: ADDENDUM**

**Environmental Assessment (CEQ / EA/Addendum) Number:** 190003

**Project Case Type (s) and Number(s):** Plot Plan 190001

**Lead Agency Name:** Riverside County Planning Department

**Address:** P.O. Box 1409, Riverside, CA 92502-1409

**Contact Person:** David Alvarez

**Telephone Number:** (951) 955-5719

**Applicant's Name:** Paul Giese, Hamman Construction / Harmony Grove Partners, L.P. & JJB Silverhawk L.P.

**Applicant's Address:** 1000 Pioneer Way, El Cajon, CA 92020

**I. PROJECT INFORMATION**

**Project Description:** Refer to previous section.

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

**B. Total Project Area:** 20.42 acres

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area: 360,022</b>	<b>Est. No. of Employees: 80-150</b>
<b>Other:</b>			

**C. Assessor's Parcel No(s):** 957-372-002-5, 957-372-003-6, 957-372-004-7, 957-372-005-8, 957-372-006-9

**D. Street References:** The Project site is located at the northwest corner of the intersection of Murrieta Hot Springs Road and Calistoga Drive.

**E. Section, Township & Range Description or reference/attach a Legal Description:** Section 18 and 19, Township 7 South, Range 2 West, San Bernardino Baseline and Meridian.

**F. Brief description of the existing environmental setting of the project site and its surroundings:** Refer to previous section.

**II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

**A. General Plan Elements/Policies:**

**1. Land Use:** Community Development: Mixed Use Area (CD: MUA) Specific Plan No. 213, Planning Area 9

**2. Circulation:** The Project site is adjacent to street rights-of way, which the Project would connect to. As described herein, implementation of the Project would not result in new impacts related to circulation. In addition, the Project is planned with adequate internal circulation and is consistent with the Circulation Element of the General Plan.

**3. Multipurpose Open Space:** The project site has been planned for development and the proposed furniture warehouse and showroom Project does not require provision of open

space for recreation or biological resource purposes, and no natural open space land was effected by the Project. The proposed Project would not conflict with the Multipurpose Open Space Element.

4. **Safety:** The proposed Project is not located within any special hazard zone (including fault zone, high liquefaction, dam inundation zone, high fire hazard area, etc.). The proposed Project has allowed for sufficient provision of emergency response services to the future users of this Project through the design and payment of development impact fees. The proposed Project meets with all other applicable Safety Element policies.
5. **Noise:** The Project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The Project would develop and operate a furniture warehouse and showroom use on the undeveloped pre-graded site, which has been planned for Town Center/Commercial uses. The project would not require relocation of existing residential and does not include residential uses. Therefore, no impacts related to housing would result from the Project.
7. **Air Quality:** The proposed Project has been conditioned to control any fugitive dust during grading and construction activities and would not exceed air quality emissions thresholds during either construction or operation of the Project. The proposed Project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The Project would develop and operate a furniture =warehouse use on the site. The Project would not result in any air quality, hazardous materials, noise or other impacts that would affect Healthy Communities. Thus, the Project would not result in conflicts with the Healthy Communities policies.
9. **Environmental Justice (After Element is Adopted):** The Project would develop and operate a furniture warehouse use with a showroom on the undeveloped pre-graded site, which has been planned for Town Center/Commercial uses. The Project would not result in affects related to environmental justice.

**B. General Plan Area Plan(s):** Southwest Area Plan

**C. Foundation Component(s):** Community Development (CD)

**D. Land Use Designation(s):** Mixed Use Area (MUA)

**E. Overlay(s), if any:** There are no General Plan Policy Overlays for the Project site.

**F. Policy Area(s), if any:** Highway 79 Policy Area

**G. Adjacent and Surrounding:**

1. **General Plan Area Plan(s):** Southwest Area Plan

2. **Foundation Component(s):** Community Development (CD)

3. **Land Use Designation(s):** Mixed Use Area (MUA)

4. **Overlay(s), if any:** There are no General Plan Policy Overlays surrounding the Project site.

5. Policy Area(s), if any: Highway 79 Policy Area

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: Winchester Properties (Silverhawk) No. 213

2. Specific Plan Planning Area, and Policies, if any: Planning Area 9

I. Existing Zoning: Specific Plan (SP)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Specific Plan (SP)

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**

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

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative

Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Printed Name

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

The evaluation of environmental impacts in this addendum summarizes conclusions made in EIR No. 404 and compares them to the impacts of the proposed Mor Furniture Project. Mitigation measures referenced are from the Mitigation Monitoring Program adopted as part of EIR No. 404 and are described as either being previously implemented, applicable to the proposed Project, or not applicable to the proposed development.

This comparative analysis has been undertaken pursuant to the provisions of CEQA and the State CEQA Guidelines, to provide the factual basis for determining whether the proposed Project and any changes in the circumstances surrounding the Project, or any new information that has come to light that permits or requires the preparation of a subsequent or supplemental EIR.

The analysis herein follows the outline and format, and applies the impact thresholds of, the 1983 EIR, as required by CEQA. (*Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788.)

As discussed in further detail in Section 1.3 Environmental Procedures of this Addendum, pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162, when an EIR has been previously certified for a project, no subsequent or supplemental EIR shall be prepared for the project unless the lead agency determines that one or more of the following three conditions are met: changes in the proposed project result in new or substantially more severe impacts than were disclosed in the previous EIR; changes in the circumstances surrounding the project result in new or substantially more severe impacts than were disclosed in the previous EIR; or new information has come to light showing that new or substantially more severe impacts than were disclosed in the previous EIR will occur.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
<b>AESTHETICS</b> Would the project:				
<b>1. Scenic Resources</b>				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure C-8 “Scenic Highways”, Specific No. 213, California Scenic Highway Mapping System (Caltrans 2016). Accessed: [http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/)

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 describes that the Project site is not located adjacent to or within a scenic highway corridor as designated in the Riverside County Comprehensive General Plan or the state. The closest eligible scenic highway is I-215 which is approximately 2.5 miles west of the Specific Plan area. EIR No. 404 determined that buildout of the Specific Plan would not result in the obstruction of any prominent scenic vista or view open to the public, nor would it result in the creation of an aesthetically offensive site open to public view. EIR No. 404 determined that no impacts to scenic highways would occur.

EIR No. 404 also determined that buildout the Specific Plan would change views of the site from surrounding areas from vacant rolling hills to urban residential, schools, commercial, and business park land uses, and recreational development. EIR No. 404 described that Planning Area 9 would be developed with town center commercial development, which would result in less than significant impacts related to scenic views and visual character with implementation of the Specific Plan design features, which include: landscaping and architectural guidelines, keeping major scenic resources undeveloped; and sensitively contouring major slopes.

Summary of Impacts with the proposed Project:

**a) Have a substantial effect upon a scenic highway corridor within which it is located?**

**No New Impact.** The Project site is not located along an officially designated scenic highway corridor. The closest Officially Designated State Scenic Highways are portions of SR-74 and SR-243 to the east, approximately 22 miles from the Project site. I-15, approximately 4 miles west of the Project site, is an Eligible State Scenic Highway – Not Officially Designated. The Project site is not visible from SR-74, SR-243, or I-15. Thus, development of the Project site would not result in impacts related to any scenic highway corridor, and impacts would be the same as those described in EIR No. 404.

**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?**

**No New Impact.** The Project site is a vacant and undeveloped area that has been graded in preparation for development. The site does not contain and is not adjacent to any scenic resources. The Project site is surrounded by roadways. Residential development exists across the roads to the south and east; a self-storage facility is located to the north of the site across Commerce Court along with graded vacant land; and graded vacant and undeveloped land exists to the west of the site across Townview Avenue. Public views along the roadway corridors surrounding the site include long distance views of the mountains to the west; in addition to, commercial and residential uses near the Project site.

The Project site and vicinity does not include any unique visual features, significant rock outcropping, or landmark features; the Project site does not exist within a prominent scenic vista. Thus, these types of resources would not be impacted by implementation of the proposed Project. The Project would develop a new 45-foot 6-inch high warehouse building that would be set back from the adjacent streets and would not encroach into the existing public long-distance views of the mountains to the west. Thus, the proposed Project would not substantially damage scenic resources.

The proposed structure would be painted concrete and have accented corners made of blue glass. The building's main entry would be identified by metal entry canopy and glass entry door. The overall color scheme of the building would include blues, grays, and tan, with aluminum and blue glass accents. To vary the visual height of the 45-foot 6-inch high building, the building's roof would have architectural projections. In addition, to visually reduce the size and bulk of the structure, the sides of the building would be articulated with windows and different setbacks, heights, and architectural projections to



provide separation between different portions of the building. Parking and landscaping areas would be located in addition to the setbacks, which would minimize the visual scale of the building.

The proposed Project would install landscaping onsite and along the boundaries of Calistoga Drive, Murrieta Hot Springs Road, and Commerce Court, as required by the Specific Plan planning standards for Planning Area 9. Areas adjacent to the building would be landscaped with trees and a variety of shrubs and ground covers. The size and height of these proposed trees (that include vertical growing species) would reduce the visual perception of the 45-foot 6-inch high building and provide uniform landscaping onsite. Trees would be installed pursuant to the County's standard requirements for landscape screening (as verified during the permitting process) which states that landscaping around the perimeter of the proposed building shall be designed to be opaque up to a minimum height of 6-feet at maturity. Thus, a portion of the Project frontage would be screened with landscaping. Additionally, the layering of landscaping between the proposed building and Calistoga Drive, Murrieta Hot Springs Road, and Commerce Court would provide visual depth and distance between the roadways and proposed structure. As a result, 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. Thus, no new impact would result from the proposed Project.

**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?**

**No New Impact.** The Project site is within an urbanizing area that is partially developed. As described in the previous response, implementation of the proposed Project would develop a furniture warehouse and showroom building on the undeveloped, but graded site. As described in the previous response, the Project has been designed with colored visual features and architectural projections to visually reduce the size and bulk of the structure, the sides of the building would be articulated with different setbacks, heights to provide separation between different portions of the building. The building would be setback from the streets to reduce the visual scale. In addition, the site would be landscaped pursuant to the County's landscaping requirements and would be consistent with the Specific Plan planning standards for Planning Area 9, which would be verified during the permitting process. Therefore, the proposed Project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings, and no new impact would result from the proposed Project.

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**2. Mt. Palomar Observatory**

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

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**Source(s):** Riverside County General Plan, Ord. No. 655 (Regulating Light Pollution); Ord. No. 915 (Regulating Outdoor Lighting); Southwest Area Plan Figure 6 "Mt. Palomar Night Time Lighting Policy Area"

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 describes that Mt. Palomar Observatory is located approximately 22-25 miles southeast of the Project site, and that the Project lies within the Mt. Palomar Observatory Special Lighting Area and is therefore subject to the lighting restrictions established by Riverside County Ordinance No. 655 to control the effects of skyglow and to reduce the impact of development upon the Mt. Palomar Observatory. EIR No. 404 describes that all exterior lighting plans shall be submitted to the Department of Building and Safety for plan check approval to ensure that lighting complies with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan, which

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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would reduce impacts related to Mt. Palomar Observatory to a less than significant level. No mitigation was required.

Summary of Impacts with the proposed Project:

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

**No New Impact.** The proposed Project site is approximately 20 miles northwest of the Mt. Palomar Observatory, and is within Zone B, as designated by the Riverside County Ordinance No. 655. Zone B includes areas between 15 and 45 miles from the observatory. Areas within Zone B are required to meet specific lighting design standards to minimize light that could have a detrimental effect on astronomical observation and research. To ensure that lighting meets the required standards, the proposed Project is required to submit lighting plans for approval as part of the Project permitting process. Thus, through the County's development review process and conditions of approval, the proposed Project would be required to comply with Riverside County Ordinance No. 655 and No. 915, and potential project interference with nighttime use of the Mt. Palomar Observatory would also be less than significant. Thus, no new impact would result from the proposed Project.

**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(s):** Riverside County Ord. No. 655 (Regulating Light Pollution); Ord. No. 915 (Regulating Outdoor Lighting)

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 describes that night lighting in the Project vicinity would incrementally increase as a result of the proposed development; however, the lighting would be designed in accordance with County Ordinance No. 655, which would limit exterior lighting. In addition, the EIR describes that all exterior lighting plans shall be submitted to the Department of Building and Safety for plan check approval to ensure that lighting complies with the requirements of Ordinance No. 655, which would reduce impacts related to lighting and glare to a less than significant level. No mitigation was required.

Summary of Impacts with the proposed Project:

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

**No New Impact.** The Project site is undeveloped and there is no source of onsite nighttime lighting. However, street lights exists on the roadways adjacent to the Project site and developed areas nearby the site provide sources of nighttime lighting from security and parking lot lighting from developed parcels, illumination from vehicle headlights along Murrieta Hot Springs Road and Calistoga Drive, and offsite interior illumination from nearby residential uses passing through windows. Sensitive receptors relative to lighting and glare include residents, motorists, and pedestrians.

The proposed Project would include installation of new lighting sources on the Project site including exterior lighting for security in the parking lot and along the building exterior; and interior lighting that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/ No New Impact
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could be visible through windows to the outside. The exterior security and parking lot lighting would be hooded, appropriately angled to focus on the Project site, and would comply with the County's lighting ordinance and Building and Safety standards, as required by County Ordinances No. 655 and No. 915. In addition, as described above, the proposed Project would be required to submit lighting plans for approval as part of the Project permitting process to ensure compliance with the Riverside County lighting requirements. Therefore, implementation of the Project would not result in a new source of substantial light that would adversely affect day or nighttime views in the area, and like the findings of EIR No. 404, impacts would be less than significant.

Reflective light (glare) can be caused by sunlight or artificial light reflecting from finished surfaces such as window glass or other reflective materials. Buildings constructed of highly reflective materials from which the sun reflects at a low angle can cause adverse glare. However, the proposed building would not be developed with reflective surfaces and would not include large areas of windows. Therefore, the proposed Project would not generate substantial sources of glare, and impacts related to glare would be less than significant. Thus, no new impacts would occur.

**b) Expose residential property to unacceptable light levels?**

**No New Impact.** Existing residential uses are located to the east and south of the Project site. However, the Project would adhere to all applicable Riverside County lighting regulations that specify lighting be hooded, and angled to focus on the Project site, and away from residential uses. The proposed Project would be required to submit lighting plans for approval as part of the Project permitting process per Ordinances No. 655 and No. 915 to ensure compliance with the Riverside County lighting requirements. This process would ensure that residential property and other light sensitive uses are not exposed to unacceptable levels of light; and impacts related to unacceptable levels of light would not occur. No new impacts would occur as a result of the proposed Project.

**Conditions of Approval**

- **Lighting Plans:** All parking lot lights and other outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way, and shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.
- **Outdoor Lighting:** All outdoor luminaires in shall be appropriately located and adequately shielded and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. In addition, outdoor luminaires shall not blink, flash, or rotate and shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 915.

**Mitigation/Monitoring Required**

**EIR No. 404 Mitigation Measures**

No mitigation measures related to aesthetics were included in EIR No. 404.

**Proposed Project Mitigation Measures**

No new impacts nor substantially more severe aesthetic or lighting related impacts would result from the proposed Project; therefore, no new mitigation measures are required for aesthetics and lighting.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/ No New Impact
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**Conclusion for Aesthetics and Lighting:**

Consistent with the determination of EIR No. 404, impacts related to aesthetics from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding aesthetics. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

<b>AGRICULTURE &amp; FOREST RESOURCES</b> Would the project:				
<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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(s):** Riverside County General Plan Figure OS-2 "Agricultural Resources", Southwest Area Plan Figure 3, Land Use Plan, and the Farmland Mapping and Monitoring Program (FMMP) California Important Farmland Finder. Accessed at: <http://www.conservation.ca.gov/dlrp/fmmp> <https://maps.conservation.ca.gov/dlrp/ciff/>.

**Summary of Impacts with the Approved Specific Plan:**

EIR No. 404 describes that the adoption of the Specific Plan would result in urban development in areas identified as Local Important Farmland, which would result in a less than significant impact. In addition, the EIR determined that the Project area does not contain Farmland of Statewide Importance, or unique farmland; and that no areas of Prime Farmland exist within the Project site. In addition, the Specific

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Plan area determined that the planning areas and adjacent lands are not within an Agricultural Preserve, or have filed a Notice of Nonrenewal under the Williamson Act. Therefore, the EIR determined that implementation of the Specific Plan would result in less than significant impacts to agricultural resources. No mitigation was required.

Summary of Impacts with the proposed Project:

**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?**

**No New Impact.** The northern portion of the Project site is identified by the Farmland Mapping and Monitoring Program as Farmland of Local Importance and the southern portion (and majority of the site) is identified as Other Land. Neither of the onsite farmland designations are identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Likewise, none of the lands nearby the Project site are identified as Prime, Unique, or Farmland of Statewide importance. Instead, surrounding land is identified as Urban and Built-Up Land, Other Land, and Grazing Land. Therefore, implementation of the proposed Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use; and impacts would not occur. Thus, no new impacts would occur.

**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?**

**b) No New Impact.** The Project site is designated by the General Plan as Mixed-Use Area (MUA) and is zoned by Specific Plan 213 as Town Center/Commercial. The Project site is vacant and undeveloped; but has been previously graded. No agricultural activities occur on-site. Therefore, a conflict with an agricultural zone or use would not occur. In addition, the Project site and surrounding areas are not subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. As a result, impacts related to conflict with agricultural zoning, agricultural use, a Williamson Act contract, or a Riverside County Agricultural Preserve from implementation of the proposed Project would not occur. No new impacts would occur.

**c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")**

**No New Impact.** The Specific Plan 213 has designated the site for Town Center/Commercial uses. There are no parcels within 300 feet of the Project site zoned for agricultural uses. Thus, impacts related to agriculture uses would not occur. No new impacts would occur.

**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?**

**No New Impact.** There is no existing agriculture on-site or in the surrounding area. Thus, the development of the proposed Project would not result in conversion of Farmland, to non-agricultural use, and impacts would not occur.

**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

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<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(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"

Summary of Impacts with the Approved Project:

EIR No. 404 describes that the adoption of the Specific Plan would result in urban development. No areas within the Specific Plan area were identified as forest land or timberland. Therefore, the EIR determined that implementation of the Specific Plan would result in no impact to forests or timberland. No mitigation was required.

Summary of Impacts with the proposed Project:

**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))?**

**No New Impact.** Specific Plan 213 designates the Project site for Town Center/Commercial development; and the zoning designations of the areas surrounding the Project site do not include forest or timberland. The Southwest Area Plan (Figure 3), shows that there are no properties zoned for forest land or timberland surrounding the Project site. Thus, the proposed Project would not conflict with zoning or cause rezoning or any forest or timber land, and impacts would not occur. Therefore, no new impacts would occur.

**b) Result in the loss of forest land or conversion of forest land to non-forest use?**

**No New Impact.** The Project site is undeveloped and vacant and the surrounding areas are either developed with urban uses, such as roadways and residential uses, or graded for future planned development. There is no existing forest land or timberland on the Project site or in the Project vicinity. Therefore, the Project would not result in the loss of forest land or involve other changes that could result in the conversion of forest land to non-forest uses, and no impact would occur.

**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?**

**No New Impact.** As described in the previous responses, the Project site and surrounding areas are either developed with urban uses or graded and zoned for future urban uses. There is no existing forest land or timberland on the Project site or in the Project vicinity, and the Project would not involve other changes that could result in the conversion of forest land to non-forest uses, and no impact would occur. Therefore, no new impacts would occur.

Conditions of Approval

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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No conditions of approval related to agriculture and forest resources are required.

**Mitigation Measures**

**EIR No. 404 Mitigation Measures**

No mitigation measures related to agriculture and forest resources were included in EIR No. 404.

**Proposed Project Mitigation Measures:**

No new impacts nor substantially more severe agricultural and forest resources related impacts would result from the proposed Project; therefore, no new mitigation measures are required for agricultural and forest resources.

**Conclusion for Agricultural and Forest Resources**

Consistent with the determination of EIR No. 404, impacts related to agricultural or forest resources from implementation of the proposed Project would not occur. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding agricultural and forest resources. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

**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 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(s):** Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook; Air Quality Impact Analysis, prepared by Urban Crossroads, 2019 (Urban

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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2019a) (Appendix A); Mobile Source Health Risk Assessment, prepared by Urban Crossroads, 2019 (Appendix B).

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 did not identify impacts related to the Air Quality Management Plan (AQMP). Regarding emissions from buildout of the Specific Plan, EIR No. 404 determined that construction related of the Specific Plan would result in NO<sub>x</sub> and PM<sub>10</sub> emissions that would exceed the South Coast Air Quality Management District (SCAQMD) thresholds after implementation of mitigation measures (listed below) and would result in a significant impact. In addition, the EIR determined that operational impacts would result in exceedances of the SCAQMD thresholds for CO, ROG, and NO<sub>x</sub>, and impacts would be significant. As a result, cumulative impacts would also be significant and unavoidable.

Summary of Impacts with the proposed Project:

**a) Conflict with or obstruct implementation of the applicable air quality plan?**

**No New Impact.** The Project site is located in the South Coast Air Basin, which is under the jurisdictional boundaries of the SCAQMD. The SCAQMD and (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, if a proposed project would have a development density and vehicle trip generation that is substantially greater than what was anticipated in the General Plan, then the proposed project would conflict with the AQMP. On the other hand, if a project’s density is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD’s attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

The Project site is located with the Southwest Area Plan of the Riverside County General Plan and has a land use designation of Mixed-Use Area (MUA). This land use designation encourages combinations of business, office, retail, and other commercial uses. Furthermore, the Project site is located with the Winchester/Silverhawk Specific Plan. The Specific Plan designates the Project site as Planning Area 9 or Town Center Commercial. This designation allows for, but is not limited to, churches, public servicing agencies, professional medical offices, a library, a recreational facility, commercial recreation, community commercial and business park land uses (the specific allowed uses are located within Ordinance No. 348.4096). The Specific Plan does not identify a target density, density range, or Floor Area Ratio (FAR) for the Town Center Commercial areas. The Project proposes the construction of a 360,022 square-foot commercial and warehousing building to be occupied by Mor Furniture Company. The uses proposed by the Project are consistent with the County’s land use designations. Therefore, the development density of the proposed Project would also be consistent with the assumptions in the AQMP and would not conflict with SCAQMD’s attainment plans.

In addition, emissions generated by construction and operation of the Project would not exceed thresholds as described in the analysis below, which are based on the AQMP and are designed to bring the Basin into attainment for the criteria pollutants for which it is in nonattainment. Therefore, because the Project does not exceed any of the thresholds it would not conflict with SCAQMD’s goal of bringing the Basin into attainment for all criteria pollutants and, as such, is consistent with the AQMP. As a result,



Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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impacts related to conflict with the AQMP from the Project would be less than significant. Therefore, no new impacts would occur.

**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?**

**No New Impact.** The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, could cumulatively contribute to these pollutant violations. The methodologies from the SCAQMD CEQA Air Quality Handbook are used in evaluating project impacts. SCAQMD has established daily mass thresholds for regional pollutant emissions, which are shown in Table AQ-1. Should construction or operation of the proposed Project exceed these thresholds a significant impact could occur; however, if estimated emissions are less than the thresholds, impacts would be considered less than significant.

**Table AQ-1: SCAQMD Regional Daily Emissions Thresholds<sup>1</sup>**

Pollutant	Construction (lbs/day)	Operations (lbs/day)
NOx	100	55
VOC	75	55
PM <sub>10</sub>	150	150
PM <sub>2.5</sub>	55	55
SOx	150	150
CO	550	550
Lead	3	3

**Construction**

Construction activities associated with the proposed Project would generate pollutant emissions from the following: (1) grading and excavation; (2) construction workers traveling to and from Project site; (3) delivery and hauling of construction supplies to, and debris from, the Project site; (4) fuel combustion by onsite construction equipment; (5) building construction; application of architectural coatings; and paving. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM<sub>10</sub>, and PM<sub>2.5</sub> emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the proposed Project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches, and maintaining effective cover over exposed areas. Compliance with Rule 403 was accounted for in the construction emissions modeling. In addition, implementation of SCAQMD Rule 1113 that governs the VOC content in architectural coating, paint, thinners, and solvents, was accounted for in the construction emissions modeling.

<sup>1</sup> Regional Thresholds presented in this table are based on the SCAQMD Air Quality Significance Thresholds, March 2015.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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**Table AQ-2: Construction Emissions Summary**

Year	Emissions (pounds per day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
2019	5.42	82.57	46.84	0.21	11.14	5.30
2020	49.20	46.33	49.84	0.13	7.68	3.30
<b>Maximum Daily Emissions</b>	<b>49.20</b>	<b>82.57</b>	<b>49.84</b>	<b>0.21</b>	<b>11.14</b>	<b>5.30</b>
SCAQMD Regional Threshold	75	100	550	150	150	55
<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: Urban Crossroads, 2019

As shown in Table AQ-2, CalEEMod results indicate that construction emissions generated by the proposed Project would not exceed SCAQMD regional thresholds. Therefore, emissions from construction activities would not result in a new or increased impact.

**Operations**

Implementation of the proposed furniture warehousing and associated showroom would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products. However, operational vehicular emissions would generate a majority of the emissions generated from the Project.

Operational emissions associated with the proposed Project were modeled using CalEEMod and are presented in Table AQ-3. As shown, the proposed Project would result in long-term regional emissions of the criteria pollutants that would be below the SCAQMD's applicable thresholds. Therefore, the Project's operational emissions would not exceed the NAAQS and CAAQS, would not result in a cumulatively considerable net increase of any criteria pollutant impacts, and would not result in a new or increased impact.

**Table AQ-3: Summary of Peak Operational Emissions**

	Emissions (pounds per day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>Operational Activities – Summer Scenario</b>						
Area Source	8.28	1.00E-03	0.11	1.00E-05	3.90E-04	3.90E-04
Energy Source	0.02	0.20	0.17	1.19E-03	0.02	0.02
Mobile (Passenger Cars)	0.87	3.01	14.12	0.05	5.40	1.46
Mobile (Trucks)	0.45	16.67	3.12	0.05	1.69	0.54
On-Site Equipment	0.29	3.57	1.56	0.01	0.12	0.11
<b>Total Maximum Daily Emissions</b>	<b>9.92</b>	<b>23.45</b>	<b>19.08</b>	<b>0.11</b>	<b>7.22</b>	<b>2.12</b>
SCAQMD Regional Threshold	55	55	550	150	150	55
<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Operational Activities – Winter Scenario</b>						
Area Source	8.28	1.00E-03	0.11	1.00E-05	3.90E-04	3.90E-04
Energy Source	0.02	0.20	0.17	1.19E-03	0.02	0.02
Mobile (Passenger Cars)	0.70	3.01	11.59	0.05	5.40	1.46
Mobile (Trucks)	0.47	16.91	3.43	0.05	1.69	0.54
On-Site Equipment	0.29	3.57	1.56	0.01	0.12	0.11
<b>Total Maximum Daily Emissions</b>	<b>9.77</b>	<b>23.69</b>	<b>16.86</b>	<b>0.11</b>	<b>7.22</b>	<b>2.12</b>
SCAQMD Regional Threshold	55	55	550	150	150	55
<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Source: Urban Crossroads, 2019

**c) Expose sensitive receptors, which are located within one mile of the project site, to substantial pollutant concentrations?**

**No New Impact.** The SCAQMD recommends the evaluation of localized NO<sub>2</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> construction-related impacts to sensitive receptors in the immediate vicinity of the Project site. Such an evaluation is referred to as a localized significance threshold (LST) analysis. The impacts were analyzed pursuant to the SCAQMD's *Final Localized Significance Threshold Methodology* (SCAQMD 2008). According to the LST Methodology, "off-site mobile emissions from the project should not be included in the emissions compared to the LSTs" (SCAQMD 2008). SCAQMD has developed LSTs that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> pollutants for each of the 38 source receptor areas (SRAs) in the SCAB. The Project site is located in SRA 26, Temecula Valley.

Sensitive receptors can include uses such as long-term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, child care centers, and athletic facilities can also be considered sensitive receptors. The nearest sensitive receptor from the Project site is an existing residence located approximately 125 feet south of the Project site across Murrieta Hot Springs Road (Urban 2019a).

**Construction**

The localized thresholds from the mass rate look-up tables in SCAQMD's Final Localized Significance Threshold Methodology document, were developed for use on projects that are less than or equal to 5-acres in size or have a disturbance of less than or equal to 5 acres daily. The Air Quality Impact Analysis (Appendix A) determined that the proposed Project would disturb a maximum of 2 acres per day.

Table AQ-4 identifies the localized impacts at the nearest receptor location in the vicinity of the Project. As shown, Project construction-source emissions would not exceed the applicable SCAQMD LSTs for emissions of any criteria pollutant. Thus, implementation of the Project would not result in a new or increased localized air quality impact.

**Table AQ-4: Localized Significance Summary of Construction**

Onsite Grading Emissions	Emissions (pounds per day)			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Maximum Daily Emissions	28.62	33.14	7.01	4.04
SCAQMD Localized Threshold	225	1,347	14	5
<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: Urban Crossroads, 2019

**Operations**

For operational LSTs, on-site passenger car and truck travel emissions were modeled. The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state Ambient Air Quality Standards. As shown on Table

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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AQ-5, operational emissions would not exceed the SCAQMD's localized significance thresholds for any criteria pollutant at the nearest sensitive receptor. Therefore, the Project would not result in a new or increased localized air quality impact from operational activities.

**Table AQ-5: Localized Significance Summary of Operations**

Operational Activity	Emissions (pounds per day)			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Maximum Daily Emissions	4.59	2.60	0.44	0.21
SCAQMD Localized Thresholds	395	2,357	7	3
<b>Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: Urban Crossroads, 2019

**CO “Hot Spot” Analysis**

Regarding potential “hot spots” of CO that could result from the project, the Air Quality Impact Analysis describes that a daily traffic volume of 400,000 vehicles per day would not exceed the most stringent 1-hour CO standard (20 ppm).

With implementation of the Project, the highest average daily trips on a segment of road would be 760 peak volumes, which much less than the volume of traffic required to generate a CO hot spot (Urban 2019a). Thus, no new impacts related to a CO hot spot would result from implementation of the proposed Project.

**d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

**No New Impact.** The proposed Project would not generate other emissions, not described previously. The Project site does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project’s (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of construction; no new impact would occur.

It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County’s solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 (included as a County condition of approval) to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant not result in a new impact.

**Conditions of Approval**

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

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.

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

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

**Mitigation Measures**

**EIR No. 404 Mitigation Measures:**

**MM AQ-1:** The Project will implement dust control measures during construction mandated by the SCAQMD. The Project will use dust control measures during clearing, grading, and construction. If fresh-water resources are too precious to waste on dust control, availability of brackish or reclaimed water sources should be investigated. Soil disturbance should be terminated when high winds (>25 mph) make dust control extremely difficult. (See: EIR No. 404, Chapter II, Section E, *SEIR Summary Matrix/Mitigation Monitoring Program*, Page II-20, Section V.B.7, Air Quality, Mitigation Measure 51) **(Implemented through Condition of Approval, SCAQMD Rule 403)**

**MM AQ-2:** Minimization of construction interference with regional non-project traffic movement. Measures recommended for inclusion are:

- Schedule receipt of construction materials to non-peak travel periods.
- Route construction traffic through areas of least impact sensitivity.
- Limit lane closures and detours to off-peak travel periods.
- Provide ride-share incentives for contractor and subcontractor personnel.

**(Applicable to the Project)**

**MM AQ-3:** "Spill-over" effects will be reduced by preventing soil erosion, washing vehicles entering public roadways from dirt off-road Project areas, and washing/sweeping Project access to public roadways on an adequate schedule. **(Implemented through Condition of Approval, SCAQMD Rule 403)**

**MM AQ-4:** Emissions control will be required from on-site equipment through a routine mandatory program of low-emissions tune-ups. **(Applicable to the Project)**

**MM AQ-5:** Mitigation strategies will be incorporated into a construction activity impact reduction plan, with clearly defined responsibilities for plan implementation and supervision. **(Applicable to the Project)**

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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**MM AQ-6:** Simultaneous grading/soil disturbance will be limited to no more than 25 acres on any one day, provided that the total Project acreage under construction at one time may exceed this acreage limitation. **(Implemented through Condition of Approval, SCAQMD Rule 403)**

**MM AQ-7:** The application of architectural surface treatments (e.g., paint, etc.) will be limited to no more than 730 homes or equivalent non-residential development per year. **(Applicable to the Project)**

**MM AQ-8:** Limiting the application of architectural surface treatments (i.e., paint, etc.) to less than 37.5 gallons per average day. **(Applicable to the Project)**

Proposed Project Mitigation Measures:

The mitigation measures from EIR No. 404, as listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe air quality related impacts would result from the proposed Project; therefore, no new mitigation measures are required for air quality.

Conclusion for Air Quality

Air Quality emission that would result from the Project would not exceed SCAQMD thresholds. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding air quality. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

**BIOLOGICAL RESOURCES** Would the project:

**7. Wildlife & Vegetation**

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

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

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/ No New Impact
candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<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, 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 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"/>
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(s):** Biological Resources Report, prepared by Blackhawk Environmental, Inc. (Blackhawk 2019) (Appendix C);

Summary of Impacts with the Approved Project:

EIR No. 404 determined that implementation of the Specific Plan would result in less than significant impacts to sensitive plant communities and communities, open space linkages, and cumulative impacts. Mitigation was incorporated to reduce impacts to the California gnatcatcher habitat with a provision to preserve onsite habitat; reduce impacts to Stephens' Kangaroo rat and the Quino checkerspot butterfly; and to reduce impacts to wetlands to below a level of significance.

Summary of Impacts with the proposed Project:

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

**No New Impact.** The Project site is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project site does not overlap or occur adjacent to any area conserved or targeted for conservation by the MSHCP; however, the Project is located within a designated area requiring surveys for burrowing owl, but not required of additional surveys for criteria area species, mammals, amphibians, narrow endemic plant species and/or special linkage areas (Blackhawk 2019). In addition, the Project is located within the Southwest Area Development Impact Fee Area and Stephen's Kangaroo Rat Fee Area and is subject to payment of those fees as compliance. The required habitat assessments have been completed, as detailed in the Habitat Assessment Report (Appendix C) and payment of fees as verified through conditions of approval, assures that the applicable MSHCP Development Impact Fee would be paid. Thus, the proposed Project would not conflict with provisions of the MSHCP and no new impact would occur.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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**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.**

**No New Impact.** The Project site and areas to the west and north of the site have been previously mass graded, and areas to the east and south are developed with residences. In addition, the project is completely surrounded by roadways.

**Wildlife Species**

The literature review prepared for the Habitat Assessment Report identified 15 special-status wildlife species with the potential to occur on the Project site (Blackhawk 2019). Two of the wildlife species, the California horned lark (*Eremophila alpestris actia*) and Cooper’s hawk (*Accipiter cooperii*), were observed on the Project site during the biological survey. Additionally, suitable nesting habitat and suitable foraging habitat for birds exists within the Project site and adjacent areas. Therefore, as a condition of approval for the Project, if vegetation is required to be removed during bird nesting season, an avoidance survey is required to be conducted within 100-feet of areas proposed for vegetation removal. With this measure, impacts related to nesting birds would be reduce to a less than significant level, and no new impact would occur.

In addition, the presence of suitable burrowing owl habitat, in conjunction with numerous burrowing owl records within five miles of the Project site, gives burrowing owl a moderate potential to occur on the Project site (Blackhawk 2019). Due to the presence of suitable habitat, focused surveys for burrowing owl are required as conditions of approval, which would reduce the potential impacts to a less than significant level, and no new impact would occur.

The remainder of the wildlife species identified on the site are functionally covered under the MSHCP. No additional special-status species not included for coverage under the MSHCP were observed or are expected to occur within the Project site.

**Plant Species**

The biological survey identified that 5 special status plant species were found to have a low to moderate potential to occur within the Project site (Blackhawk 2019). These special-status plant species are covered under the MSCHP and would be mitigated through the payment of MSCHP development fees that are required as a condition of approval. These conditions are a requirement for any project located within the MSHCP and therefore is not considered specific mitigation for the Project. Therefore, impacts related to endangered, or threatened plant species would be less than significant.

**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?**

**No New Impact.** As described in the previous response, as a condition of approval for the Project, if vegetation is required to be removed during bird nesting season, an avoidance survey is required to be conducted within 100-feet of areas proposed for vegetation removal. With this measure, impacts related to nesting birds would be reduced to a less than significant level. This condition is a requirement for any project located within the MSHCP and therefore is not considered specific mitigation for the Project or a particular impact. The remainder of the special status wildlife species identified on the site are covered under the MSHCP. In addition, the special status plant species with a potential to occur onsite are



Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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covered by the MSHCP. No additional special-status species not included for coverage under the MSHCP were observed or are expected to occur within the Project site. Therefore, the Project would not result in a new impact related to candidate, sensitive, or special status species in local or regional plans, or state or federal regulations.

**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?**

**No New Impact.** Wildlife corridors are linear features that connect areas of open space and provide avenues for the migration of animals and access to additional areas of foraging. The Project site does not contain, or is not adjacent to, any wildlife corridors. The Project site is surrounded by roadways. Areas of residential and undeveloped graded land are located beyond the roadways adjacent to the site. Development of the site would not result in impacts related to established native resident or migratory wildlife corridor.

Also, as described above, the Project site contains potentially suitable habitat for nesting birds. As a condition of approval for the Project, if vegetation is required to be removed during nesting bird season, a nesting bird survey is required to be conducted within 100-feet of areas proposed for vegetation removal. With the implementation of the Project conditions of approval, impacts related to nesting birds would be reduced to a less than significant level, and no new impact would occur.

**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?**

**No New Impact.** As defined in the MSHCP, riparian/riverine areas are lands that contain habitat dominated by trees, shrubs, persistent emergent or emergent mosses and lichens that occur close to or depend on a nearby freshwater source or areas that contain a freshwater flow during all or a portion of the year. Vernal pools are seasonal wetlands that occur in depressions, typically have wetland indicators that represent all three parameters (soils, vegetation, and hydrology), and are defined based on vernal pool indicator plant species during the wetter portion of the growing season but normally lack wetland indicators associated with vegetation and/or hydrology during the drier portion of the growing season.

The Project site does not include any riparian/riverine, vernal pools, or fairy shrimp habitat. The Project site does not harbor any MSHCP Riparian/Riverine features (i.e. riparian vegetation, hydric soils, vernal pools, blue line streams, upland swales, un-/vegetated channels or drainage areas containing upland vegetation that drains directly into an area that is described for conservation under the MSHCP [or areas already conserved]); however, it does contain two constructed bioretention basins, situated entirely within an upland, that receive sheet-flow drainage from the graded parcels in short durations following rain events, perhaps up to 24 hours at a time. These bioretention basins have been unmaintained for several years, are overrun with weedy and ruderal plant species and only contain remnants of the originally planted container stock plants, which are now severely drought stricken and unlikely to survive. Concrete spillways connect both bio retention basins to the City storm sewer system along Murrieta Hot Springs Road and may only contribute flow to the system during large rain events. These bioretention basins do not meet the criteria of riparian/riverine habitat as defined by the Plan, nor do they meet jurisdictional criteria stipulated by CDFW RWQCB and/or USACE (Blackhawk 2019).

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Therefore, the proposed Project would not result in a substantial adverse effect on any riparian habitat or other sensitive natural community.

**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?**

**No New Impact.** As described in the previous response, the Project site consists of upland habitats and does not contain any natural drainage features and is absent of federally protected wetlands as defined by Section 404 of the Clean Water Act. Thus, the Project site does not include or is adjacent to any jurisdictional wetland areas. Therefore, the proposed Project would not result in any impacts to State or federally protected wetlands.

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

**No New Impact.** The proposed Project would not conflict with any local policies or ordinances protecting biological resources. See prior discussions regarding compliance with the MSHCP. The County of Riverside has two tree management ordinances; one which manages the removal of oak trees, and the other that manages the removal of trees above 5,000 feet in elevation. The only on-site trees include several red iron bark eucalyptus trees (*Eucalyptus sideroxylon*) (Blackhawk 2019). The proposed Project site does not contain any oak trees and elevations of the Project site range from 1,148 feet msl to 1,204 feet msl (Blackhawk 2019). Thus, the proposed Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and no new impacts would not occur.

**Conditions of Approval**

**MSHCP Fees.** Prior to issuance of a grading or building permit, the Project applicant will pay relevant MSHCP fees to the County of Riverside. As of 2019, the MSHCP fee is \$7,164 per acre for commercial uses, and the Stephen’s Kangaroo Rat (SKR) Habitat Fee is \$500 per gross acre of “all others” use for commercial facilities.

**Burrowing Owl Surveys.** The MSHCP query specified that burrowing owl (BUOW) surveys are required for the Project site. A total of four focused BUOW surveys shall be conducted on separate days, preferably during the BUOW breeding season (March 1 through August 31), for a total of four survey days (not including the initial habitat assessment and burrow survey) per guidelines specified in the Western Riverside County Regional Conservation Authority (RCA) Burrowing Owl Survey Instructions for the Plan Area (2006).

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

If BUOW are observed to occupy the Project site and/or adjacent areas during take avoidance surveys or incidentally during construction, the Riverside County Planning Department will be notified, and avoidance measures may be implemented during the breeding season (March 1 through August 31). If

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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burrowing owls are present during the non-breeding season (September 1 through February 28), burrowing owl exclusion measures may be implemented in accordance with the MSHCP.

**Nesting Bird Survey.** To the extent feasible, conduct vegetation removal outside of the nesting bird season (generally between February 15 and August 31). If vegetation removal is required during the nesting bird season, conduct take avoidance surveys for nesting birds within 100-feet of areas proposed for vegetation removal. Surveys should be conducted by a qualified biologist(s) within three days of vegetation removal. If active nests are observed, a qualified biologist will determine appropriate minimum disturbance buffers or other adaptive mitigation techniques (e.g., biological monitoring of active nests during construction-related activities, staggered schedules, etc.) to ensure that impacts to nesting birds are avoided until the nest is no longer active.

**Mitigation Measures**

EIR No. 404 Mitigation Measures:

**MM BIO-1:** California Gnatcatcher: Written authorization to take this species shall be obtained through a Section 7 consultation with the USFWS and/or Section 10(a) permit. **(Previously implemented by the Specific Plan as part of preliminary grading; not applicable to Project site )**

**MM BIO-2:** Quino checkerspot butterfly: Written authorization to take this species shall be obtained through a Section 7 consultation with the USFWS and/or Section 10(a) permit. To ensure the 300-foot buffer is not impacted, existing habitat would be identified, staked and construction would not occur within 300 feet of the occupied habitat. In order to mitigate for the temporary impacts related to the construction of the water pipes to the water tank the applicant proposes to construct this pipeline outside of the flight season, 50 feet from all host plant populations, with pre-construction surveys for host plant and larva by a qualified biologist familiar with the different developmental stages of the butterfly, and with construction monitoring to insure no impacts to individual Quino checkerspot butterflies. Inclusion of these specific measures in the Section 7 permit would insure no direct impacts to the butterfly. **(Not applicable to the proposed Project, no Quino checkerspot butterfly habitat exists on the site)**

**MM BIO-3:** The Project applicant shall be responsible for compensatory mitigation of impacts to 2.18 acres of wetlands, 'waters of the United States' and streambed habitat subject to the regulatory jurisdiction of the US Army Corps of Engineers and CDFG. Mitigation shall be provided in accordance with the provisions of Section 404 of the Clean Water Act, Section 1603 of the California Fish and Game Code (Streambed Alteration), and their implementing regulations, following consultation with the respective agencies. Mitigation may include a combination of restoration of a portion of Tualota Creek and offsite restoration of ephemeral washes in the region impacted by the invasive giant reed (*Arundo donax*). For the purposes of obtaining a Stream bed Alteration Agreement, the Department of Fish and Game will be designated as a Responsible Agency. **(Not Required for the proposed Project, no wetlands exist on the site)**

**MM BIO-4:** Stephens' kangaroo rat mitigation shall be provided in accordance with the County's approved Section 10(a) permit authorizing take of this species. **(Applicable to the Project; Implemented through Condition of Approval, MSHCP Fees)**

**MM BIO-5:** On-site preservation of 200 acres of undisturbed habitat and retention of the 30 acres of Riparian habitat. Also, mitigation credit from implementation of Regional Conservation

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Banking program would mitigate impacts to coastal California gnatcatcher. A total of 130 acres of on-site coastal sage scrub habitat is to be preserved. **(Previously implemented by the Specific Plan and not applicable to the Project site which has been rough graded)**

**MM BIO-6:** Payment of mitigation fees and receipt of allocation of take. **(Applicable to the Project; Implemented through Condition of Approval, MSHCP Fees)**

**MM BIO-7:** A conservation easement over the Tualota Creek area and a 250-foot wide native habitat linkage corridor to the open space knoll located on the eastern boundary will be granted in favor of a mutually-agreed-to party. **(Previously implemented by the Specific Plan and not applicable to the Project site which has been rough graded)**

**MM BIO-8:** Temporary construction fencing shall be provided between construction zones and areas of occupied gnatcatcher and Quino habitat. **(Not Required for the proposed Project, no occupied gnatcatcher or Quino checkerspot butterfly habitat exists on the site)**

**MM BIO-9:** An endowment shall be established for long-term management of the conservation easement open space and written proof of said endowment with endowment funds will be placed in an escrow account until the conservation easement is in place. **(Previously implemented by the Specific Plan and not related to the Project site)**

**MM BIO-10:** Contractor pets and smoking will be prohibited in and adjacent to the construction areas. **(Applicable to the Project)**

**MM BIO-11:** All movement of construction contractors, including ingress and egress of equipment and personnel will be limited to designated construction zones in areas of occupied habitat. **(Applicable to the Project; Implemented through Condition of Approval, Nesting Bird Survey)**

**MM BIO-12:** Active construction areas will be watered regularly to control dust, in order to minimize impacts to nearby habitats, especially sensitive species habitat adjacent to construction. **(Applicable to the Project; Implemented through Condition of Approval, SCAQMD Rule 403)**

**MM BIO-13:** Equipment to extinguish small brush fires (e.g., from trucks or vehicles) will be present on the site during all phases of the Project construction activities, along with personnel trained in the use of such equipment. **(Applicable to the Project)**

**MM BIO-14:** During and after Project construction, the proper use and disposal of oil, gasoline, diesel fuel, antifreeze and other toxic substances will be enforced. **(Applicable to the Project)**

**MM BIO-15:** A qualified biologist/monitor will be present on-site just prior to and during, initial grading, to delineate access roads and limits of grading, to minimize take and harassment of gnatcatchers. The biological monitor will have authority to halt Project actions to allow any gnatcatcher or Quino checkerspot threatened by construction activities to escape direct harm. **(Not Required for the proposed Project, no gnatcatcher or Quino checkerspot butterfly habitat exists on the site)**

**MM BIO-16:** In order to avoid potential impacts to gnatcatchers and other sensitive migratory species, clearing of vegetation shall not be conducted between February 15 and July 15, in areas with moderate to high quality vegetation within and adjacent to historically occupied habitat. **(Applicable to the Project; Implemented through Condition of Approval, Nesting Bird Survey)**

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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- MM BIO-17:** The Project has been so designed that no additional take of gnatcatcher use areas will be necessary for fuel modification purposes. **(Not Required for the proposed Project, no gnatcatcher habitat exists on the site)**
- MM BIO-18:** No construction access, parking, or storage of equipment or materials will be permitted within natural open space. All native habitat areas to be avoided shall be clearly, noted on the plans. Waste dirt, rubble or trash will not be deposited on the preserved native habitats. **(Not Required for the proposed Project, no native habitat exists on the site)**
- MM BIO-19:** If nesting gnatcatchers are found in any of the ten preserved gnatcatcher use areas on the subject property, a temporary construction buffer of 250 feet shall be provided around the nest. The nest and buffer will be marked by flagging, and the buffer area will be temporarily fenced with construction fencing where ground disturbance is to occur. Following the departure of fledglings, grading can resume within the restricted areas as determined by the qualified biological monitor. **(Applicable to the Project; Implemented through Condition of Approval, Nesting Bird Survey)**
- MM BIO-20:** Documentation of the easement provided by the Project for 30 acres of on-site conservation open space. **(Previously implemented by the Specific Plan and not related to the Project site)**
- MM BIO-21:** Night lighting shall not be used during the course of construction, unless absolutely necessary. If necessary, the lights shall be shielded to minimize lighting, of the surrounding habitat. **(Applicable to the Project)**
- MM BIO-22:** The U.S. Fish and Wildlife Service Carlsbad office must be notified within three working days should any listed species be found dead or injured in or adjacent to the construction areas. **(Applicable to the Project)**
- MM BIO-23:** A cowbird trapping program shall be established and maintained in perpetuity on the preserved native habitat. **(Previously implemented by the Specific Plan and not related to the Project site)**
- MM BIO-24:** An exotic plant eradication plan shall be implemented as part of the on-going endowment program in the open space conservation areas. **(Previously implemented by the Specific Plan and not related to the Project site)**
- MM BIO-25:** Signs will be posted at potential access points into the on-site preserved areas informing residents of the wildlife habitat value and to minimize intrusions. **(Not Required for the proposed Project, no preserved habitat areas exist on the site)**
- MM BIO-26:** Installation and maintenance of security fences/walls for the purpose of controlling human and pet access into the preserved habitat areas will be provided where residential development abuts natural open space. **(Not Required for the proposed Project, no preserved habitat areas exist adjacent to the site)**
- MM BIO-27:** A sage scrub revegetation plan will be developed and implemented. A monitoring plan demonstrating the survivability of the sage scrub shall be submitted every six months for three years. Revegetation shall be accomplished through the use of the "duff reapplication" method. **(Not Required for the proposed Project, no sage scrub exists on the site)**

Proposed Project Mitigation Measures:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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The applicable mitigation measures from EIR No. 404, as listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe biological resource related impacts would result from the proposed Project; therefore, no new mitigation measures are required for biological resources.

**Conclusion for Biological Resources**

Consistent with the determination of EIR No. 404, impacts related to biological resources from implementation of the proposed Project would be less than significant with implementation of standard conditions of approval and the applicable mitigation measures, listed previously. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding biological resources. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

**CULTURAL RESOURCES** Would the project:

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8. Historic Resources</b>				
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(s):** Cultural Resources Assessment, Prepared by Material Culture Consulting. 2019. (MCC 2019a) (Appendix D)

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 described that two historic buildings previously existed within the Specific Plan area. However, because both buildings were removed, implementation of Amendment No. 3 of the Specific Plan project would not result in impacts to historic resources. No mitigation was required.

Summary of Impacts with the proposed Project:

**a) Alter or destroy a historic site?**

**No New Impact.** The Project site is vacant and undeveloped. The site was previously used for agriculture, and has not been developed (MCC 2019a). Due to the existing vacant and disturbed conditions, no historical resources exist on the Project site. Thus, implementation of the proposed

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Project would not result in impacts related to destruction of a historic site or historical resource, and no new impact would occur.

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

**No New Impact.** As described in the previous response, the Project site is vacant and undeveloped. The site was previously used for agriculture and has not been developed (MCC 2019a). Due to the existing vacant and disturbed conditions, no historical resources exist on the Project site. Thus, implementation of the proposed Project would not result in impacts to a historic resource, and no new impact would occur.

**9. Archaeological Resources**

a. Alter or destroy an archaeological 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 archaeological resource, pursuant to 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(s):** Cultural Resources Assessment, Prepared by Material Culture Consulting. 2019. (MCC 2019a) (Appendix D)

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 describes that potential impacts to archaeological resources would be mitigated by having a certified archaeologist present during grading. In addition, the EIR included a condition of approval, which states that prior to approval of a development permit, the developer shall execute a pre-excavation agreement with the Pechanga Band of Luiseno Mission Indians which addresses the requirement for Native American monitors during grading, protocols for treatment of Native American human remains, and the repatriation of Native American sacred items and artifacts to the Pechanga band.

Summary of Impacts with the proposed Project:

**a) Alter or destroy an archaeological site?**

**No New Impact.** The Project site is an undeveloped and previously graded site. The Cultural Resources Assessment prepared for the Project did not identify any previously recorded resources within the Project Area and the field survey yielded negative results for newly discovered resources. A total of 16 cultural resources are located within a 1-mile radius, the majority of which are isolated finds (MCC 2019a). A review of historic-era aerial photographs revealed that the Project Area has undergone extensive ground disturbance. As a result, the probability of encountering prehistoric or historical archaeological resources within the Project area is very low. Further, standard County conditions of approval require contractors to halt work within 50 feet in the event of uncovering a potential archaeological resource and to have the find evaluated by a qualified archaeologist. Therefore, impacts due to inadvertent discoveries of archaeological resources would be reduced to a less than significant level, and no new impacts would occur.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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**b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?**

**No New Impact.** As described in the previous response, the Project site has undergone extensive ground disturbance. As a result, the probability of encountering prehistoric or historical archaeological resources within the Project area is very low. Further, standard County conditions of approval require contractors to halt work within 50 feet in the event of uncovering a potential archaeological resource and to have the find evaluated by a qualified archaeologist. Therefore, impacts due to inadvertent discoveries of archaeological resources would be reduced to a less than significant level, and no new impacts would result.

**c) Disturb any human remains, including those interred outside of formal cemeteries?**

**No New Impact.** The Project site has been previously disturbed, as described above, and has not been previously used as a cemetery. Thus, human remains are not anticipated to be uncovered during Project construction. However, California Health and Safety Code Section 7050.5, CEQA Section 15064.5, and Public Resources Code Section 5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains. Specifically, California Health and Safety Code Section 7050.5 requires that if human remains are discovered, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of death, and made recommendations concerning the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Although soil-disturbing activities associated with the proposed Project could result in the discovery of human remains, compliance with existing law would ensure that significant impacts to human remains would not occur.

**Conditions of Approval**

**Inadvertent Discoveries.** Prior to the issuance of the first grading permit, the Applicant shall provide a letter to the County Planning Department, or designee, from a qualified professional archeologist meeting the Secretary of Interior’s Professional Qualifications for Archaeology as defined at 36 CFR Part 61, Appendix A stating that the archeologists have been retained will be present at pre-grade meetings and on-site grading operations in native soils. In addition, the developer shall provide an executed pre-excavation agreement with the Pechanga Band of Luiseno Mission Indians which addresses the requirement for Native American monitors during grading, protocols for treatment of Native American human remains, and the repatriation of Native American sacred items and artifacts to the Pechanga band.

In the event a previously unrecorded archaeological deposit is encountered during construction, all activity within 50 feet of the area of discovery shall cease and the County shall be immediately notified. The archeologist shall be contacted to flag the area in the field and shall determine if the archaeological deposits meet the CEQA definition of historical (State CEQA Guidelines 15064.5(a)) and/or unique archaeological resource (Public Resources Code 21083.2(g)).

If the find is considered a “resource” the archaeologist in coordination with the Native American monitor shall pursue either protection in place or recovery, salvage and treatment of the deposits. Recovery, salvage and treatment protocols shall be developed in accordance with applicable provisions of Public



Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Resource Code Section 21083.2 and State CEQA Guidelines 15064.5 and 15126.4 in consultation with the County. Per CEQA Guidelines Section 15126.4(b)(3), preservation in place shall be the preferred means to avoid impacts to archaeological resources qualifying as historical resources. Consistent with CEQA Guidelines Section 15126.4(b)(3)(C). If unique archaeological resources cannot be preserved in place or left in an undisturbed state, recovery, salvage and treatment shall be required at the developer/applicant's expense.

**Human Remains.** Should human remains be discovered during Project construction, the Project would be required to comply with State Health and Safety Code Section 7050.5, which states that no further disturbance may occur in the vicinity of the body until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine the identity of and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD must complete the inspection within 48 hours of notification by the NAHC.

**Mitigation Measures**

EIR No. 404 Mitigation Measures:

**MM CUL-1:** An archaeologist will be present at pre-grade meetings and on-site grading operations. this person will have the authority to temporarily halt or redirect grading should fossils be uncovered. If resources are found, the Pechanga Band of Luiseno Mission Indians will be notified and included in the mitigation of said resources. **(Previously implemented by the Specific Plan for the previous mass grading of the site and not related to the Project site)**

Proposed Project Mitigation Measures:

The applicable mitigation measures from EIR No. 404, as are listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe cultural resource related impacts would result from the proposed Project; therefore, no new mitigation measures are required for cultural resources.

**Conclusion for Cultural Resources**

Consistent with the determination of EIR No. 404, impacts related to cultural resources from implementation of the proposed Project would be less than significant with implementation of mitigation and the applicable conditions of approval. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding cultural resources. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

**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 Climate Action Plan (“CAP”), Energy Analysis, prepared by Urban Crossroads (Urban 2019b) (Appendix E)

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 described that the proposed land uses are not energy intensive and would not use an inordinate amount of energy. EIR No. 404 also described that energy resources would be consumed by construction activities and throughout operation of the Project. Energy consumption levels would not be expected to exceed typical requirements for similar urban development, and service providers have indicated an ability to serve the Project without significantly affecting the provision of energy resources. The EIR states that the Project encourages passive use of solar energy through site design, building orientation and landscaping. Additionally, the Project would be required to adhere to State codes regarding energy conservation. Impacts were found to be less than significant. No mitigation was required.

Summary of Impacts with the proposed Project:

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

**No New Impact**

**Construction**

During construction of the proposed Project, energy would be consumed in three general forms:

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

Construction activities related to the proposed building and the associated infrastructure would not be expected to result in demand for fuel greater on a per-unit-of-development basis than other development projects in Southern California. In addition, the extent of construction activities that would

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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occur is limited to a 11-month period, and the demand for construction-related electricity and fuels would be limited to that time frame.

In addition, construction contractors are required to demonstrate compliance with applicable California Air Resources Board (CARB) regulations governing the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. In addition, compliance with existing CARB idling restrictions and the use of newer engines and equipment would reduce fuel combustion and energy consumption. Overall, construction activities would require limited energy consumption, would comply with all existing regulations, and would therefore not be expected to use large amounts of energy or fuel in a wasteful, inefficient, and unnecessary manner. Thus, no new impacts related to construction energy usage would occur.

**Operation**

Once operational, the Project would generate demand for electricity, natural gas, as well as gasoline for motor vehicle trips. Operational use of energy includes the heating, cooling, and lighting of the building, water heating, operation of electrical systems and plug-in appliances, parking lot and outdoor lighting, and the transport of electricity, natural gas, and water to the areas where they would be consumed. This use of energy is typical for urban development, and no operational activities would occur that would result in extraordinary energy consumption.

The proposed Project would be required to meet the current Title 24 energy efficiency standards. The County's administration of the Title 24 requirements and the County's Climate Action Plan (CAP) includes review of design components and energy conservation measures that occurs during the permitting process, which ensures that all requirements are met. Typical Title 24 measures include insulation; use of energy-efficient heating, ventilation and air conditioning equipment (HVAC); solar-reflective roofing materials; energy-efficient indoor and outdoor lighting systems; reclamation of heat rejection from refrigeration equipment to generate hot water; and incorporation of skylights, etc. In complying with the Title 24 standards, impacts to peak energy usage periods would be minimized, and impacts on statewide and regional energy needs would be reduced. All development is required to comply with the adopted California Energy Code (Code of Regulations, Title 24 Part 6) and the California Green (CalGreen) Building Standards (included as a condition approval and is a standard requirement of any development project in the County). Thus, operation of the Project would not use large amounts of energy or fuel in a wasteful manner, and no new operational energy impacts would occur.

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

**No New Impact.** The State of California has established a comprehensive framework for the use of efficient energy. This occurs through the implementation of the Clean Energy and Pollution Reduction Act of 2015 (SB 350), Title 24 Energy Efficiency Standards, and the California Green (CalGreen) Building Standards. The proposed Project would comply with existing regulations as ensured through the County's permitting process. Thus, construction and operation of the proposed Project would not conflict with or obstruct State or local plans for energy efficiency or renewable energy, and no new impacts would occur.

**Conditions of Approval Mitigation Measures**

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**CalGreen Compliance:** The Project is required to comply with the CalGreen Building Code as included in the County’s Municipal Code to ensure efficient use of energy. CalGreen specifications are required to be incorporated into building plans as a condition of building permit approval.

**Mitigation Measures**

EIR No. 404 Mitigation Measures

No mitigation measures related to energy were included in EIR No. 404.

Proposed Project Mitigation Measures

No new impacts nor substantially more severe energy related impacts would result from the proposed Project; therefore, no new mitigation measures are required for energy.

**Conclusion for Energy:**

Consistent with the determination of EIR No. 404, impacts related to energy consumption from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding energy consumption. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

**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):** Geotechnical Update Report, prepared by Leighton and Associates, Inc. (Leighton 2019) (Appendix F), California Geological Survey Earthquake Zones of Required Investigation, Accessed: <https://maps.conservation.ca.gov/cgs/EQZApp/App/>

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 determined that the Specific Plan area does not include or adjacent to an Alquist-Priolo earthquake fault zone. However, an active fault is located in Planning Areas 6, 7, and 8, which includes

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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a restricted use zone. EIR No. 404 did not identify any faults within Planning Area 9. In response to the fault hazards in the Specific Plan, EIR No. 404 included mitigation that requires geotechnical reports for development projects to provide for seismic safety and mitigation that requires only non-habitable structures near faults. EIR No. 404 determined that with implementation of mitigation measures, impacts related to fault hazards would be less than significant.

Summary of Impacts with the proposed Project:

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

**No New Impact.** The Project site is not located within an Alquist-Priolo Earthquake Fault zone (Leighton 2019). The closest Alquist-Priolo Earthquake Fault zone is the Murrieta Fault zone that is located approximately 3 miles of the Project site (GPI 2018). In addition, as described by EIR No. 404 no identified faults are located within Planning Area 9. As a result, no impacts related to a rupture of a known earthquake fault would not occur from implementation of the proposed Project.

**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,” Geotechnical Update Report, prepared by Leighton and Associates, Inc. (Leighton 2019) (Appendix F)

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 described that the most southern and northwestern portion of the Specific Plan area is identified as liquefaction hazard areas. However, due to the re-fill and compaction techniques proposed, the likelihood of liquefaction was determined to be low. However, the EIR included mitigation to require the submission of a geologic report to assess liquefaction hazards.

Summary of Impacts with the proposed Project:

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

**No New Impact.** Liquefaction occurs when vibrations or water pressure causes soil particles to lose its friction properties. As a result, soil behaves like a liquid, has an inability to support weight, and can flow down very gentle slopes. This condition is usually temporary and is most often caused by an earthquake vibrating water-saturated fill or unconsolidated soil. However, effects of liquefaction can include sand boils, settlement, and structural foundation failures. Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands in areas where the groundwater table is within approximately 50 feet below ground surface.

The Geotechnical Update Report determined that there is a low liquefaction susceptibility potential at the Project site due to the presence of dense/stiff subsurface soils and the lack of shallow groundwater (Leighton 2019). The report also determined that, based on groundwater data of a nearby well, groundwater is in excess of 100 feet below current ground surface elevations (Leighton 2019).

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Additionally, all structures built in the County are required to be developed in compliance with the CBC (California Code of Regulations, Title 24, Part 2), which is adopted as Chapter 16.08 of the County's Municipal Code. Compliance with the CBC would require proper construction of building footings and foundations so that it would withstand the effects of potential ground movement, including liquefaction.

The Riverside County Department of Building and Safety reviews structural plans and geotechnical data prior to issuance of a grading permit and conducts inspections during construction, which would ensure that all required CBC measures are incorporated. Compliance with the CBC as verified by the County's review process would ensure that impacts related to liquefaction are less than significant. Therefore, no new impacts would occur

**13. Ground-shaking Zone**

- a. Be subject to strong seismic ground shaking?

**Source(s):** Geotechnical Update Report, prepared by Leighton and Associates, Inc. (Leighton 2019) (Appendix F)

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 described that the potentially active fault zones are located throughout the region and ground shaking as a result of movement along the active fault zones could result in damage to proposed structures. EIR No. 404 determined that construction in accordance with the building code, which requires sufficient calculated factors of safety to resist seismically induced failure, would minimize potential damage from seismic activity to a less than significant level. Therefore, EIR No. 404 included mitigation that requires seismic measures as recommended by the detailed geological investigation be identified on grading plans and implemented to the satisfaction of the County Geologist.

Summary of Impacts with the proposed Project:

**a) Be subject to strong seismic ground shaking?**

**No New Impact.** The Project area, like most of southern California, could be subject to seismically related strong ground shaking. Ground shaking is a major cause of structural damage from earthquakes. The amount of motion expected at a building site can vary from none to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology.

The Project site is located approximately 3 miles from the Murrieta Fault zone. A major earthquake along this fault or another regional fault could cause substantial seismic ground shaking at the site. However, structures built in the County are required to be built in compliance with the CBC (California Code of Regulations, Title 24, Part 2) that provides provisions for earthquake safety based on factors including building occupancy type, the types of soils onsite, and the probable strength of ground motion. Compliance with the CBC would require the incorporation of: 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structure so that it would withstand the effects of strong ground shaking.

The Riverside County Department of Building and Safety permitting process would ensure that all required CBC seismic safety measures are incorporated into the building. Compliance with the CBC as verified by the County's review process, would reduce impacts related to strong seismic ground shaking

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to a less than significant level. Overall, impacts related to strong seismic ground shaking would be less than significant with implementation of CBC requirements, and no new impacts would occur.

**14. Landslide Risk**

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

**Source(s):** Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope”; Southwest Area Plan Figure 14, Steep Slopes; Geotechnical Update Report, prepared by Leighton and Associates, Inc. (Leighton 2019) (Appendix F)

Summary of Impacts with the Specific Plan:

EIR No. 404 described that no landslides are known to exist on the site, and according to the geotechnical reconnaissance, the potential for landslides is remote due to the crystalline nature of the bedrock complex onsite. Therefore, impacts were determined to be less than significant.

Impacts Associated with the proposed Project:

**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?**

**No New Impact.** Landslides are the downhill movement of masses of earth and rock, and are often associated with earthquakes; but other factors, such as the slope, moisture content of the soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides. The Geotechnical Update Report determined there is no indication of landslides, slumps, rock fall hazard, debris flow or slope instability of the slopes surrounding the Project site (Leighton 2019). In addition, the report found the adjacent slopes are weathered and locally eroded. The stability of the surrounding cut and fill slopes have been determined to be stable (Leighton 2019). Furthermore, the Project area is identified as an area having a low to locally moderate susceptibility to seismically induced landslides and rockfalls on the Southwest Area Plan Figure 14, Slope Instability. Therefore, no new impacts related to landslides would occur from implementation of the proposed Project.

**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,” Geotechnical Update Report, prepared by Leighton and Associates, Inc. (Leighton 2019) (Appendix F)

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 analyzed potential of the Specific Plan to result in impacts related to ground rupture and shallow ground cracking related to subsidence, and determined that impacts would be less than significant.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Summary of Impacts with the proposed Project:

**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?**

**No New Impact.** Subsidence is a general lowering of the ground surface over a large area that is generally attributed to lowering of the ground water levels within a groundwater basin. Localized or focal subsidence or settlement of the ground can occur as a result of earthquake motion in an area where groundwater in a basin is lowered. The Project site is located within a susceptible subsidence hazard zone as shown on Riverside County Hazard Maps. However, due to the shallow bedrock underlying the site, the geotechnical report determined the potential for differential subsidence and ground fissuring on this site to be very low (Leighton 2019). Furthermore, groundwater extraction is managed by groundwater management plans, which limits the allowable withdrawal of water. Therefore, no new impacts related to subsidence would occur.

In addition, compliance with the California Building Code is a standard practice and would be required by the Riverside County Department of Building and Safety, as implemented as a condition of approval. Therefore, compliance with the requirements of the CBC as part of the building plan check and development review process, would ensure that no new impacts would occur.

**16. Other Geologic Hazards**

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

**Source(s):** Geotechnical Update Report, prepared by Leighton and Associates, Inc. (Leighton 2019) (Appendix F)

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 determined that seiche hazards related to Lake Skinner Reservoir are unlikely because it is located 3 miles from the Specific Plan Area. EIR No. 404 did not identify any other geologic hazards, such as mudflow or volcanic hazard.

Summary of Impacts with the proposed Project:

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

**No New Impact.** A seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. As described in EIR No. 404, Lake Skinner is 3 miles from the Project area; thus, inundation is unlikely, and no new impacts related to seiche would occur from the Project.

A mudflow is an earthflow consisting of material that is wet enough to flow rapidly and typically occurs in small, steep stream channels. The Project site and the adjacent parcels are flat. The site does not contain steep slopes and is not adjacent to any steep slopes that could be subject to a mudflow. Therefore, the proposed Project would not be subject to a mudflow, and no new impacts would occur.



Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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In addition, there are no known volcanoes in the Project region. Thus, impacts related to volcanic hazards would not occur. Overall, the proposed Project would not result in impacts related to seiche, mudflow, or volcanic hazards, and no new impacts would occur.

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(s):** Geotechnical Update Report, prepared by Leighton and Associates, Inc. (Leighton 2019) (Appendix F)

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 determined that the proposed Specific Plan was designed to locate development in the areas with elevations of 1,380 or less, while preserving significant topographic features in open space. Grading would encroach into isolated, small slopes with a gradient greater than 25 percent throughout the Specific Plan area, however, this encroachment is limited and would not be regarded as significant.

The EIR also described that the Project would result in the creation of manufactured slopes throughout the development area. Manufactured slopes are generally less than 30 feet but can range up to approximately 50 feet in height. Recontouring and landscaping of manufactured slopes would be required to mitigate the potential for impacts to landform and topography. EIR No 404 included mitigation related to slope stability and height of manufactured slopes, listed below, which were determined to reduce impacts to a less than significant level.

Summary of Impacts with the proposed Project:

**a) Change topography or ground surface relief features?**

**No New Impact.** According to the Geotechnical Update Report, the Project site is generally flat and the stability of the surrounding cut and fill slopes are stable under both static and pseudo static conditions (Leighton 2019). The proposed Project would include cut and fill grading activities that involve cuts up to 6 feet on the eastern side of the site and fills up to 24 feet in height on the western portion of the site (Leighton 2019). As required by the County, the Geotechnical Update Report provides recommendations to ensure stability of graded areas pursuant to the CBC, which would reduce potential impacts to a less than significant level. In addition, the EIR No. 404 mitigation measures related to slope stability and height of manufactured slopes, as listed below, would also reduce potential impacts. Therefore, the proposed Project would not result in a new impact related to the change of topography or ground surface relief features.

**b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?**

**No New Impact.** As described in the previous response, the proposed Project would include cut and fill grading activities that involve cuts up to 6 feet on the eastern side of the site and fills up to 24 feet in height on the western portion of the site (Leighton 2019). These would not create cut or fill slopes greater than 2:1. As required by the County, the Project would be implemented in compliance with the

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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CBC, which would be ensured through the County permitting process and would reduce potential impacts to a less than significant level. In addition, the EIR No. 404 mitigation measures related to slope stability and height of manufactured slopes, as listed below, would also reduce potential impacts. Thus, no new impact related to cut or fill slopes greater than 2:1 or higher than 10 feet would occur from the proposed Project

**c) Result in grading that affects or negates subsurface sewage disposal systems?**

**No New Impact.** The Project site is vacant and undeveloped. The Project includes installation of a sewer system that would connect to the existing system in the surrounding roadways. The installation and grading of the site would be completed pursuant to the County’s required specifications for sewer installation such that the Project would not negate the use of the sewage disposal systems. Therefore, no new impacts would occur.

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 direct or indirect 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(s):** U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report; Geotechnical Update Report, prepared by Leighton and Associates, Inc. (Leighton 2019) (Appendix F)

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 identified that soils within the Specific Plan area have very low to medium erosion susceptibility and mitigation measures were included to reduce impacts related to soil erosion and the loss of topsoil to a less than significant level.

EIR No. 404 also describes that soils with shrink-swell potential are limited within the Specific Plan area; but that there may be some areas that will be affected after periods of extended rainfall. Therefore, in developing these areas, high shrink/swell potential soils shall be excavated prior to building, then recompacted in conformance with standard grading and building practices. No significant impacts were anticipated as a result of high shrink/swell potential soils on-site.

Summary of Impacts with the proposed Project:

**a) Result in substantial soil erosion or the loss of topsoil?**

**No New Impact.** Construction of the proposed Project has the potential to contribute to soil erosion and the loss of topsoil. Grading activities that would be required for the Project would expose and loosen topsoil, which could be eroded by wind or water. However, the County’s Municipal Code Chapter 13.12, Article 2 Stormwater Management and Discharge Controls implement the requirements of the California

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Regional Water Quality Control Board, Riverside County (RWQCB) National Pollutant Discharge Elimination System (NPDES) Storm Water Permit Order No. R8-2010-0033 (MS4 Permit) establishes minimum stormwater management requirements and controls that are required to be implemented for the Project.

To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by these County and RWQCB regulations to be developed by a QSD (Qualified SWPPP Developer), which would be implemented by conditions of approval. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and the loss of topsoil, and provide erosion control BMPs to reduce or eliminate the erosion and loss of topsoil. Erosion control BMPs include use of: silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. With compliance with the County's Municipal Code stormwater management requirements, RWQCB SWPPP requirements, and installation of BMPs, which would be implemented by the County's project review by the Department of Building and Safety, construction impacts related to erosion and loss of topsoil would be less than significant.

The proposed Project includes installation of landscaping adjacent to the proposed building, roadways, and throughout the parking areas. With this landscaping, areas of loose topsoil that could erode by wind or water, would not exist upon operation of the proposed Project. In addition, as described in Section 25, Hydrology and Water Quality, the hydrologic features of the proposed Project have been designed to slow, filter, and retain stormwater within landscaping and the two biofiltration basins on the site, which would also reduce the potential for stormwater to erode topsoil. Furthermore, implementation of the Project requires County approval of a Water Quality Management Plan (WQMP), which would ensure that RWQCB requirements and appropriate operational BMPs would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur. As a result, with implementation of existing requirements, no new impacts related to substantial soil erosion or loss of topsoil would occur.

**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?**

**No New Impact.** Expansive soils contain significant amounts of clay particles that swell when wet and shrink when dry. Foundations constructed on expansive soils are subjected to forces caused by the swelling and shrinkage of the soils. Without proper measures taken, heaving and cracking of both building foundations and slabs-on-grade could result.

The Geotechnical Update Report prepared for the Project conducted soils testing, which determined that onsite soils have a low to very low expansion index (Leighton 2019). In addition, as described above, compliance with the CBC is a standard County practice and is included as a condition of approval. Therefore, compliance with the requirements of the CBC as part of the building plan check and development review process, would ensure that expansive soil related impacts would be less than significant, and no new impact would occur.

**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?**

**No New Impact.** The proposed Project would install new onsite sewer laterals that would connect to existing off-site sewers, and would not use septic tanks or alternative wastewater disposal systems. As a result, no new impacts related to septic tanks or alternative waste water disposal systems would not occur from implementation of the proposed Project.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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**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?

**Source(s):** Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484; Geotechnical Update Report, prepared by Leighton and Associates, Inc. (Leighton 2019) (Appendix F)

Summary of Impacts with the Approved Specific Plan

EIR No. 404 determined the Specific Plan area was not located in an area subject to high levels of wind erosion or blowsand and impacts related to blowsand were determined to be less than significant. Mitigation was not required.

Summary of Impacts with the proposed Project:

**a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?**

**No New Impact.** Like the majority of the County, the Project site is identified by the General Plan Safety Element Figure S-8 as having a moderate wind erosion susceptibility. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads that are covered by the CBC. In addition, as described above, the proposed Project includes installation of landscaping adjacent to the proposed building, roadways, and throughout the parking areas. With this landscaping, areas of loose topsoil that could erode by wind, would not exist upon operation of the proposed Project. As described previously, the proposed Project would be developed in compliance with CBC regulations (included as condition of approval), which would be verified by the County Department of Building and Safety prior to approval of building permits. Therefore, the Project would not result in an increase in wind erosion and blow sand, either on or off site, and impacts would not occur.

Conditions of Approval

**CBC Compliance.** The Project is required to comply with the California Building Standards Code as included in the County's Municipal Code Chapter 16.08 to preclude significant adverse effects associated with seismic and soils hazards. CBC related and geologist and/or civil engineer specifications for the proposed Project are required to be incorporated into grading plans and building specifications as a condition of construction permit approval.

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

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

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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**Mitigation Measures**

**EIR No. 404 Mitigation Measures:**

- MM GEO-1:** Detailed geologist's reports shall be submitted in compliance with the requirements of Riverside County Ordinances and will be conducted prior to tract map approval. The report(s) will evaluate: (a) underlying soil conditions; (b) liquefaction potentials; (c) fault verification; and (d) site specific seismic parameters and building requirements. **(Implemented through preparation of the Geotechnical Update Report, included as Appendix F)**
- MM GEO-2:** Required measures as recommended by the detailed geological investigation shall be identified on grading plans and implemented to the satisfaction of the County Geologist. **(Applicable to the Project)**
- MM GEO-3:** All final subdivision maps will indicate that the proposed Project lies within the potential dam inundation area of Lake Skinner. Because a portion of the Project is located in a dam inundation area, coordination between the applicant and the County Disaster Preparedness Office shall be required to establish emergency evacuation routes, as necessary. This coordination and establishment of evacuation routes shall occur prior to tentative tract map approval. Prospective home buyers or land purchasers within affected planning areas shall receive written notice of the potential dam inundation and respective evacuation routes within these planning areas. **(Not applicable to the Project, which is not within the Lake Skinner inundation area)**
- MM GEO-4:** No structures designed for human occupancy (2,000 person hours per year) are allowed within the building setback zones designated for the active fault located in the vicinity of Planning Areas 6, 7, and 8. **(Not applicable to the Project, which is located in Planning Area 9)**
- MM GEO-5:** Due to the large number of non-active faults and faultlets within the property, it is recommended that all cut pads exposing these features be over-excavated approximately four feet to provide a compacted fill blanket under the proposed foundations. **(Implemented as included by the Geotechnical Update Report, provided as Appendix F)**
- MM GEO-6:** Where cut and fill slopes are created higher than three 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. **(Applicable to the Project)**
- MM GEO-7:** All streets shall have a gradient not to exceed 15-percent. **(Applicable to the Project)**
- MM GEO-8:** Slopes steeper than 2:1 or higher than ten feet are allowed provided they are recommended to be safe in the slope stability report prepared by the soils engineer or engineering geologist. All slopes shall be landscaped per County Ordinance 457. The slope stability report shall also contain recommendations for landscaping and erosion control. The Uniform Building Code, County Ordinance No. 457, and all other relevant laws, rules and regulations governing grading in Riverside County shall be observed. **(Applicable to the Project)**
- MM GEO-9:** Prior to development within any planning area of the Specific Plan, an overall Conceptual Grading Plan for the planning area in process shall be submitted for Planning

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Department approval. The Grading Plan for each planning area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that planning area, and shall include: 1) techniques employed to prevent erosion and sedimentation during and after the grading process; 2) approximate time frames for grading; 3) identification of areas which may be graded during high probability rain months (January through March); and 4) preliminary pad and roadway elevations. Grading on the Project site shall conform to County regulations first, then to the Conceptual Grading Plan. **(Applicable to the Project)**

- MM GEO-10:** All grading procedures shall be in compliance with the Riverside County Grading Standards including requirements for erosion control during rainy months. **(Applicable to the Project)**
- MM GEO-11:** Prior to any grading activities, a soils report and geotechnical study will be performed to further analyze on-site soil conditions and slope stability and will include the appropriate measures to control erosion and dust as mentioned in Mitigation Measure GEO-1. **(Applicable to the Project)**
- MM GEO-12:** Potential brow ditches, terrace drains or other minor swales, determined necessary by the County of Riverside at future stages of Project review, shall be lined with natural erosion control materials or concrete. **(Applicable to the Project)**
- MM GEO-13:** 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. **(Applicable to the Project)**
- MM GEO-14:** On-site water wells shall be further investigated as a source of deep aquifer groundwater.
- MM GEO-15:** Planting of developed land shall comply with the National Pollutant Discharge Elimination System (NPDES) Best Management Practices Construction Handbook Section 6.2. **(Applicable to the Project)**

Proposed Project Mitigation Measures:

The applicable mitigation measures from EIR No. 404, as listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe geology and soils related impacts would result from the proposed Project; therefore, no new mitigation measures are required for geology and soils.

**Conclusion for Geology and Soils**

Consistent with the determination of EIR No. 404, impacts related to geology and soils from implementation of the proposed Project would be less than significant with implementation of the same mitigation measures and compliance with existing regulations. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding geology and soils. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

**GREENHOUSE GAS EMISSIONS** Would the project:

**20. Greenhouse Gas Emissions**

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<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(s):** Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials; Greenhouse Gas Analysis, prepared by Urban Crossroads, 2019 (Urban 2019c) (Appendix G)

Summary of Impacts with the Approved Specific Plan

Greenhouse gas emissions impacts were not analyzed in EIR No. 404 because CEQA criteria and thresholds for analyzing greenhouse gas emissions did not exist in 2000 at the time the EIR was prepared.

Summary of Impacts with the proposed Project:

Although thresholds for greenhouse gas emission (GHG) impacts were not developed, GHGs were a known potential impact. Development of the approved commercial land used in Planning Area 9 of the Specific Plan would have resulted in GHG emissions even if it was not specifically analyzed. The following analysis conservatively compares the proposed Project’s potential GHG impacts to existing conditions.

**Thresholds**

The analysis methodologies from SCAQMD are used in evaluating potential impacts related to GHG from implementation of the proposed Project. SCAQMD does not have approved thresholds; however, does have draft thresholds that provides a tiered approach to evaluate GHG impacts. The current interim thresholds consist of the following:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a GHG reduction plan. If a project is consistent with a qualifying local GHG reduction plan, it does not have significant GHG emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project’s construction emissions are averaged over 30 years and are added to the project’s operational emissions. If a project’s emissions are below

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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one of the following screening thresholds, then the project is less than significant:

- o Residential and Commercial land use: 3,000 MTCO<sub>2</sub>e per year
- o Industrial land use: 10,000 MTCO<sub>2</sub>e per year
- o Based on land use type: residential: 3,500 MTCO<sub>2</sub>e per year; commercial: 1,400 MTCO<sub>2</sub>e per year; or mixed use: 3,000 MTCO<sub>2</sub>e per year
- o Tier 4 has the following options:
  - o Option 1: Reduce BAU emissions by a certain percentage; this percentage is currently undefined.
  - o Option 2: Early implementation of applicable AB 32 Scoping Plan measures
  - o Option 3, 2020 target for service populations (SP), which includes residents and employee: 4.8 MTCO<sub>2</sub>e/SP/year for projects and 6.6 MTCO<sub>2</sub>e/SP/year for plans;
  - o Option 3, 2035 target: 3.0 MTCO<sub>2</sub>e/SP/year for projects and 4.1 MTCO<sub>2</sub>e/SP/year
- o Tier 5 involves mitigation offsets to achieve target significance threshold.

In addition, SCAQMD methodology for project’s construction are to average them over 30-years and then add them to the project’s operational emissions to determine if the project would exceed the screening values listed above (Urban 2019c).

**Climate Action Plan**

The County of Riverside adopted the CAP in December 8, 2015. The CAP was designed under the premise that Riverside County’s emission reduction efforts should coordinate with the state strategies of reducing emissions in order to accomplish these reductions in an efficient and cost-effective manner. Additionally, the Project is required to comply with CAP Measure R2-E10 which would require the Project to offset its energy demands by 20 percent. To determine whether the Project is significant, the County of Riverside uses the conservative SCAQMD Tier 3 threshold of 3,000 MTCO<sub>2</sub>e per year (Urban 2019c).

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

**No New Impact.** Construction activities produce combustion emissions from various sources, such as site excavation, grading, utility engines, heavy-duty construction vehicles onsite, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. Exhaust emissions from onsite construction activities would vary daily as construction activity levels change.

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

The estimated operational GHG emissions that would be generated from implementation of the proposed Project are shown in Table GHG-1. Additionally, in accordance with SCAQMD recommendation, the Project’s amortized construction related GHG emissions are added to the operational emissions estimate in order to determine the Project’s total annual GHG emissions.



Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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**Table GHG-1: Greenhouse Gas Emissions**

Emission Source	Emissions (metric tons per year)			
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	Total CO <sub>2</sub> E
Annual construction-related emissions amortized over 30 years	50.87	0.01	0.00	51.03
Area	0.03	7.00E-05	0.00	0.03
Energy	347.30	0.01	3.35E-03	348.64
Mobile Sources (Passenger Cars)	777.50	0.02	0.00	778.07
Mobile Sources (Trucks)	940.13	0.05	0.00	941.37
On-site Equipment	101.67	0.03	0.00	102.49
Waste	88.51	5.23	0.00	219.27
Water Usage	356.10	2.58	0.06	439.43
<b>Total CO<sub>2</sub>e (All Sources)</b>	<b>2,880.33</b>			
<b>Screening Threshold (CO<sub>2</sub>e)</b>	<b>3,000</b>			
<b>Threshold Exceeded?</b>	<b>No</b>			

Source: Urban Crossroads, 2019.

As shown on Table GHG-1, the Project would result in approximately 1,160.88 MTCO<sub>2</sub>e per year from construction, area, energy, waste, and water usage. In addition, the Project has the potential to result in an additional 1,719.45 MTCO<sub>2</sub>e per year from mobile sources if the assumption is made that all of the vehicle trips to and from the Project are “new” trips resulting from the development of the Project. Overall, the Project has the potential to generate a total of approximately 2,880.33 MTCO<sub>2</sub>e per year. The proposed Project would not exceed the County’s screening threshold of 3,000 MTCO<sub>2</sub>e per year (Urban 2019c). Since the Project is proposing development that is consistent with the Specific Plan and EIR No. 404, GHG emissions would not increase from those of the land uses analyzed in EIR No. 404. Therefore, impacts related to greenhouse gas emissions would be less than significant, and no new impact would occur.

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

**No New Impact.** The proposed Project would result in development of a furniture store warehouse. The design of the building would comply with state and federal programs that are designed to be energy efficient. The proposed Project would comply with all mandatory measures under the California Title 24, California Energy Code, and the CALGreen Code, which would provide efficient energy and water consumption.

In addition, the CARB Scoping Plan provides strategies to reduce GHG emissions that are applicable to the proposed Project. Emissions from vehicles, which are the main source of operational GHG emissions associated with the Project (as shown in Table GHG-1), would be reduced through implementation of the state and federal fuel and vehicle emission standards. In addition, the Project would be consistent with the County’s CAP, and would not exceed the screening threshold, as shown in Table GHG-1. Since the Project is proposing development that is consistent with the Specific Plan and EIR No. 404, GHG emissions would not increase from those of the land uses analyzed in EIR No. 404. Additionally, the Project is required to comply with CAP Measure R2-E10, which requires that if any tentative tract map, plot plan, or conditional use permit that proposes to add more than 75 new dwelling units of residential development or one or more new building totaling more than 100,000 gross square feet of commercial, office, industrial or manufacturing development the project would be required

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to offset its energy demands by 20 percent. This could be accomplished through the provision of onsite renewable energy. As further discussed in Section 22, Project site is identified as within Zone C in the French Valley Airport Land Use Compatibility Plan (ALUCP). The ALUCP restricts hazards to flight (such as tall objects, visual hazards, and electronic forms of interference with the safety of aircraft operations). In addition, an airspace review is required for any objects exceeding 1,382 feet above mean sea level in height. The Project building's roof elevation would be 1,228 feet (more than 100 feet below the elevation required for airspace review). In April 2019, the Project was reviewed for consistency with the ALUCP by the Riverside County Airport Land Use Commission (ALUC). ALUC determined the Project would be consistent with the ALUCP, subject to conditions of approval, which are listed below in Section 22. The placement and feasibility of solar panels cannot be determined until final building design and engineering, including whether rooftop solar panels are feasible. Per ALUCP conditions of approval, if the Project were to propose solar rooftop panels, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by ALUC and Riverside County Economic Development Agency as owner and operator of French Valley Airport.

Pursuant to CAP Measure R2-E6, a 20 percent offset of energy demand could also be accomplished through the purchased energy offset program through the South Coast Air Quality Management District (SCAQMD), Southern California Edison (SCE) or others that will allow for the purchase of electricity generated from renewable energy resources offsite. Purchased energy offsets (or a combination of incorporated renewables and purchased offsets) should equal 20% of the total projected energy consumption. Through the incorporation of energy reducing measures and implemented through conditions of approval, the proposed Project would be in compliance with CAP Measure R2-E10. Overall, implementation of the proposed Project would not conflict with existing plans, policies, and regulations adopted for the purpose of reducing the emissions of greenhouse gas, and no new impact would occur.

**Conditions of Approval**

**CALGreen Code:** Listed previously in Section 10.  
**Climate Action Plan:** Comply with CAP Measure R2-E10.

**Mitigation Measures**

**EIR No. 404 Mitigation Measures:**

No mitigation measures related to greenhouse gas emissions were included in EIR No. 404.

**Proposed Project Mitigation Measures:**

No new impacts nor substantially more severe greenhouses gas related impacts would result from the proposed Project; therefore, no new mitigation measures are required for greenhouse gas emissions.

**Conclusion for Greenhouse Gas Emissions**

Impacts related to greenhouse gas emissions from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding greenhouse gas emissions. There have

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project:

**21. Hazards and Hazardous Materials**

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<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 (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(s):** California Department of Toxic Substances Control, EnviroStor, Accessed April 2019 (EnviroStor2019), Accessed: <https://www.envirostor.dtsc.ca.gov/public/>

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 analyzed the potential impacts related to toxic substances and disaster preparedness and described that it is not anticipated that future tenants of the Specific Plan area would generate substantial amounts of toxic substances. Mitigation was incorporated, as listed below, to reduce potential impacts to a less than significant level.

Summary of Impacts with the proposed Project:

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

**No New Impact.** A hazardous material is typically defined as any material that due to its quantity, concentration, or physical or chemical characteristics, poses a significant potential hazard to human health and safety or the environment if released. Hazardous materials may include, but are not limited to hazardous substances, hazardous wastes, and any material that would be harmful if released.

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There are multiple state and local laws that regulate the storage, use, and disposal of hazardous materials. The Riverside County Department of Environmental Health Hazardous Materials Branch is the local administrative agency that coordinates regulatory programs that regulate use, storage, and handling of hazardous materials.

**Construction**

Construction activities for the proposed Project would involve transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. In addition, hazardous materials would be used for fueling and serving construction equipment onsite. These types of hazardous materials used during construction are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by existing state and federal laws that the Project is required to strictly adhere to. As a result, the routine transport, use or disposal of hazardous materials during construction activities for the proposed Project would be less than significant, and no new impact would occur.

**Operation**

The proposed Project would operate a furniture warehouse and showroom, which generally use limited hazardous materials, such as: cleaning agents, paints, pesticides, batteries, and aerosol cans. Normal routine use of these products would not result in a significant hazard to residents or workers in the vicinity of the Project.

In addition, should any future business that occupies the proposed building handle acutely hazardous materials (as defined in Section 25500 of California Health and Safety Code, Division 20, Chapter 6.95) the business would require a permit from the Riverside County Department of Environmental Health Hazardous Materials Branch. Such businesses are also required to comply with California’s Hazardous Materials Release Response Plans and Inventory Law, which requires immediate reporting to the County Hazardous Materials Branch 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 with the County. A Hazardous Materials Business Emergency Plan 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 Hazardous Materials Business Emergency Plan is to satisfy federal and state right-to-know laws and to provide detailed information for use by emergency responders.

Therefore, if future businesses that use or store hazardous materials occupy the proposed building, the business owners and operators would be required to comply with all applicable federal, state, and local regulations, as permitted by the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage, and disposal of hazardous substances. Overall, operation of the proposed Project would not result in a new impact related to the routine transport, use, or disposal of hazardous materials.

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

**No New Impact.**

**Construction**

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As described above, construction of the proposed Project would involve the limited use and disposal of hazardous materials. Equipment that would be used in construction of the Project has the potential to release gas, oils, greases, solvents; and spills of paint and other finishing substances. However, the amount of hazardous materials onsite would be limited, and construction activities would be required to adhere to all applicable regulations regarding hazardous materials storage and handling, as well as to implement construction BMPs (through implementation of a required SWPPP implemented by County conditions of approval) to prevent a hazardous materials release and to promptly contain and clean up any spills, which would minimize the potential for harmful exposures. With compliance to existing laws and regulations, which is mandated by the County through construction permitting, the Project's construction-related impacts would be less than significant, and no new impact would occur.

**Operation**

The proposed furniture warehouse and showroom uses would utilize and store small quantities of hazardous materials such as household cleaners, solvents, paints, and pesticides. These types of hazardous materials are not acutely hazardous and regulated by existing laws that have been implemented to reduce risks related to the use of these substances. Similarly, should any future business that occupies the approved or proposed building handle acutely hazardous materials, it would be required to file a Hazardous Materials Business Plan and receive a permit from the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage, and disposal of hazardous substances. As a result, operation of the proposed Project would not create a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the environment, and no new impact would occur.

**c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?**

**No New Impact.** The County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan (2012) that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters. The proposed Project would operate a furniture warehouse and showroom that would be permitted and approved in compliance with existing safety regulations, such as the CBC and California Fire Code to ensure that it would not conflict with implementation of the Multi-Jurisdictional Local Hazard Mitigation Plan.

**Construction**

The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent areas. During construction of the Project driveways along Calistoga Drive and Commerce Court, the roadways would remain open to ensure adequate emergency access to the Project area and vicinity, and new impacts related to interference with an adopted emergency response of evacuation plan during construction activities would not occur.

**Operation**

Operation of the proposed Project would also not result in a physical interference with an emergency response evacuation. Direct access to the Project site would be provided from Calistoga Drive and Commerce Court which are adjacent to the Project site. The Project is also required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the County Municipal Code and the Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the International Fire Code and Section 503 of the California Fire Code (Title 24,

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California Code of Regulations, Part 9. As a result, the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and no new impacts would occur.

**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**

**No New Impact.** The closest schools to the Project site include the Nicolas Valley Elementary School that is located 0.29 mile from the Project site. As described previously, the use of hazardous materials related to the proposed furniture warehouse and related furniture showroom uses would be limited and used and disposed of in compliance with federal, state, and local regulations, which would reduce the potential of accidental release into the environment.

Furthermore, the emissions that would be generated from construction and operation of the proposed Project were evaluated in the air quality analysis presented in Section 3, and the emissions generated from the proposed Project would not cause or contribute to an exceedance of the federal or state air quality standards. Thus, the proposed Project would not emit hazardous or handle acutely hazardous materials, substances, or waste within one-quarter mile of school, and no new impacts would occur.

**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?**

**No New Impact.** The California Department of Toxic Substances Control's EnviroStor is the Department's data management system for tracking cleanup, permitting, enforcement, and investigation efforts for hazardous waste facilities and sites with known contamination or sites where there may be reasons to investigate further. A search of Project area was conducted to determine if the Project site or any nearby properties are identified as having hazardous materials. The search determined that the Project site is not located on or near by a site which is included on a list of hazardous materials sites (EnviroStor 2019). As a result, impacts related to hazards from being located on or adjacent to a hazardous materials site would not occur from implementation of the proposed Project, and no new impacts would occur.

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"/>

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**Source(s):** Riverside County General Plan Figure S-20 “Airport Locations”; Southwest Area Plan Figure 4 Southwest Area Plan Proposed Overlays and Policy Areas; Riverside County Airport Land Use Compatibility Plan Policy Document, French Valley Airport, January 2012, Available at: <http://www.rcaluc.org/Plans/New-Compatibility-Plan>; County of Riverside Airport Land Use Commission Review, Case Number ZAP1088FV19.

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 describes that the French Valley Airport is located slightly more than one-half mile north of the Specific Plan area and that the Specific Plan area is located within the Airport Influence area of the 1996 French Valley Airport Comprehensive Land Use Plan. In addition, the EIR describes that all implementing projects within the Specific Plan will be required to grant the County of Riverside aviation easements prior to final development approval.

Summary of Impacts with the proposed Project:

**a) Result in an inconsistency with an Airport Master Plan?**

**No New Impact.** The Project site is identified as within Zone C in the French Valley Airport Land Use Compatibility Plan (ALUCP). The ALUCP restricts the number of people within Zone C to an average of 80 people per acre; with no more than 1 person per 200 square feet of office space, 1 person per 170 square feet of showroom area, and 1 person per 500 square feet of warehouse space. In addition, highly noise-sensitive outdoor nonresidential uses and hazards to flight (such as tall objects, visual hazards, and electronic forms of interference with the safety of aircraft operations). In addition, an airspace review is required for any objects exceeding 1,382 feet above mean sea level in height. The Project building’s roof elevation would be 1,228 feet (more than 100 feet below the elevation required for airspace review).

In April 2019, the Project was reviewed for consistency with the ALUCP by the Riverside County Airport Land Use Commission (ALUC). ALUC determined the Project would be consistent with the ALUCP, subject to conditions of approval, which are listed below. With implementation of these conditions, no new impacts related to an inconsistency with an Airport Master Plan would occur.

**b) Require review by the Airport Land Use Commission?**

**No New Impact.** As described in the previous response, the Project has been reviewed for consistency with the ALUCP by the Riverside County ALUC. ALUC determined the Project would be consistent with the ALUCP, subject to the conditions of approval included below. These conditions would apply to any similar project located within Zone C and therefore are not deemed to be project-specific mitigation under CEQA. With implementation of these conditions, no new impacts related review by the airport land use commission would occur.

**c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

**No New Impact.** The French Valley Airport is less than one mile to the northwest of the Project site. As described above, the Project site is identified as within zone C. The Project has been reviewed by the Riverside County ALUC, which determined the Project would be consistent with the ALUCP, subject to conditions of approval that are listed below. These conditions include actions that would minimize the

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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potential for harm to workers at the Project site. With implementation of the conditions of approval, no new impacts related to a safety hazard for people residing or working in the Project area would occur.

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

**No New Impact.** The Project site is located 11.86 miles northwest of the Tenaja Valley Airport, a privately-owned airport. Additionally, the Project site is not located within the vicinity of the airstrip and would not result in a safety hazard for people residing or working in the Project area. Thus, no new impacts would occur.

**Conditions of Approval**

**NPDES/SWPPP.** Listed previously in Section 7.

**ALUC Conditions. Project plans and specifications shall include the following conditions issued by the Airport Land Use Commission on April 11, 2019:**

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable. Outdoor lighting shall be downward facing.
2. The review of this Plot Plan is based on the proposed uses and activities noted in the Project description. 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 Southwest 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. A notice shall be provided to all prospective purchasers of the property and future tenants of the proposed building and shall be recorded as a deed notice.
4. 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; children's schools; day care centers; libraries; hospitals; nursing homes and other skilled nursing and care facilities; critical community infrastructure facilities; noise-sensitive outdoor nonresidential uses; and hazards to flight.



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5. 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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.
6. Any subsequent Conditional Use Permit, Plot Plan, or other permitting that would alter the use and occupancy of the currently proposed Project shall require ALUC review. Any proposal to adjust the locations of the showroom and/or office areas shall be submitted to the ALUC Director for review. The ALUC Director shall evaluate the proposal to verify that the adjustment does not result in a single-acre intensity exceeding applicable criteria.
7. Noise attenuation measures shall be incorporated into the design of the building, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
8. At least 4.2 acres of ALUC-eligible open areas (at least 75 feet in width and 300 feet in length), as depicted on the Open Space exhibit, a copy of which is attached, shall be kept obstacle and obstruction free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater).
9. 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 Riverside County Economic Development Agency as owner and operator of French Valley Airport. In the event of any reasonable complaint about glare related to aircraft operations, the applicant shall agree to such specific mitigation measures as determined or requested by Riverside County Economic Development Agency.

**Mitigation Measures**

EIR No. 404 Mitigation Measures

- MM HAZ-1:** Proposed new industries in the Project area should only be permitted if a management plan for hazardous wastes is prepared and approved. **(Not applicable to the Project, which is not an industrial use that would generate hazardous materials)**
- MM HAZ-1:** New industries within the Project area should incorporate on-site waste management facilities for recycling, treating and detoxifying their wastes on-site whenever possible. **(Applicable to the Project)**
- MM HAZ-1:** Site developers shall participate in the Waste Exchange Program of the California Waste Management Board, a program which match industries producing chemicals as waste with those companies utilizing the same chemicals for other operations. **(Not applicable to the Project, which would not generate or use chemicals)**
- MM HAZ-1:** If construction related toxic waste is produced, such as cans of paint that are not completely emptied, then it is considered hazardous waste and must be picked up by a hazardous waste hauler. The waste shall be transported to a licensed Hazardous Materials facility for proper disposal. **(Applicable to the Project)**

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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**Proposed Project Mitigation Measures:**

The applicable mitigation measures from EIR No. 404, as listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe hazards and hazardous materials related impacts would result from the proposed Project; therefore, no new mitigation measures are required for hazards and hazardous materials.

**Conclusion for Hazards and Hazardous Materials**

Consistent with the determination of EIR No. 404, impacts related to hazards and hazardous materials from implementation of the proposed Project would be less than significant with implementation of mitigation. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding hazards and hazardous materials. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

**HYDROLOGY AND WATER QUALITY** Would the project:

**23. Water Quality Impacts**

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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drainage systems or provide substantial additional sources of polluted runoff?				
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(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; Preliminary Water Quality Management Plan, prepared by REC Consultants, Inc., 2019 (REC 2019) (Appendix H)

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 determined that flooding of portions of the site could occur during a 100-year storm. However, impacts were determined to not be significant due to appropriate compliance with standards and regulations. Furthermore, the potential impacts related to erosion and sedimentation of local drainage courses, such as the Tualota Creek were identified during short-term construction activities. Implementation of the Specific Plan would have the potential to produce runoff that would result in the incremental degradation of water quality downstream and would generate a demand for the treatment of sewage. The EIR found that the incorporation and compliance of standards and regulations, included as mitigation (listed below), would reduce impacts to a less than significant level.

Summary of Impacts with the proposed Project:

**a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

**No New Impact.** The Project site is within the Santa Margarita Watershed and under the jurisdiction of the San Diego RWQCB, which sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and surface waters overseen by the San Diego RWQCB are documented in its Basin Plan, and the regulatory program of the San Diego RWQCB is designed to minimize and control discharges to surface and groundwater, largely through permitting, such that water quality standards are effectively attained.

The Project site is undeveloped and the soil surface is pervious. The site generally drains from northeast to southwest, where two existing bioretention basins have been installed to connect to the storm sewer system via concrete spillways (Blackhawk 2019).

**Construction**

Construction of the proposed Project would require excavation of soils, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would require the use of heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints. These

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff could wash into and pollute waters.

These types of water quality impacts during construction of the Project would be prevented through implementation of a grading and erosion control plan that is required by the Construction Activities General Permit (State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer, as discussed previously in Section 18. The SWPPP is required for plan check and approval by the County’s Building and Safety Division, prior to provision of permits for the Project, and would include construction BMPs such as:

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

Adherence to the existing requirements and implementation of the appropriate BMPs per the permitting process would ensure that activities associated with construction would not violate any water quality standards. The Project would be required to have an approved grading and erosion control plan and approval of a SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution, per County conditions of approval, which would be implemented during construction to protect water quality. As a result, no new impacts related to the degradation of water quality during construction of the proposed Project would occur.

**Operation**

The proposed Project would operate a furniture warehouse and associated showroom uses, which would introduce the potential for pollutants such as, chemicals from cleaners, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality. However, in accordance with State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002 the proposed Project would be required to incorporate a WQMP with post-construction (or permanent) Low Impact Development (LID) site design, source control, and treatment control BMPs. The LID site design would to minimize impervious surfaces and provide infiltration of runoff into landscaped areas.

The source control BMPs would minimize the introduction of pollutants that may result in water quality impacts; and treatment control BMPs that would treat stormwater runoff. The proposed Project would install an onsite infiltration basin to treat stormwater, which remove coarse sediment, trash, and pollutants (i.e., sediments, nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria, and pesticides). The additional types of BMPs that would be implemented as part of the proposed Project are listed in Table HWQ-1.

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**Table HWQ-1: Types of BMPs Incorporated into the Project Design**

Type of BMP	Description of BMPs
<b>LID Site Design</b>	<u>Optimize the site layout:</u> The site has been designed so that runoff from impervious surfaces would flow over pervious surfaces or to the infiltration basin. Runoff would be directed to the onsite infiltration basin that would slow and retain runoff.
	<u>Use pervious surfaces:</u> Landscaping and an onsite infiltration basin is incorporated into the Project design to increase the amount of pervious area and on-site retention of stormflows.
<b>Source Control</b>	<u>Storm Drain Stenciling:</u> All inlets/catch basins would be stenciled with the words "Only Rain Down the Storm Drain," or equivalent message.
	<u>Need for future indoor &amp; structural pest control:</u> The building would be designed to avoid openings that would encourage entry of pests.
	<u>Landscape/outdoor pesticide use:</u> Final landscape plans would accomplish all of the following: <ul style="list-style-type: none"> <li>• Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution.</li> <li>• Consider using pest-resistant plants, especially adjacent to hardscape.</li> <li>• To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions</li> </ul>
	<u>Roofing, gutters and trim:</u> The architectural design would avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.
	<u>Plazas, sidewalks and parking lots:</u> Plazas, sidewalks, and parking lots shall be swept regularly to prevent the accumulation of litter and debris. Debris from pressure washing would be collected to prevent entry into the storm drain system. Wash water containing any cleaning agent or degreaser would be collected and discharged to the sanitary sewer and not discharged to a storm drain.
<b>Treatment Control</b>	<u>Biofiltration Systems:</u> The infiltration basin proposed for the Project would detain runoff, filter it prior to discharge.

With implementation of the operational source and treatment control BMPs that would be outlined in a WQMP and required by the County during the Project permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed Project would not substantially degrade water quality. Therefore, no new impacts would occur.

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

**No New Impact.** The proposed Project would not deplete groundwater supplies. The Eastern Municipal Water District provides water services to the Project area, which receives a large portion of water from imported sources (UWMP 2015). The Project area overlies the Upper Santa Margarita Watershed and within the Temecula Valley Groundwater Basin. Upper Santa Margarita Watershed Integrated Regional Water Management Plan manages groundwater extraction, supply, and quality. Because the

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groundwater basin is managed through this plan, which limits the allowable withdrawal of water from the basin by water purveyors, and the Project would not pump water from the Project area (as water supplies would be provided by EMWD), the proposed Project would not result in a substantial depletion of groundwater supplies.

In addition, development of the proposed Project would result in a large area of impervious surface on the Project site. However, the Project design includes two biofiltration basins that would capture and filter runoff. In addition, the Project includes installation of landscaping that would infiltrate stormwater onsite. As a result, the proposed Project would not decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin. The proposed Project would have a less than significant impact and no new impacts would occur.

**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?**

**No New Impact.** The Project site does not include any river or stream, the closest river or stream is the Tualota Creek, approximately 0.30 miles northwest of the Project site. Implementation of the proposed Project would not result in alteration of the Tualota Creek, thus impacts related to alteration of the course of a stream or river would not occur.

The stormwater runoff from the addition of impervious surfaces from development of the Project would be conveyed to biofiltration basins that would be developed on the northwestern and southwestern portions of the Project site, which would filter, retain, and slowly discharge drainage into a storm drain, such that drainage would be controlled and would not result in substantial erosion or siltation on- or off-site. In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County’s Building and Safety Division through the County’s permitting process and through conditions of approval. Therefore, the proposed Project would have a less than significant impact and no new impacts would occur.

**d) Result in substantial erosion or siltation on-site or off-site?**

**No New Impact.** The Project site does not include, nor is adjacent to, a river, stream, creek, or bed of a lake. As described previously, existing RQWCB and County regulations require the Project to implement a project specific SWPPP during construction activities, that would implement erosion control BMPs, such as silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. to reduce the potential for siltation or erosion. In addition, the Project is required to implement a WQMP that would implement operational BMPs to ensure that operation of the furniture warehouse use would not result in erosion or siltation. With implementation of these regulations, no new impacts related to erosion or siltation on-site or off-site would occur.

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

**No New Impact.** As detailed previously, runoff generated by the proposed Project would be conveyed to two biofiltration basins that would be developed in the northwestern and southwestern portions of the Project site, which would filter, retain, and slowly discharge drainage into a storm drain, such that drainage would be controlled and would not result in an increase in runoff that could result in on or off-site flooding. In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County’s Building and

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Safety Division through the County's permitting process to ensure that the proposed Project would meet the stormwater needs. Therefore, the proposed Project would not increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site, and no new impacts would occur.

**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?**

**No New Impact.** As described previously, the runoff generated by the proposed Project would be conveyed to two biofiltration basins that would be developed in the northwestern and southwestern portions of the Project site, which would filter, retain, and slowly discharge drainage into a storm drain. The basin has been sized to accommodate the anticipated flows, and would control drainage, such that it would not exceed the capacity of the existing and planned stormwater drainage system. In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting process to ensure that the proposed Project would not provide additional sources of polluted runoff. As listed previously in Section 18, implementation of a WQMP during the County's standard review and permitting process would provide that no new impacts related to polluted runoff would occur.

**g) Impede or redirect flood flows?**

**No New Impact.** The Project would develop a currently vacant site into a furniture warehouse facility and install two biofiltration basins onsite. According to the FEMA FIRM map (06065C2720G) and the Southwest Area Plan Figure 10, Special Flood Hazard Zones, the Project site is not located within a flood zone. Thus, the proposed Project would impede or redirect flood flows, and no new impacts would occur.

**h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?**

**No New Impact.** As described above, the Project is not located within a flood zone. Therefore, the Project would not potentially risk the release of pollutants due to Project inundation. The Project site is located approximately 26 miles northeast of the Pacific Ocean and separated by the Santa Ana Mountains. Therefore, the Project is not located within a tsunami zone and no impacts would occur. Similarly, a seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. There are no water bodies near enough to the Project area to pose a flood hazard to the site resulting from a seiche; the closest being Skinner Reservoir 3 miles to the northeast. Therefore, no seiche impacts would occur.

**i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

**No New Impact.** As described previously, the Project would be required to have an approved SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution. For operations, the proposed Project would be required to implement source control BMPs to minimize the introduction of pollutants; and treatment control BMPs to treat runoff. With implementation of the operational source and treatment control BMPs that would be required by the County during the Project permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed Project would not obstruct

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implementation of a water quality control plan.

Also as described previously, the Project area overlies the Upper Santa Margarita Watershed and within the Temecula Valley Groundwater Basin. Upper Santa Margarita Watershed Integrated Regional Water Management Plan manages groundwater extraction, supply, and quality. The plan limits the allowable withdrawal of water from the basin by water purveyors. The Project would not pump water and water supplies would be provided by EMWD. Thus, the proposed Project would not conflict with or obstruct a groundwater management plan, and no new impacts would occur.

**Conditions of Approval**

**WQMP/NPDES/SWPPP.** Listed previously in Section 7.

**Mitigation Measures**

**EIR No. 404 Mitigation Measures**

**MM HYD-1:** Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District (RCFCWCD) requirements. **(Applicable to the Project)**

**MM HYD-2:** It is anticipated that portions of Tualota Creek and its tributaries will remain natural with the exception of two road crossings. Additional portions of Tualota Creek will be channelized in an improved channel. The creek and its tributaries would be maintained by one of the following: a) A nature conservancy or other public or quasi-public agency responsible for overseeing and protecting sensitive habitats; b) A Community Service Area (CSA); c) A landscape and lighting district; or d) A Master Homeowners' Association. Facilities to be constructed in road rights-of-way and drainage easements will be maintained by the Riverside County Flood Control and Water Conservation District or the Riverside County Transportation Department. Local drainage devices and channels will be maintained by a similar public/private entity. **(Not applicable to the Project, since the Project does not contain, nor adjacent to, Tualota Creek)**

**MM HYD-3:** 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. **(Implemented by Conditions of Approval)**

**MM HYD-4:** All final subdivision maps will indicate that the proposed Project lies within the potential dam inundation area of Lake Skinner. Because a portion of the Project is located in a dam inundation area, coordination between the applicant and the County Disaster Preparedness Office shall be required to establish emergency evacuation routes, as necessary. This coordination and establishment of evacuation routes shall occur prior to tentative tract map approval. Prospective home buyers or land purchasers within affected planning areas shall receive written notice of the potential dam inundation and



Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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respective evacuation routes within these planning areas. **(Not applicable to the Project, as the Project is not within the Lake Skinner inundation area)**

**MM HYD-5:** Proposed grading and drainage improvements shall conform to Section 2907 and 7012 of the Uniform Building Code (UBC) and shall incorporate the minimum standards for the FEMA which ensures that 100-year flood protection is provided to all habitable dwellings located within a floodplain. **(Not applicable to the Project, as the Project is not located within a 100-year flood zone and does not include habitable dwellings. However, the Project would comply with all CBC requirements)**

Proposed Project Mitigation Measures:

The applicable mitigation measures from EIR No. 404, as listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe hydrology and water quality related impacts would result from the proposed Project; therefore, no new mitigation measures are required for hydrology and water quality.

**Conclusion for Hydrology and Water Quality**

Consistent with the determination of EIR No. 404, impacts related to hydrology and water quality from implementation of the proposed Project would be less than significant with implementation of mitigation. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding hydrology and water quality. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

**LAND USE/PLANNING** Would the project:

<b>24. Land Use</b>				
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"/>

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Summary of Impacts with the Approved Specific Plan:

EIR No. 404 analyzed the potential impacts of Amendment No. 3, which altered the Specific Plan in Planning Areas 6, 7, and 8 from Business Park to Medium Density Residential uses as well as adds a four-acre neighborhood park (Planning Area 5). The EIR described that the Specific Plan is within the Southwest Area Plan of Riverside County and that the proposed development is consistent with the Area Plan. Impacts were determined to be less than significant and no mitigation was required.

Summary of Impacts with the proposed Project:

**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?**

**No New Impact.** The Project site is currently vacant and has been previously graded. The proposed Project would develop a furniture warehousing and showroom on the site. The Riverside County General Plan designates the land use as Mixed-Use Area (MUA) and SP-213 identifies the site as Planning Area 9 that is designated for Town Center/Commercial (TC-C) uses. The Town Center/Commercial designation allows the following uses: library, church, community service, community recreation, commercial/office, community commercial, and business/industrial park land uses.

The proposed furniture warehousing and showroom would be compatible with the allowable commercial and industrial/business park land uses allowed within a TC-C designated area. Overall, the proposed Project would be consistent with the site's General Plan and Specific Plan land use designations. Conflict with a land use plan or policy would not occur from implementation of the Project, and no new impact would occur.

**b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?**

**No New Impact.** The Project site is vacant and has been previously graded. The site is surrounded by roadways. Land uses across the roadways to the east and south consist of residential land uses, and land uses on the north and west are vacant and undeveloped. As described in the previous response, the Project site is designated for TC-C uses and the proposed Project is consistent with the planned land uses for the site. Therefore, the proposed Project would result in development that would not disrupt or divide the physical arrangement of an established community, and no new impact would occur.

**Conditions of Approval**

No conditions of approval related to land use and planning are required.

**Mitigation Measures**

EIR No. 404 Mitigation Measures:

No mitigation measures related to land use and planning were included in EIR No. 404.

Proposed Project Mitigation Measures:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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No new impacts nor substantially more severe land use and planning related impacts would result from the proposed Project; therefore, no new mitigation measures are required for land use and planning.

**Conclusion for Land Use and Planning**

Consistent with the determination of EIR No. 404, impacts related to land use and planning from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding land use and planning. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

<b>MINERAL RESOURCES</b> Would the project:				
<b>25. Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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(s):** Riverside County General Plan Figure OS-6 “Mineral Resources Area”

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 describes that no mineral resources were identified within the Specific Plan area and determined that no would occur and no mitigation was required.

Summary of Impacts with the proposed Project:

**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?**

**No New Impact.** The Riverside County General Plan Figure OS-5 “Mineral Resources Area” identifies the Project area as within MRZ-3 Mineral Resource Zone, which indicates that information related to mineral deposits is unknown. Thus, impacts related to the loss of availability of a known mineral

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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resource that would be of value to the region or the residents of the state would not occur from implementation of the proposed Project.

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

**No New Impact.** The Riverside County General Plan Figure OS-5 “Mineral Resources Area” identifies the Project area as within MRZ-3 Mineral Resource Zone, which indicates that information related to mineral deposits is unknown. Thus, impacts related to the loss of availability of a mineral resource recovery site delineated on a land use plan would not occur from implementation of the proposed Project.

**c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?**

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

**Conditions of Approval**

No conditions of approval related to mineral resources are required.

**Mitigation Measures**

**EIR No. 404 Mitigation Measures:**

No mitigation measures related to mineral resources were included in EIR No. 404.

**Proposed Project Mitigation Measures:**

No new impacts nor substantially more severe mineral resource related impacts would result from the proposed Project; therefore, no new mitigation measures are required for mineral resources.

**Conclusion for Mineral Resources**

Consistent with the determination of EIR No. 404, impacts related to mineral resources from implementation of the proposed Project would not occur. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding mineral resources. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

**NOISE** Would the project result in:

<b>26. Airport Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County Airport Land Use Commission, Current Compatibility Plans, Accessed at: <http://www.rcaluc.org/Plans/New-Compatibility-Plan>; Riverside County General Plan Figure S-20 "Airport Locations", County of Riverside Airport Facilities Map; Noise Impact Analysis, prepared by Urban Crossroads, 2019 (Urban 2019d) (Appendix I).

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 determined that the Specific Plan area is not subject to noise exposures from the French Valley Airport of 60 CNEL or higher; and only the westernmost portion of the Specific Plan area is within the 55 dBA CNEL noise contour. In addition, the EIR determined that all of the proposed land uses were compatible with the noise contours for the French Valley Airport. The EIR determined commercial and business-related activities can be exposed to noise levels up to 70 dBA CNEL; and therefore, noise produced by the airport activities are not significant.

Summary of Impacts with the proposed Project:

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

**No New Impact.** The Project site is outside of the French Valley Airport 55 dBA CNEL contour, as shown on the Riverside County Airport ALUCP. Based on Table 2B of the ALUCP, the Project's land use is considered clearly acceptable when located beyond the 55 dBA CNEL contour boundary of an airport, and therefore, excessive noise related to the French Valley Airport would not occur at the Project site and no new impact would occur.

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

**No New Impact.** The Project site is located 11.86 miles northwest of the Tenaja Valley Airport, a privately-owned airport. As a result, the Project would not be subject to excessive noise related to airstrip, and no new impact would occur.

<b>27. Noise Effects by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

b. Generation of excessive ground-borne vibration or ground-borne noise levels?

**Source(s):** Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”), Project Application Materials; Noise Impact Analysis, prepared by Urban Crossroads, 2019 (Urban 2019d) (Appendix I).

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 determined that temporary noise during construction would occur and included mitigation measures, listed below, to ensure compliance with standards, which was determined to reduce potential noise impacts to a less than significant level. In addition, EIR No. 404 determined that Project related traffic would result in an incremental increase in noise that would be less than significant; but would cumulatively combine with increases in traffic noise from other development projects.

County Noise and Vibration Standards

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

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

**Municipal Code Section 9.52.020, Construction Noise:** Noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is considered exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May.

Summary of Impacts with the proposed 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?**

**No New Impact.**

**Construction**

As described above, Ordinance No. 847 exempts construction noise between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. The Project would comply with the County’s construction hours regulations (Urban 2019d). A construction-related noise level threshold is applied from the Criteria for Recommended Standard: Occupational Noise Exposure prepared by the National Institute for Occupational Safety and Health (NIOSH). A division of the U.S. Department of Health and Human Services, NIOSH identifies a noise level threshold based on the duration of exposure to the source. To

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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evaluate whether the Project will generate potentially significant short-term noise levels at off-site sensitive receiver locations a construction-related the NIOSH noise level threshold of 85 dBA Leq is used as acceptable thresholds for construction noise at the nearby sensitive receiver locations. The highest construction noise levels at the potentially impacted receiver locations are expected to approach 60.3 dBA Leq and below the NIOSH 85 dBA Leq significance threshold during temporary project construction activities (Urban 2019d). The noise impact due to unmitigated Project construction noise levels is, therefore, considered a less than significant impact at all nearby sensitive receiver locations. As a result, construction noise would not result in a new impact related to the exposure of persons to or generation of noise levels in excess of regulations.

**Operation**

The General Plan Noise Element establishes a noise standard for sensitive uses of 45 dBA 10-minute Leq between 10:00 p.m. and 7:00 a.m. and 65 dBA 10-minute Leq between 7:00 a.m. and 10:00 p.m. The Noise Impact Analysis prepared for the Project evaluated potential long-term impacts to ambient noise levels at the nearest sensitive receptors resulting from the proposed on-site noise sources such as idling trucks, delivery truck activities, backup alarms, loading and unloading of furniture, and roof-top air conditioning units (Urban 2019d). As shown in Table N-1, the noise levels generated by the Project would be less than the 65 dBA daytime maximum noise level and the 45 dBA nighttime maximum noise level at the closest sensitive receptors. Therefore, noise generated from operation of the proposed Project would not exceed noise standards and no new impacts would occur.

**Table N-1: Project Operational Noise Levels**

Receiver Location	Noise at Receivers (dBA Leq)	Threshold Exceeded?	
		Daytime (65 dBA Leq)	Nighttime (45 dBA Leq)
R1	39.0	No	No
R2	42.7	No	No
R3	41.9	No	No
R4	37.1	No	No
R5	36.9	No	No
R6	35.0	No	No
R7	39.1	No	No

Source: Urban Crossroads, 2019.

Compared to the approved Specific Plan, the Project would generate 5,259 fewer daily trips, with 85 fewer a.m. peak hour trips, and 521 fewer p.m. peak hour trips. Therefore, the proposed Project would result in less traffic compared to what would occur under the approved Specific Plan. Typically, a doubling of existing traffic volumes would be required to generate a 3 dBA CNEL increase, which is considered a barely perceptible noise level. The proposed Project would generate approximately 42 trips during the a.m. peak hour and 58 during the p.m. peak hour, and 790 daily trips. As such, the minor traffic volumes generated by the Project do not have the potential to double the traffic volumes and would not generate increase of 3 dBA CNEL at nearby sensitive land uses, which are well below the 65 dBA daytime maximum noise level and the 45 dBA nighttime maximum noise level. Therefore, ambient noise generated from operation of the proposed Project would not exceed noise standards and no new impacts would occur.

**b) Generation of excessive ground-borne vibration or ground-borne noise levels?**

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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**No New Impact.**

**Construction**

Construction activity can cause varying degrees of ground vibration, depending on the equipment and methods used, the distance to receptors, and soil type. Construction vibrations are intermittent, localized intrusions. The use of heavy construction equipment, particularly large bulldozers, and large loaded trucks hauling materials to or from the site generate construction-period vibration impacts.

The Noise Impact Analysis prepared for the Project evaluated construction equipment vibration levels at the closest sensitive receptors. As shown in Table N-2, at the closest sensitive receptor, which is 158 feet from Project site construction activities, vibration levels are expected to be 0.001 in/sec RMS and would not exceed the County's threshold of 0.01 in/sec RMS. Therefore, no new construction-related vibration impacts would occur.

**Table N-2: Construction Equipment Vibration Levels**

Receiver	Distance to Const. Activity (Feet)	Receiver PPV Levels (in/sec)					RMS Velocity Levels (in/sec)	Threshold (in/sec RMS)	Threshold Exceeded?
		Small Bulldozer	Jack-hammer	Loaded Trucks	Large Bulldozer	Peak Vibration			
R1	315	0.000	0.001	0.002	0.002	0.002	0.001	0.01	No
R2	158	0.000	0.002	0.005	0.006	0.006	0.004	0.01	No
R3	185	0.000	0.002	0.004	0.004	0.004	0.003	0.01	No
R4	211	0.000	0.001	0.003	0.004	0.004	0.003	0.01	No
R5	227	0.000	0.001	0.003	0.003	0.003	0.002	0.01	No
R6	168	0.000	0.002	0.004	0.005	0.005	0.004	0.01	No
R7	165	0.000	0.002	0.004	0.005	0.005	0.004	0.01	No

Source: Urban Crossroads, 2019.

**Operation**

Operation of the proposed furniture and associated warehouse would include heavy trucks transiting on site to and from the loading dock areas. The potential vibration impacts from truck movements are dependent on vehicle characteristics, load, speed, and pavement conditions. The Noise Study describes that typical vibration levels for Project operational truck activity at normal traffic speeds would be 0.003 in/sec RMS at 25 feet (Urban 2019d), which would not exceed the County's threshold of 0.01 in/sec RMS. Trucks transiting on site would be travelling at very low speeds so it is expected that truck vibration would not exceed the County of Riverside vibration threshold. Therefore, no new impact would occur.

**Conditions of Approval**

**Noise:** Comply with Ordinance No. 847

**Mitigation Measures**

EIR No. 404 Mitigation Measures:

**MM NOI-1:** All construction and general maintenance activities, except in an emergency, should be limited to the hours of 7:00 a.m. to 7:00 p.m. and prohibited on Sundays and all legally proclaimed holidays. **(Applicable to the Project)**

**MM NOI-2:** All construction equipment should use properly operating mufflers, and no combustion equipment such as pumps or generators shall be allowed to operate within 500 feet of



Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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any occupied residence from 7:00 p.m. to 7:00 a.m. unless the equipment is surrounded by a noise protection barrier. **(Applicable to the Project)**

**MM NOI-3:** All construction staging should be performed as far as possible from occupied dwellings. **(Applicable to the Project)**

**MM NOI-4:** A noise mitigation analysis should be performed for all future Project noise-sensitive uses potentially exposed to noise levels in excess of 60 dB CNEL and all commercial sites exposed to exterior noise exceeding 70 dB CNEL to verify that planned noise protection will meet Riverside County standards:

- Exterior residential areas shall be protected to achieve noise levels of less than 65 dB CNEL.
- Exterior recreational areas shall be protected to achieve noise levels of less than 65 dB CNEL.
- Interior living areas shall be protected to achieve noise levels of less than 45 dB CNEL.

**(Implemented as included by the Noise Impact Analysis, provided as Appendix I)**

Proposed Project Mitigation Measures:

The applicable mitigation measures from EIR No. 404, as listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe noise related impacts would result from the proposed Project; therefore, no new mitigation measures are required for noise.

**Conclusion for Noise**

Impacts related to noise from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding noise. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

**PALEONTOLOGICAL RESOURCES:**

**28. Paleontological Resources**

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

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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**Source(s):** Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”; Paleontological Resources Assessment, prepared by Material Culture Consulting, 2019 (MCC 2019b) (Appendix J).

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 analyzed the potential impacts related to paleontological resources and did not identify any paleontological resources on the Project site and in the vicinity. However, the EIR included a condition of approval, which states that prior to the issuance of grading permits, the Project applicant shall enter into an agreement with a qualified paleontologist that shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. With implementation of the condition of approval, impacts were determined to be less than significant.

Summary of Impacts with the proposed Project:

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

**No New Impact.** The Project site’s uppermost layers of soil consist shallow younger Quaternary alluvium that, along with the exposures of the plutonic igneous rock in the northernmost portion of the Project Area, are unlikely to contain significant fossil vertebrates (MCC 2019b). No significant paleontological resources were identified within the Project site during the locality search or field survey. However, the surrounding area has known significant paleontological resources within similar sedimentary deposits as those mapped within the Project site. The exposures of the Pauba Formation and any potential older, underlying sedimentary deposits have the potential to contain significant fossil vertebrate remains. In addition, the Project site is mapped in Riverside County Land Information System as High A, which identify geologic formations or mapped rock units that are known to contain (or have the correct age and depositional conditions to contain) significant paleontological resources.

Although the Project site has been disturbed from previous agricultural activities and grading activities, very old alluvial fan deposits that contain paleontological resources may be located at 5 feet below the ground surface. Thus, construction excavation could impact paleontologically sensitive deposits. Therefore, a Paleontological Resource Management Plan is required to be prepared and approved by the County Division of Building and Safety prior to excavation to reduce any potential impacts to paleontological resources. With implementation of the Paleontological Resource Management Plan, required as a standard County condition of approval, and tracked no new impacts related to paleontological resources would occur.

**Conditions of Approval**

**Paleontological Resource Management Plan.** A Riverside County Qualified Paleontologist shall be hired to oversee monitoring and the preparation of a Paleontological Resource Impact Mitigation Program (PRIMP). At a minimum, the PRIMP shall include the following items:

- A trained and qualified paleontological monitor should perform full-time monitoring of any excavations on the Project that have the potential to impact paleontological resources in exposures of the Pauba Formation and undisturbed native sediments below 5 feet in depth. The monitor will have the ability to redirect construction activities to ensure avoidance of adverse impacts to paleontological resources.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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- The Project paleontologist may re-evaluate the necessity for paleontological monitoring after examination of the affected sediments during excavation, with approval from County and Client representatives.
- Any potentially significant fossils observed shall be collected and recorded in conjunction with best management practices and SVP professional standards.
- Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.
- A report documenting the results of the monitoring, including any salvage activities and the significance of any fossils, will be prepared and submitted to the appropriate County personnel.

**Mitigation Measures**

EIR No. 404 Mitigation Measures:

No mitigation measures related to paleontological resources were included in EIR No. 404.

Proposed Project Mitigation Measures:

No new impacts nor substantially more severe paleontological resource related impacts would result from the proposed Project; therefore, no new mitigation measures are required for paleontological resources.

**Conclusion for Paleontological Resources**

Consistent with the determination of EIR No. 404, impacts related to paleontological resources from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding paleontological resources. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

**POPULATION AND HOUSING** Would the project:

**29. Housing**

a. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Housing Element, California Employment Development Department Labor Market info (EDD, 2019), U.S. Census Factfinder (Census Factfinder 2015).

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 analyzed the potential impacts related to population and housing. Amendment No. 3 to the Specific Plan proposes to construct a maximum of 2,782 dwelling units. The analysis determined an estimated 7,099 persons at build-out, which accounted for 8.5 percent of the population growth forecasted for the Southwest Territory Land Use Planning Area between the years 1995 and 2010. Therefore, implementation of the Specific Plan, in conjunction with other developments in the area, anticipated an increment to regional population growth as forecasted for the Land Use Planning Area. Projections would be consistent, and impacts would be less than significant. No mitigation was required.

Summary of Impacts with the proposed Project:

**a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

**No New Impact.** The Project site is vacant and undeveloped. The site does not contain any housing, and has not been historically used for housing. The Project site has a General Plan land use designation of Mixed-Use Area, and is designated by Specific Plan 213 for Town Center/Commercial (TC-C) uses that does not include residential. Thus, the Project would not displace any housing and would not necessitate the construction of replacement housing. As a result, no new impacts would occur.

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

**No New Impact.** The proposed Project would develop a furniture warehouse and showroom. The Project would generate the need for employees, which are anticipated to come from the region, as the unemployment rate was 4.7 percent in March 2019 (State Employment Development Department, April 2019). Similarly, the unemployment rates for the Cities of Temecula and Murrieta were at 3.6 percent and 3.9 percent, respectively (State Employment Development Department, April 2019). Thus, it is anticipated that new employees at the Project site would be within commuting distance and would not generate needs for any housing.

In addition, should Project employees relocate to work at the proposed Project, sufficient vacant housing is available within the region to fill the Project's need. The County of Riverside had a vacancy rate of 14.9 percent in 2018 (State Department of Finance, April 2019). The vacancy rate for the Cities of Temecula and Murrieta, the closest cities to the Project site, were 5.4 percent and 5.8 percent, respectively, in January 2018 (State Department of Finance, April 2019). Thus, the proposed Project would not create a demand for any housing, including housing affordable to households earning 80 percent or less of the County's median income; impacts would be less than significant and no new impacts would occur.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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**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)?**

**No New Impact.** As described above, employees that would work at the proposed Project are anticipated to come from the region, due to the steady unemployment rate. Any new employees to the region that would work at the proposed Project would be accommodated by the existing vacant housing in the region. Furthermore, the Project site has been planned for Town Center/Commercial (TC-C) uses. As a result, growth related to development of the Project site for employment generating uses is included in County General Plan planning projections. Thus, direct impacts related to population growth in an area would be less than significant. In addition, the proposed Project does not include the extension of roads or other infrastructure. The Project would be served by the existing adjacent roadway system, and utilities would be provided by the existing infrastructure that is located in adjacent roadways. Therefore, the proposed Project would not extend roads or other infrastructure that could indirectly induce population growth. Overall, direct and indirect impacts related to population growth would be less than significant. Therefore, no new impacts would occur.

**Conditions of Approval**

No conditions of approval related to population and housing are required.

**Mitigation Measures**

EIR No. 404 Mitigation Measures that are applicable to the proposed Project include:

No mitigation measures related to population and housing were included in EIR No. 404.

Proposed Project Mitigation Measures:

No new impacts nor substantially more severe population and housing related impacts would result from the proposed Project; therefore, no new mitigation measures are required for population and housing.

**Conclusion for Population and Housing**

Consistent with the determination of EIR No. 404, impacts related to population and housing from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding population and housing. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

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

**30. Fire Services**

**Source(s):** Riverside County General Plan Safety Element, Riverside County Fire Department website (rvcfire.org).

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 described that fire services in the Specific Plan area would be provided by three existing Riverside County Fire Stations that are within 5 miles of the Specific Plan area. EIR No. 404 determined that the existing fire stations could serve the Specific Plan, but buildout of the Specific Plan would have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. As a result, mitigation was incorporated, as listed below, to reduce potential impacts to fire protection services to a less than significant level.

Summary of Impacts with the proposed Project:

**No New Impact.** The Project site is located within 2 miles of two Riverside County Fire Stations, listed below:

- Riverside County Station 95, located at 32131 South Loop Ranch, Temecula, 1.74 miles from the Project site
- Riverside County Station 83, located at 37500 Sky Canyon Dr. # 401, Murrieta, 1.60 miles from the Project site

Implementation of the proposed Project would be required to adhere to the California Fire Code, as included in the County's Municipal Code Section 8.32 and would be reviewed by the County's Department of Building and Safety to ensure that the Project plans meet the fire protection requirements.

The new structure and increase in employees that would occur from implementation of the proposed Project on the currently vacant site would result in an incremental increase in demand for fire protection and emergency medical services. However, as there are two existing fire stations within 2 miles of the Project site that currently serve the Project vicinity, the increase in fire service demands from the Project would not require construction of a new or physically altered fire station that could cause environmental impacts. Therefore, no new impacts related to fire protection services would result from the proposed Project.

In addition, Riverside County Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for fire facilities for every acre of new commercial and industrial use. Overall, no new impacts related to fire services would result from implementation of the proposed Project and impacts would remain less than significant.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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**31. Sheriff Services**

**Source(s):** Riverside County General Plan, Riverside County Sheriff Department website ([www.riversidesheriff.org](http://www.riversidesheriff.org)).

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 described that sheriff services in the Project area are provided by the Riverside County Sheriff's Department Southwest Station that is located at 30755-A Auld Road. The EIR determined that Amendment No. 3 would result in a population increase to the Specific Plan area, which would result in an incremental increase in criminal activity such as burglaries, thefts, auto thefts, and vandalism. The Specific Plan would result in an increase in the demand for services that could generate a need for seven additional deputies to provide adequate protection. Therefore, EIR No. 404 included mitigation measures, listed below, that reduced impacts to a less than significant level.

Summary of Impacts with the proposed Project:

**No New Impact.** The Project site is located within 2 miles from the Riverside County Sheriff Station located at 30755 Auld Road, which currently serves the Project region. The proposed Project would result in additional onsite employees and goods that could create the need for sheriff services. Crime and safety issues during Project construction may include: theft of building materials and construction equipment, malicious mischief, graffiti, and vandalism. Operation of the furniture warehouse and showroom is anticipated to generate a typical range of sheriff service calls, such as burglaries, thefts, and employee disturbances.

However, to reduce the need for law enforcement services, security concerns are addressed in the Project design by providing low-intensity security lighting, security cameras, and access gates. Pursuant to the County's existing permitting process, the Sheriff's Department would review and approve the site plans to ensure that crime prevention and emergency access measures are incorporated appropriately to provide a safe environment.

Although an incremental increase could occur from implementation of the Project, the need for law enforcement services from the Project would not result in the need for, new or physically altered sheriff facilities, and is included in the demand for sheriff services that were identified in EIR No. 404. Thus, impacts would be less than significant and no new impacts would occur.

In addition, Riverside County Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for sheriff facilities per every acre of new commercial and industrial use. Overall, impacts would be less than significant and no new impacts related to Sheriff services would result from implementation of the proposed Project.

**32. Schools**

Summary of Impacts with the Approved Specific Plan:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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EIR No. 404 determined that implementation of the Specific Plan would generate a student population and increase demand on existing educational facilities and services to the Temecula Valley Unified School District; however, the Specific Plan includes two school facilities. The EIR determined that the Project applicant shall mitigate impacts to schools through the payment of state mandated fees when building permits are issued, which would reduce impacts to a less than significant level.

Summary of Impacts with the proposed Project:

**No New Impact.** The Project would develop and operate a furniture warehouse and showroom that would not directly generate students. As described previously, the proposed Project is not anticipated to generate a new population, as the employees needed to operate the Project are anticipated to come from within the Project region due to the steady unemployment rate; and substantial in migration of employees that could generate new students is not anticipated to occur. As required by all projects within the County, the proposed Project is required to pay School Mitigation Impact fees. Impacts would be less than significant. Therefore, no new impacts related to schools would occur.

**33. Libraries**

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 determined that implementation of the Specific Plan would generate an increase in population and increase demand on existing library facilities and services. The incorporation of the County’s required mitigation fee payments would reduce impacts to a less than significant level.

Summary of Impacts with the proposed Project:

**No New Impact.** The Project would develop and operate a furniture store warehouse and showroom that would not directly generate a substantial new population that would utilize libraries. As described previously, the employees needed to operate the proposed Project are anticipated to come from the project region and commute to the Project site, due to the steady unemployment rate; and substantial in migration of employees that could generate substantial usage of library facilities is not anticipated to occur. Therefore, impacts would be less than significant, and no new impacts related to libraries would occur from implementation of the proposed Project.

Additionally, Riverside County Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for library facilities per every acre of new commercial and industrial use.

**34. Health Services**

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 analyzed the potential impacts to health services. The EIR determined adverse impacts to health services are not anticipated as a result of implementation of the Specific Plan. The presence of the medical community generally increases commensurate with the increase in population associated with new development. In addition, the EIR determined health care service is a regional issue which generally responds to the current demand. Therefore, the EIR found no significant impact would occur. Mitigation was not required.



Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Summary of Impacts with the proposed Project:

**No New Impact.** The Project would develop and operate a furniture warehouse and showroom that would not directly generate a substantial new population that would need health services. As described previously, the employees needed to operate the proposed Project are anticipated to come from the Project region and commute to the Project site, due to the steady unemployment rate; and substantial in migration of employees that could generate substantial need for health services is not anticipated to occur; impacts would be less than significant. Therefore, no new impacts related to health services would occur from implementation of the proposed Project.

Conditions of Approval

**Ordinance No. 659.** Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development Project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

**Schools.** Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall provide payment of the appropriate fees set forth by the Temecula Valley Unified School District related to the funding of school facilities pursuant to Government Code Section 65995 et seq.

Mitigation Measures

EIR No. 404 Mitigation Measures:

- MM PS-1:** The applicant will participate in an existing Fire Protection Impact Mitigation Program (\$400.00 per dwelling unit and \$0.25 per square foot for commercial/industrial) that provides funds for the purchase of land to build new fire stations, remodel existing fire stations or for the purchase of equipment when necessary as development occurs. **(Applicable to the Project)**
- MM PS-2:** All structures on-site shall be constructed with fire retardant roofing material as described in Section 3203 of the Uniform Building Code. Wood shingles shall not be allowed for use within the Specific Plan area. **(Applicable to the Project)**
- MM PS-3:** A 4.0 million gallon water storage tank exists on the Project site. This reservoir would accommodate adequate water supply for 3,000 gpm/four-hour duration fire flow rate. **(Not applicable to the Project and not related to the Project site)**
- MM PS-4:** Fuel modification shall be achieved by establishing a minimum 100-foot zone consisting of four zones with a range of 50- to 100-percent vegetation removal. This will allow for a graduated transition from native vegetation into the irrigated landscaped building areas of the Project. Maintenance of the fuel modification zone shall be the responsibility of a homeowners association or maintenance district to include CSA 143. Prior to approval of any development plans for lands adjacent to open space areas, a Fire Protection / Vegetation Management Plan shall be submitted to the County Fire Department for

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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review and approval. **(Not applicable to the Project, which is not adjacent to native open space and does not include a homeowners association)**

- MM PS-5:** All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 546, subject to the approval by Riverside County Fire Department. Fire flows over 3000 gpm shall be for three hours duration. **(Applicable to the Project)**
- MM PS-6:** The applicant will pay fees in accordance with the provisions of Ordinance No. 659 to offset the cost of acquisition and construction of Sheriff Department facilities as the need arises due to the rapid population growth in the region. **(Applicable to the Project)**
- MM PS-7:** The Project applicant will inform the Crime Prevention Unit of the Sheriff's Department of all new Homeowners Associations. These associations can be used as the foundation for establishing Neighborhood Watch Programs. **(Not applicable to the Project, which does not include a new Homeowners Association)**
- MM PS-8:** Specific Plan Land Use Development Standard No. 21 includes a number of design concepts and crime prevention measures which shall be incorporated or considered during site and building layout designs. **(Applicable to the Project)**

Proposed Project Mitigation Measures:

The applicable mitigation measures from EIR No. 404, as listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe public service related impacts would result from the proposed Project; therefore, no new mitigation measures are required for public services.

**Conclusion for Public Services**

Impacts related to public services from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding public services. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

**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?

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/ No New Impact
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(s):** 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, Riverside County Community & Cultural Services Division, County Service Areas, Mead Valley, <https://rivcoccsd.org/csa/>

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 determined that the Specific Plan would generate a population and an increase demand on existing recreational facilities in the area. The Specific Plan includes a variety of recreational amenities to serve residents and surrounding communities and would meet the County requirements for parkland per population. Therefore, impacts were determined to be less than significant and no mitigation was required.

Summary of Impacts with the proposed Project:

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

**No New Impact.** The proposed Project would develop and operate a furniture warehouse and showroom, and the Project does not include development of recreational facilities. In addition, as described previously, the proposed Project is not anticipated to result in an influx of new residents, as the employees needed to operate the Project are anticipated to come from the unemployed labor force in the region. Thus, the proposed Project would not generate a substantial population that would require construction or expansion of recreational facilities, and impacts would be less than significant.

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

**No New Impact.** As described previously, the proposed Project would develop and operate a furniture warehouse and showroom, which would not result in an influx of new residents, as the employees needed to operate the Project are anticipated to come from the unemployed labor force in the region. Thus, the proposed Project would not generate a substantial population that would generate significant use of existing neighborhood or regional parks and recreation facilities, such that substantial physical deterioration would occur or be accelerated, and impacts would be less than significant.

In addition, as described above, Riverside County Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for park and recreation facilities per every acre of new commercial and industrial use.

**c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?**

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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**No New Impact.** The Project site is located within Community Service Area (CSA) 143 - Murrieta. CSA 143 provides recreational facilities for areas including the Project area. As described previously, the Project would develop a furniture warehouse and showroom, and substantial increases in the need for recreation would not result from the Project. Thus, no new impacts related to a park district or recreation plan would occur from implementation of the proposed Project.

**36. Recreational Trails**

a. Include the construction or expansion of a trail system?

**Source(s):** Southwest Area Plan Figure 8 Trails and Bikeway System

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 determined that the Specific Plan would generate a population that would increase demand on existing recreational trails in the area. However, the Specific Plan includes a variety of recreational trails to serve residents. Therefore, impacts were determined to be less than significant, and no mitigation was required.

Summary of Impacts with the proposed Project:

**a) Include the construction or expansion of a trail system?**

**No New Impact.** The proposed Project would develop and operate a furniture warehouse and showroom and does not include the construction or expansion of a trail system. The Project site is surrounded by roadways, developed lands, and undeveloped parcels. According to the Southwest Area Plan there are no trails within the Project area. As described previously, the proposed Project is not anticipated to result in an influx of new residents, as the employees needed to operate the proposed furniture warehouse is anticipated to come from the unemployed labor force in the region. Thus, the proposed Project would not generate a substantial population that would use or require recreational trails, and impacts would be less than significant.

In addition, Riverside County Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for open space and recreational trail facilities per every acre of new commercial and industrial use.

**Conditions of Approval**

**Ordinance No. 659:** Listed previously in 34.

**Mitigation Measures**

EIR No. 404 Mitigation Measures:

No mitigation measures related to recreation were included in EIR No. 404.

Proposed Project Mitigation Measures:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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No new impacts nor substantially more severe recreation related impacts would result from the proposed Project; therefore, no new mitigation measures are required for recreation.

**Conclusion for Recreation**

Consistent with the determination of EIR No. 404, impacts related to recreation from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding recreation. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

**TRANSPORTATION** Would the project:

<b>37. Transportation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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 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 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(s):** Riverside County General Plan, Circulation Element; Southwest Area Plan; Trip Generation Analysis, prepared by EPD Solutions, 2019 (EPD 2019) (Appendix K).

**Summary of Impacts with the Approved Specific Plan:**

EIR No. 404 analyzed the potential transportation impacts as a result of implementation of the Specific Plan. The EIR determined the Specific Plan would result in 78,465 vehicle trips per day at build-out with

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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5,324 trips during morning peak hour and 7,740 during the evening peak hour. Amendment No. 3 to the Specific Plan represented a decrease of 7,735 daily trips in comparison to the original Specific Plan. Planning Area 9 or Traffic Analysis Zone 9 was analyzed as a commercial retail land use. Under this land use determination, a total of 18,087 daily trips were assumed for the Project site.

Implementation of the Specific Plan would contribute traffic in areas where congestion is anticipated and improvements would be necessary. The Specific Plan would add an increment of traffic resulting in a potential for cumulatively significant impacts if improvements are not made, especially for unsignalized intersections. Mitigation was incorporated, as listed below, to install traffic signals, pay traffic signal mitigation fees, and incorporate traffic demand management programs to reduce impacts to a less than significant level.

Summary of Impacts with the proposed Project:

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

**No New Impact.**

**Construction**

Construction activities associated with the Project would generate vehicular trips from construction workers traveling to and from Project site, delivery of construction supplies and import materials to, and export of debris from the Project site. However, these activities would only occur for a period of 11 months. The increase of trips during construction activities would be limited and are not anticipated to exceed the number of operational trips described below. The short-term vehicle trips from construction of the Project would not result in a new traffic related impact.

**Operation**

Table T-1 identifies the number of trips that would be generated by the Project site if it were built out under the approved Specific Plan as a commercial retail land use. Table T-1 also provides a comparison of the trips associated with the approved Specific and the proposed Project. As shown, the proposed Project would generate 5,259 fewer daily trips than the current entitlements, with 85 fewer a.m. peak hour trips, and 521 fewer p.m. peak hour trips.

**Table T-1: Estimated Project Trip Generation**

	Units	Daily	AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
<b>TRIPS GENERATED BY PROPOSED PROJECT</b>									
<b>Trip Rates</b>									
High-Cube Warehouse/Distribution Center <sup>1</sup>	TSF	1.400	0.062	0.018	0.080	0.028	0.072	0.100	
Furniture Store <sup>2</sup>	TSF	6.300	0.185	0.075	0.260	0.244	0.276	0.520	
<b>Total Vehicle Trip Generation</b>									
Warehouse Space	330.98 TSF	463	20	6	26	9	24	33	
Showroom Space	29.04 TSF	183	5	2	7	7	8	15	
Total Vehicle Trip Generation		646	25	8	33	16	32	48	
<b>Passenger Car Equivalent (PCE) Trip Generation for Warehouse Space</b>									
<b>Vehicle Mix<sup>3</sup></b>	<b>Percent</b>								
Passenger Vehicles	79.57%	369	16	5	21	7	19	26	

					Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
2-Axle Trucks		3.46%	16	1	0	1	0	1
3-Axle Trucks		4.64%	22	1	0	1	0	1
4+-Axle Trucks		12.33%	57	3	1	3	1	3
		100%	463	20	6	26	9	24
<b>PCE Trip Generation<sup>4</sup></b>		<b>PCE Factor</b>						
Passenger Vehicles		1.0	369	16	5	21	7	19
2-Axle Trucks		1.5	24	1	0	1	0	1
3-Axle Trucks		2.0	43	2	1	2	1	2
4+-Axle Trucks		3.0	171	8	2	10	3	9
<b>Total PCE Trip Generation</b>			<b>607</b>	<b>27</b>	<b>8</b>	<b>35</b>	<b>12</b>	<b>31</b>
<b>Total Project PCE Trip Generation</b>			<b>790</b>	<b>32</b>	<b>10</b>	<b>42</b>	<b>19</b>	<b>39</b>
<b>TRIPS GENERATED BY APPROVED SPECIFIC PLAN<sup>5</sup></b>								
Planning Area 9 Trip Generation (61.0 acres)			18,087	232	146	378	830	903
Project Site Trip Generation (20.4 acres)			6,049	78	49	126	278	302
<b>COMPARISON</b>								
Proposed Project minus Approved Allocation for Project Site			<b>-5,259</b>	<b>-46</b>	<b>-39</b>	<b>-85</b>	<b>-258</b>	<b>-263</b>

TSF = Thousand Square Feet

PCE = Passenger Car Equivalent

<sup>1</sup> Trip rates from the Institute of Transportation Engineers, Trip Generation, 10th Edition, 2017. Land Use Code 154 - High-Cube Transload and Short-Term Storage Warehouse.

<sup>2</sup> Trip rates from the Institute of Transportation Engineers, Trip Generation, 10th Edition, 2017. Land Use Code 890 - Furniture Store.

<sup>3</sup> Vehicle Mix from the City of Fontana, Truck Trip Generation Study, August 2003. Classification: Heavy Warehouse.

<sup>4</sup> Passenger Car Equivalent (PCE) factors from San Bernardino County CMP, Appendix B - Guidelines for CMP Traffic Impact Analysis Reports in San Bernardino County, 2016

<sup>5</sup> Winchester Property (Silverhawk) SPA Buildout Traffic Study Report (Revised), RKJK & Associates, Inc., May 26, 1998.

Source: EPD Solutions, 2019

Therefore, the proposed Project would result in less traffic compared to what would occur under the approved Specific Plan. Table T-1 shows that the proposed Project would generate approximately 42 trips during the a.m. peak hour, 58 during the p.m. peak hour, and 790 daily trips. The Riverside County traffic guidelines require traffic studies for projects that generate 100 trips or more during either the a.m. or p.m. peak hour. Operation of the Project would not generate over 100 a.m. or p.m. peak hour trips. Therefore, the Project would not result in a conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, and impacts would be less than significant.

The Project area is currently served by the Riverside Transit Authority (RTA). The RTA provides both local and regional services throughout the region with 38 fixed routes, 9 commuter link routes, and Dial-A-Ride services. Existing RTA bus stop for Route 79, located at the intersection of Sky Canyon Drive and Murrieta Hot Springs Road, approximately 0.40 mile from the Project site, is the closest existing route to the Project. Operation of the Project would not affect the operation of the bus route. Thus, no impacts would occur. In addition, sidewalks are located adjacent to the Project site on Murrieta Hot Springs Road, Calistoga Drive, and Commerce Court. There are no existing bicycle lanes surrounding the Project site. The proposed Project would not alter any of the existing bicycle or sidewalk facilities. Thus, no new impacts related to bicycle or pedestrian circulation would occur from implementation of the Project.

**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?**

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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**No New Impact.** Every county in California is required to develop a CMP that looks at the links between land use, transportation, and air quality. The Riverside County Transportation Commission (RCTC) prepares and periodically updates the Riverside County CMP to meet federal Congestion Management System guidelines as well as state CMP legislation. The Riverside County CMP does not require traffic impact assessments for development projects with less than 100 peak hour vehicle trips, such as the proposed Project (EPD 2019). Therefore, the Project would not result in a conflict with an applicable congestion management program, and no new impacts would occur.

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

**No New Impact.** The proposed Project includes only a furniture warehouse and showroom. There are no proposed uses that would be incompatible. The Project would also not increase any hazards related to a design feature. Operation of the proposed Project would involve trucks entering and exiting the Project site from Commerce Court via a driveway designed to accommodate trucks. Passenger vehicles would enter and exit the site using the driveway on Calistoga Drive. The onsite circulation design prepared for the Project provides fire truck accessibility and turning ability throughout the site. Thus, no new impacts related to vehicular circulation design features would occur from the proposed Project.

**d) Cause an effect upon, or a need for new or altered maintenance of roads?**

**No New Impact.** The proposed Project would not result in the altered need for road maintenance; however, as described above, the proposed Project would generate 760 daily trips, which would contribute to the need for regular maintenance of roads. To provide for public facility maintenance needs, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for road improvements and maintenance, which are levied per every acre of new commercial and industrial use. In addition, the taxes generated from the proposed uses on the Project site would support regular road maintenance. Thus, the Project would provide funding for future roadway maintenance needs, and no new impacts related to roadway maintenance needs would occur.

**e) Cause an effect upon circulation during the project's construction?**

**No New Impact.** As described above, implementation of the proposed Project would not generate significant traffic impacts. Construction of the Project is anticipated to last approximately 11 months and would include transportation of equipment, materials, and workers to the Project site, and import of soils. The short-term construction related vehicular trips would result in fewer daily and peak hour trips than were evaluated in response 37.a) above. Therefore, no new traffic impacts related to construction activities would occur.

**f) Result in inadequate emergency access or access to nearby uses?**

**No New Impact.** The proposed construction activities, including equipment and supply staging and storage, would largely occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent areas. During construction of the driveways to Commerce Court and Calistoga Drive, a minimum of one lane would remain open to ensure adequate emergency access to the Project area and vicinity, and impacts related to interference with an adopted emergency response of evacuation plan during construction activities would be less than significant.



Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Operation of the proposed Project would also not result in inadequate emergency access. Direct access to the Project site would be provided from Commerce Court and Calistoga Drive, which are adjacent to the Project site. The Project would also be required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the County Municipal Code. The Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the Uniform Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). As such, the proposed Project would not result in inadequate emergency access, and no new impacts would occur.

**38. Bike Trails**

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

**Source(s):** Riverside County General Plan

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 describes that SR-79 and Murrieta Hot Springs Road (west of Winchester Road) are proposed for Class II facilities. The eight-foot shoulders to be provided on-site on Murrieta Hot Springs Road can be utilized as bikeways. EIR No. 404 determined that the Specific Plan would generate a population increase that would increase demand for bike trails. The Specific Plan includes a variety of bike trails to serve residents. Impacts were determined to be less than significant and no mitigation was required.

Summary of Impacts with the proposed Project:

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

**No New Impact.** The Project site is surrounded by roadways, developed lands, and undeveloped parcels. According to the Southwest Area Plan there are no trails within the Project area. The proposed Project consists of a furniture warehouse and showroom operations and does not include construction or expansion of a bike system or bike lanes. Additionally, the Project would not result in an influx of new residents, as the employees needed to operate the Project are anticipated to come from the unemployed labor force in the region. Thus, the proposed Project would not generate a substantial population that would use or require a bike system or additional bike lanes, and no new impacts would occur.

**Conditions of Approval**

**Ordinance No. 659.** Listed previously in 34.

**Mitigation Measures**

EIR No. 404 Mitigation Measures:

**MM TR-1:** Traffic signals were projected to be warranted along seven different roadways including Calistoga Drive at Murrieta Hot Springs Road. **(Not applicable to the Project. The Project does not require a signal warrant.)**

**MM TR-2:** Improvements required to achieve the minimum level of service, as required by the Riverside County General Plan and Southwest Area Community Plan, shall be

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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evaluated at each phase of Project development. The improvements for each parcel map, tract map, plot plan, conditional use permit, and/or public use permit shall be determined at the time these development projects are proposed, based upon current traffic impact studies that consider the cumulative effects of previously approved projects. **(Implemented as included by the Trip Generation Analysis, provided as Appendix K)**

**MM TR-3:** The project shall incorporate such traffic demand management programs as may be appropriate to comply with the goals of the Regional Mobility and Air Quality Management Plan. Prior to the issuance of any building permits, the Project applicant shall consult with and obtain clearance from the following agencies to assure compliance and coordinate with the Regional Mobility and Air Quality Management Plans:

- Caltrans, District 8;
- The South Coast Air Quality Management District (SCAQMD);
- The Riverside Transit Agency (RTA); and
- The Riverside County Transportation Commission (RCTC).

Confirmation of such contact and coordination shall be provided to the Riverside County Transportation Department. **(Previously implemented by the Specific Plan and not related to the Project)**

Proposed Project Mitigation Measures:

The applicable mitigation measures from EIR No. 404, as listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe transportation related impacts would result from the proposed Project; therefore, no new mitigation measures are required for transportation.

**Conclusion for Transportation**

Impacts related to transportation from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding transportation. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

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

**39. Tribal Cultural Resources**

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

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):** Cultural Resources Assessment, Prepared by Material Culture Consulting. 2019. (MCC 2019a) (Appendix D)

Summary of Impacts with the Approved Specific Plan:

Tribal cultural resources were not analyzed in EIR No. 404 because the CEQA criteria and thresholds related to analyzing tribal cultural resources did not exist at the time EIR No. 404 was prepared. However, the EIR included a condition of approval, which states that prior to approval of a development permit, the applicant shall execute a pre-excavation agreement with the Pechanga Band of Luiseno Mission Indians which addresses the requirement for Native American monitors during grading, protocols for treatment of Native American human remains, and the repatriation of Native American sacred items and artifacts to the Pechanga band.

Summary of Impacts with the proposed Project:

**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)**

**No New Impact.** The Project site is vacant and undeveloped. The site was previously used for agriculture and has been graded (MCC 2019a). Due to the existing vacant and disturbed conditions, no listed or eligible historical resources exist on the Project site. Thus, implementation of the Project would not result in new impacts related to historical resources.

**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.)**

**No New Impact.** As described previously, the Project site has undergone extensive ground disturbance. In addition, the Project site is not in an area known for having, or suspected of having, tribal cultural resources or human remains. In the unlikely event that human remains are encountered during earth

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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removal or disturbance activities, the California Health and Safety Code Section 7050.5 requires that disturbance of the site shall halt until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation or to his or her authorized representative (included as a County condition of approval). The Coroner would also be contacted pursuant to Sections 5097.98 and 5097.99 of the Public Resources Code relative to Native American remains. Should the Coroner determine the human remains to be of Native American descent, the coroner must notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would then be required to contact the most likely descendant of the deceased Native American, who would then serve as a consultant on how to proceed with treatment of the remains. Compliance with the established regulatory framework (i.e., California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98) would provide that any potential impacts to human remains would be less than significant. No new impact would occur.

Assembly Bill (AB) 52 (Chapter 532, Statutes of 2014) establishes a formal consultation process for California tribes as part of the CEQA process and equates significant impacts on “tribal cultural resources” with significant environmental impacts (Public Resources Code [PRC] § 21084.2). AB 52 requires that lead agencies undertaking CEQA review evaluate, just as they do for other historical and archeological resources, a project’s potential impact to a tribal cultural resource. As described previously, the site has been highly disturbed and the potential for the Project to impact tribal cultural resources is less than significant. In addition, AB 52 requires that lead agencies, upon request of a California Native American tribe, begin consultation prior to the release of a negative declaration, mitigated negative declaration, or EIR for a project. AB 52 does not apply to a Notice of Exemption or Addendum. As this CEQA document is an Addendum, the AB 52 requirements are not applicable.

**Conditions of Approval**

**Inadvertent Discoveries.** Listed previously in Section 9

**Human Remains.** Listed previously in Section 9

**Mitigation Measures**

EIR No. 404 Mitigation Measures:

No mitigation measures related to tribal cultural resources were included in EIR No. 404.

Proposed Project Mitigation Measures

No new impacts nor substantially more severe tribal cultural resources related impacts would result from the proposed Project; therefore, no new mitigation measures are required for tribal cultural resources.

**Conclusion for Tribal Cultural Resources**

Impacts related to tribal cultural resources from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding tribal cultural resources. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

<b>UTILITIES AND SERVICE SYSTEMS</b> Would the project:				
<b>40. Water</b>				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Eastern Municipal Water District 2015 Urban Water Management Plan (UWMP 2015). Temecula Valley Regional Water Reclamation Facility Fact Sheet. Accessed: <https://www.emwd.org/sites/main/files/file-attachments/tvrwrffactsheet.pdf>  
 Eastern Municipal Water District Sanitary Sewer System Planning & Design Guide (EMWD 2006) Accessed: [https://www.emwd.org/sites/main/files/file-attachments/emwdsewer\\_system\\_design.pdf](https://www.emwd.org/sites/main/files/file-attachments/emwdsewer_system_design.pdf)  
 Eastern Municipal Water District Water System Planning & Design Principal Guidelines Criteria (EMWD 2007) Accessed: [https://www.emwd.org/sites/main/files/file-attachments/emwdwater\\_system\\_design.pdf](https://www.emwd.org/sites/main/files/file-attachments/emwdwater_system_design.pdf)

**Summary of Impacts with the Approved Specific Plan:**

**Water:** EIR No. 404 analyzed the potential impacts to water services and supplies and determined that EMWD has the ability to serve the Specific plan at buildout, and that the existing 4-million-gallon water tank would provide the water storage necessary for the Project. EIR No. 404 projected an average domestic water demand flow of 122,000 gallons per day (gpd), based on the Town Center Commercial land use generation duty factor of 2,000 gpd and 61 planned acres for Planning Area 9. EIR No. 404 also evaluated extension of the water system to serve the Specific Plan area and determined that the proposed extensions would adequately serve buildout of the Project. Therefore, impacts related to water infrastructure and supply from implementation of the Specific Plan was determined to be less than significant.

**Wastewater:** EIR No. 404 described that the proposed sewer collection system would deliver sewage flows to the EMWD 21-inch trunk sewer in Murrieta Hot Springs Road, just east of Calistoga Drive that would convey sewage flows to the Temecula Valley Regional Water Reclamation Facility (RWRF) for treatment. The Town Center Commercial land use designation was estimated to produce an average

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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flow of 103,700 gallons per day (gpd), based on the planned 61 acres and a generation duty factor of 1,700 gpd per acre EIR No. 404 determined that buildout of the Specific Plan would provide the necessary wastewater facilities necessary to serve the Project and that the regional conveyance and treatment facility have capacity to accommodate the anticipated flows. No mitigation was required.

**Drainage:** EIR No. 404 described that the Specific Plan is located within the boundaries of the Riverside County Flood Control and Water Conservation District's Murrieta Creek Area Master Drainage Plan. The entire site lies within the Riverside County Murrieta Creek Area Drainage Plan/Santa Gertrudis Valley Sub-Watershed and is subject to a required drainage fee. In addition, EIR No. 404 determined that Tualota Creek and Santa Gertrudis Creek have adequate capacity to handle drainage flows generated from buildout of the Specific Plan. Impacts were determined to be less than significant, and no mitigation other than payment of the required drainage fees was required.

Summary of Impacts with the proposed Project:

- 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?**

**No New Impact**

**Water Infrastructure**

The proposed Project would develop the vacant parcel for a new furniture warehouse and showroom. Existing 4-inch and 12-inch water lines are located within Commerce Court; a 12-inch and 8-inch water line is located within Calistoga Drive; and a 24-inch water line within Murrieta Hot Springs Road. The proposed Project would connect to the existing water infrastructure, and existing offsite water infrastructure would not be required to serve the proposed Project. Installation of the onsite water infrastructure and connection to the existing water supply lines as part of the proposed Project would not result in any physical environmental effects beyond those described throughout this Addendum.

The Eastern Municipal Water District (EMWD) provides water supplies to the Project area. In addition to treated water that is delivered by to EMWD by the Metropolitan Water District, EMWD operates two microfiltration plants that filter raw imported water to achieve potable water standards. The two treatment plants, the Perris Water Filtration Plant and the Hemet Water Filtration Plant, are located in Perris and Hemet, respectively. These two water treatment plants provide a portion of the water supplied by EMWD (UWMP 2015). As further described below, the proposed Project would not require new or expanded water entitlements. Likewise, the planned capacity of the regional water treatment facilities that supplies the water is adequate, and new or expanded water treatment facilities would not be required as a result of the proposed Project. Therefore, no new impacts related to water infrastructure would occur from the proposed Project.

**Wastewater Treatment**

The proposed Project would develop and operate a furniture warehouse and showroom on the currently vacant Project site. The Project site is adjacent to existing sewer lines that include a 10-inch sewer line in Calistoga Drive, a 6-inch sewer line in Commerce Court, and a 21-inch sewer line in Murrieta Hot Springs Road. The Project would connect to the existing sewer infrastructure and would not require relocation or construction of new or expanded offsite sewers to serve the proposed Project.

Wastewater from the Project would be disposed of at the Temecula Valley wastewater treatment plant, which has a treatment capacity of 20,200 acre feet per year (UWMP 2015) or 18 million gallons per day

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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(EMWD 2019). The facility has a typical daily flow rate of 14 million gallons per day; and a proposed expansion capacity of 23 million gallons per day reaching an ultimate capacity of 28 million gallons per day. The non-residential wastewater flow generation factor continues to be 1,700 gpd per acre (EMWD 2006). The 20.4-acre proposed Project site would generate approximately 34,680 gpd or 38 acre-feet per year of wastewater for both the Approved land uses and the proposed Project. The wastewater treatment plant has ample capacity and would not require expansion to serve the proposed Project. Therefore, no new impacts would occur.

**Stormwater Drainage**

The Project includes an onsite drainage system that would route storm water runoff to two proposed biofiltration basins located on the north and southwest portion of the Project site, which would slowly discharge into existing storm drainage infrastructure that is located adjacent to the site. Three existing drains (an 18-inch, a 36-inch, and 24-inch) are located within Commerce Court. Additionally, a 72-inch storm drain is located within Murrieta Hot Springs Road. The existing offsite drainage systems would be able to accommodate the proposed Project. Thus, the Project would not require or result in the relocation or construction of new or expanded offsite drainage systems. The proposed onsite stormwater drainage infrastructure is included as part of the proposed Project and would not result in any physical environmental effects beyond those identified in other sections of this Addendum. Therefore, no new impacts related to stormwater drainage would occur from the proposed Project.

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

**No New Impact.** Water supplies to the Project area are provided by EMWD, which serves 555 square miles of western Riverside County and includes the Project area (UWMP 2015). In 2015, EMWD had a water demand of 146,090 acre feet (AF), and projects a demand of 197,901 AF in 2020, which is a 35 percent increase over 2015 demands (an increase of 51,811 AF) (UWMP 2015). The UWMP identified increases in imported water to meet this increase in demand. The UWMP details the District’s reliable and drought-resilient water supply capable of meeting projected demands over the next 25 years and beyond (UWMP 2015). The UWMP describes that the District has a projected supply of 197,901 AFY in 2020, and a predicted supply of 268,200 AFY in 2040. To ensure that planning efforts for future growth are comprehensive, the Urban Water Management Planning Act requires water purveyors to incorporate regional projections and land uses in UWMPs.

The Project site is designated as a Mixed-Use Area and for Town Center Commercial designations in the General Plan and the Specific Plan. EIR No. 404 projected an average domestic water demand 2,000 gpd per acre. EMWD continues to use the same 2,000 gpd generation rate for non-residential land uses (EMWD 2007). The proposed Project would develop 20.4 acres of Planning Area 9 and would generate a demand of 40,800 gpd (45.7 acre-feet per year). The Project site’s water demands are consistent with those analyzed in EIR No. 404. The 2015 UWMP identifies water supply and demands through 2040 (268,200 AFY) and indicates it would be able to meet all of the anticipated water supply needs. The proposed Project is consistent with the land use designations for the site and therefore the existing growth projections included in the UWMP. In addition, County Ordinance No. 859 requires compliance with the County’s Water Efficient Landscape Ordinance. Therefore, the proposed Project would not require new or expanded water entitlements, and no new impacts would occur from the proposed Project.

<b>41. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source(s):** Temecula Valley Regional Water Reclamation Facility Fact Sheet. Accessed: <https://www.emwd.org/sites/main/files/file-attachments/tvrwrffactsheet.pdf>

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 described that the proposed sewer collection system would deliver sewage flows to the EMWD 21-inch trunk sewer in Murrieta Hot Springs Road, just east of Calistoga Drive that would convey sewage flows to the Temecula Valley Regional Water Reclamation Facility (RWRf) for treatment. EIR No. 404 determined that buildout of the Specific Plan would provide the necessary wastewater facilities necessary to serve the Project and that the regional conveyance and treatment facility have capacity to accommodate the anticipated flows. No mitigation was required.

Summary of Impacts with the proposed Project:

**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?**

**No New Impact.** As described previously, the proposed Project includes installation of an onsite sewer line that would connect to existing sewer lines in the adjacent roadway. The proposed Project would not require expansion of wastewater treatment facilities. Therefore, although construction of the onsite sewer line would be required to support the new development, no extensions or expansions to off-site sewer lines would be required. The necessary installation of the onsite sewer is included as part of the proposed Project and would not result in any physical environmental effects beyond those identified in other sections of this Addendum.

Also, as described previously, the Temecula Valley wastewater treatment plant has a treatment capacity of 18 million gallons per day, and has an average daily flow of 14 million gallons per day (EMWD 2019). In addition, the facility has a planned ultimate capacity of 28 million gallons per day. Thus, the wastewater treatment plant has ample capacity, and would not require expansion to serve the proposed Project. Thus, no new impacts related to wastewater treatment facilities would occur from the Project.

**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?**

**No New Impact.** As described in the previous response, the EMWD Temecula Valley wastewater treatment plant would serve the Project, has a treatment capacity of 18 million gallons per day and an average daily flow of 14 million gallons per day (EMWD 2019). In addition, the facility has a planned ultimate capacity of 28 million gallons per day. Thus, the wastewater treatment plant has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments, and no new impacts would occur.



	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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**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 Facility Database, accessible at: <https://www2.calrecycle.ca.gov/SWFacilities/Directory/>. Lamb Canyon Landfill, accessible at: <https://www2.calrecycle.ca.gov/swfacilities/Directory/33-AA-0007>; El Sobrante Landfill, accessible at: <https://www2.calrecycle.ca.gov/swfacilities/Directory/33-AA-0217>; CalRecycle Estimated Solid Waste Generation Rates, accessible at: <https://www2.calrecycle.ca.gov/wastecharacterization/general/rates>

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 analyzed the potential impacts related to solid waste. The EIR determined solid waste would be generated from the proposed 7,098 dwelling units under Amendment No. 3 of the Specific Plan. Impacts related to solid waste were determined to be less than significant with compliance with state-mandated recycling and waste disposal requirements. Therefore, the EIR included standard conditions to ensure that the existing recycling regulations would be complied with.

Summary of Impacts with the proposed Project:

**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?**

**No New Impact.** The closest landfill to the Project site is the Lamb Canyon Landfill, which is located 24 miles away at 16411 State Hwy 79 in Beaumont. The landfill is permitted to accept 5,000 tons per day of solid waste and is permitted to operate through March 2029 (CalRecycle 2019). In December 2018, the Lamb Canyon Landfill disposed an average of 1,864 tons per day; having an average daily additional capacity for 3,136 tons of solid waste.

In addition, the El Sobrante Landfill, which is located at 10910 Dawson Canyon Road, is approximately 25 miles from the Project site. The landfill is permitted to accept 16,054 tons per day of solid waste and is permitted to operate through 2050 (CalRecycle 2019). In February 2019, the El Sobrante Sanitary Landfill disposed an average of 11,190 tons per day; having an average daily additional capacity for 4,864 tons of solid waste.

Based on a solid waste generation of 1.42 pounds per 100 square feet per day, identified in the CalRecycle Solid Waste Information System Database, the 360,022 square-foot building would generate approximately 5,112 pounds per day, or 25,562 pounds (12.78 tons) of solid waste per week (based on a five-day work week).

Based on the current recycling requirements of AB 939, which require diversion of 50 percent of solid waste away from landfills, the proposed Project would result in 6.39 tons of solid waste per week, which

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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is within the existing permitted capacity of both the Lamb Canyon Landfill and the El Sobrante Sanitary Landfill. Therefore, the existing landfills have sufficient permitted capacity to accommodate the Project's solid waste disposal need.

Additionally, in 2020, state regulations per AB 341 will become effective, which will require diversion of 75 percent of solid waste from landfills. Thus, it is anticipated that solid waste landfill disposal from operation of the Project in 2020 would be reduced to approximately 3.20 tons per week. Overall, the solid waste generated by the proposed Project would be within the existing permitted capacity of the landfills, and no new impacts would occur.

**b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?**

**No New Impact.** The proposed Project would comply with all regulations related to solid waste. All solid waste-generating activities within the County are subject to the requirements set forth in AB 939, that requires diversion of a minimum of 50 percent of solid waste. In addition, after 2020 all development would be required to divert 75 percent of solid waste pursuant to state regulations. Implementation of the proposed Project would be consistent with all state regulations. All projects in the County undergo development review prior to permit approval, which includes an analysis of project compliance with these programs. Therefore, new impacts related to compliance with solid waste regulations would not occur.

**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 type="checkbox"/>	<input checked="" type="checkbox"/>
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 roads?	<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(s):** Riverside County General Plan

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 analyzed the potential impacts related to utilities and determined that buildout of the Specific Plan would increase the demand for electricity, natural gas, telephone, and other services. However, the increased demand would be able to be met by utility service providers. The EIR stated that implementation of the Specific Plan would require developments to company with applicable utility company guidelines. Impacts were determined to be less than significant. Mitigation was not required.

Summary of Impacts with the proposed Project:

**a-f) No New Impact.** Because the Project site is vacant and undeveloped and does not currently generate a demand for utilities, implementation of the proposed Project would result in an incremental increase in demand for electricity, natural gas, communication systems, street lighting, maintenance of public facilities, and potentially other governmental services. The proposed Project would connect into

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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the existing utility grid that is available adjacent to the site. The streetlights, curb, gutter, sidewalk, water, electrical, gas, and telecommunication lines all already exist surrounding the site. Therefore, all utilities are existing, and the Project would not result in the construction of new utility facilities that could cause significant environmental effects, and no new impacts would occur.

**Conditions of Approval**

**County Ordinance No. 859.** Project plans and specifications shall comply with Riverside County Ordinance No. 859, Water Efficient Landscape Ordinance.

**AB 939:** This state law requires diversion of a minimum of 50 percent of solid waste.

**AB 341:** This state law becomes effective in 2020 and will require diversion of 75 percent of solid waste from landfills.

**Mitigation Measures**

EIR No. 404 Mitigation Measures:

**MM UT-1:** The Project site lies within the Murrieta Creek Area Drainage Plan/Santa Gertrudis Valley Sub-Watershed and is subject to a required drainage fee. **(Applicable to the Project)**

Proposed Project Mitigation Measures:

The applicable mitigation measures from EIR No. 404, as listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe utilities related impacts would result from the proposed Project; therefore, no new mitigation measures are required for utilities.

**Conclusion for Utilities**

Impacts related to utilities from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding utilities. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/ No New Impact
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**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:

<b>44. Wildfire Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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(s):** Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, Southwest Area Plan, Figure 11 “Wildfire Susceptibility”; County of Riverside Multi-Jurisdictional Hazard Mitigation Plan, 2012; CAL Fire, California Fire Hazard Severity Zone Map Update Project, Accessed: <http://egis.fire.ca.gov/FHSZ/>

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 analyzed the potential impacts related to wildfires and determined that the Specific Plan area is not located in a Hazardous Fire Area zone. However, the Specific Plan proposed a fire fuel modification zone to be maintained adjacent to native open space areas, which would reduce potential wildfire impacts. Furthermore, implementation of the Specific Plan would comply with the County’s fire protection standards and conditions to reduce wildfire related impacts to a less than significant level. Mitigation was not required.

Summary of Impacts with the proposed Project:

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

**No New Impact.** The California Fire Hazard Severity Zone Mapping identifies that the Project site is not within a Very High Fire Severity Zone. To the east, there is land within a Very High Fire Severity Zone, but not adjacent to the Project site. As described previously, the County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters.

**Construction**

The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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areas. During construction, Murrieta Hot Springs Road, Calistoga Drive, and Commerce Court would remain open to ensure adequate emergency access to the Project area and vicinity, and no new impacts related to interference with an adopted emergency response of evacuation plan during construction activities would occur.

**Operation**

The proposed Project would construct and operate a furniture warehouse and showroom that would be permitted and approved in compliance with the California Fire Code and the Riverside County Municipal Code Chapter 8.32, Fire Code, which provides requirements related to emergency access, reduction of fire potential including vegetation management, construction materials and methods, installation of automatic sprinkler systems, assurance of fire flows. These requirements would be checked by the County prior to approving building permits for the Project. In addition, the proposed Project structure would consist of concrete, which is a non-flammable material.

Direct access to the Project site would be provided from Calistoga Drive and Commerce Court, which are adjacent to the Project site. As a result, the proposed Project would not impair an adopted emergency response plan or emergency evacuation plan, and no new impacts would occur.

**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?**

**No New Impact.** The Project site and the adjacent parcels are flat and do not contain any hills or steep slopes and is identified by the General Plan Safety Element Figure S-8 as having a moderate wind susceptibility. In addition, the Project would be required to comply with California Fire Code Chapter 47 and the Riverside County Ordinance No. 787, Fire Code, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, fire flows. These requirements would be checked by the County prior to approving building permits for the Project. In addition, the proposed Project structure would consist of concrete, which is a non-flammable material. Overall, the Project would not exacerbate wildfire risks, and no new impacts would occur.

**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?**

**No New Impact.** The proposed Project would construct a concrete building, which would be nonflammable and would not exacerbate the fire risk to the environment. The Project does not include installation or maintenance of infrastructure related to roads, fuel breaks, emergency water sources, or power lines that could exacerbate wildfire risk. In addition, the Project would be required to meet the specific standards and regulations outlined by the California Fire Code Chapter 47 and the Riverside County Municipal Code Chapter 8.32, Fire Code, which would be verified during the County’s permitting process. Therefore, no new impacts would occur.

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

**No New Impact.** The Project site is it within a Very High Fire Hazard Severity Zone and there is no indication of landslides, slumps, rock fall hazard, debris flow or slope instability surrounding the Project site (Leighton 2019). The stability of the surrounding cut and fill slopes have been determined to be

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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stable under both static and pseudo static conditions (Leighton 2019). Impacts related to wildfire are not anticipated to occur onsite and would not expose people or structures to downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, no new impacts would occur.

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

**No New Impact.** The Project site is not located within a Very High Fire Hazard Severity Zone. As described previously, the Project would be required to comply with California Fire Code Chapter 47 and the Riverside County Municipal Code Chapter 8.32, Fire Code, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, fire flows. Compliance with these requirements would be verified during the permitting process. In addition, the proposed Project structure would consist of concrete, which is a non-flammable material. Overall, the design of the proposed Project in addition to compliance with state and County fire regulations, would provide that no new impacts related to wildland fire hazards would occur.

**Conditions of Approval**

**Fire Code:** The Project shall comply with the California Fire Code and the Riverside County Ordinance No. 787, Fire Code.

**Mitigation Measures**

**EIR No. 404 Mitigation Measures:**

No mitigation measures related to wildfire were included in EIR No. 404.

**Proposed Project Mitigation Measures:**

No new impacts nor substantially more severe wildfire related impacts would result from the proposed Project; therefore, no new mitigation measures are required for wildfire.

**Conclusion for Wildfire**

Consistent with the determination of EIR No. 404, impacts related to wildfire from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding wildfire. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/ No New Impact
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**22. MANDATORY FINDINGS OF SIGNIFICANCE** Does the Project:

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

**Source(s):** Western Riverside MSHCP Habitat Assessment Report, prepared by Blackhawk Environmental, 2019 (Blackhawk 2019) (Appendix C); Cultural Resources Assessment, prepared by Material Culture Consulting, 2019 (MCC 2019a) (Appendix D).

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 analyzed the impacts related to the degradation of the quality of the environment such as to biological resources and cultural resources. The EIR determined that with implementation of mitigation measures impacts related to build out of the Specific Plan would be less than significant. Similarly, the EIR analyzed potential impacts to historical and archaeological resources. Mitigation was included to have a certified archaeologist present during grading operations. With implementation of mitigation EIR No. 404 determined that potential impacts related to biological and cultural resources would be less than significant.

Summary of Impacts with the proposed Project:

**No New Impact.** As described previously, the Project site is located on a previously graded, undeveloped, and vacant site with no historic resources and limited potential for archaeological resources. Also, due to the disturbed and graded state, no native habitat exists and limited potential for special status species exists on and adjacent to the Project site. As detailed in Section 4, the Project would comply with conditions of approval and the applicable mitigation measures from EIR No. 404 to reduce impacts to a less than significant level. Therefore, no new impacts would result.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Summary of Impacts with the Approved Project:

EIR No. 404 analyzed the mandatory CEQA topics related to the implementation of the Specific Plan. The EIR determined while the individual projects may contribute marginally to growth in the area, the collective projects would cumulatively create an overall change in the once semi-rural and largely undeveloped nature of the region. The overall increase in units and related demands along neighborhood roads and for local services and utilities would cumulatively impact the area. In addition, the development of these projects in what was once a semi-rural, but steadily developing area, could

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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result in conversion of adjoining lands to similar uses. Therefore, EIR No. 404 determined that the ultimate urbanization of the Specific Plan area and vicinity could potentially indirectly influence expansion throughout the Temecula/Murrieta area.

Summary of Impacts with the proposed Project:

**No New Impact.** The Project would develop a warehouse and showroom within a partially developed area. As described above, all of the potential impacts related to implementation of the Project would be less than significant or reduced to a less than significant level with implementation of mitigation measures from EIR No.404 and conditions of approval that are imposed by the County of Riverside and effectively reduce environmental impacts.

The cumulative effect of the proposed Project taken into consideration with these other development projects in the area would be limited, because the Project would develop the site in consistency with the Specific Plan, Southwest Area Plan, General Plan, and municipal code, and would not result in substantial effects to any environmental resource topic, as described though out this document. Furthermore, the proposed Project would develop an area that has been previously graded and disturbed and is actually less intensive as to what was previously evaluated for Planning Area 9. Thus, impacts to environmental resources or issue areas would not be cumulatively considerable; and no new cumulative impacts would occur.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 47. 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 determined that with implementation of the mitigation measures and conditions of approval buildout of the Specific Plan would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

Summary of Impacts with the proposed Project:

**No New Impact.** The Project proposes the construction and operation of a furniture warehouse and showroom. The Project would not consist of any use or any activities that would result in a substantial negative affect on persons in the vicinity. All resource topics associated with the proposed Project have been analyzed in accordance with CEQA and the State CEQA Guidelines and were found to pose no impacts or less-than-significant impacts with implementation of previously certified mitigation measures and conditions of that are required by the County. Consequently, the proposed Project would in environmental effects that would cause substantial adverse effects on human beings directly or indirectly, and no new impacts would occur.

**Conclusion for Mandatory Findings of Significance**

Consistent with the determination of EIR No. 404, impacts related to mandatory findings of significance from implementation of the proposed Project would be less than significant with implementation of mitigation measures and conditions of approval. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding mandatory findings of significance.



Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

**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: County of Riverside, Winchester Properties/Silverhawk Specific Plan Amendment No. 3, EIR No. 404

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

Location: County of Riverside Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92505

**VII. 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.

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

*Juan C. Perez*  
*Agency Director*



**07/17/19, 12:30 pm**

**PPT190001**

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPT190001. 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 (PPT190001) 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**

PPT190001 proposes to construct a 360,022 square-foot industrial building for a furniture warehouse and distribution facility, and other necessary and required improvements on the project site and along the adjacent streets on 20.42 acres. The project will provide 243 parking spaces.

**Advisory Notification. 3            AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards
3. Specific Plan Guidelines

**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 March 11, 2019

Exhibit B (Elevations), dated March 11, 2019

Exhibit C (Floor Plans), dated March 11, 2019

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated March 11, 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)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

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)
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
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. 484 (Control of Blowing Sand)
  - 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. 915 (Regulating Outdoor Lighting)
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. 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 PPT190001, 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 PPT190001, 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

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 6            AND - Hold Harmless (cont.)

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

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.

E Health. 2                            Water/Sewer

The proposed facility shall obtain potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). Prior to building permit issuance, applicant shall submit an original copy of water and sewer "will-serve" letter(s) to DEH for review and record keeping.

Please note that 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.

### Flood

Flood. 1                                Gen - Custom

## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 1 Gen - Custom (cont.)

Plot Plan (PP) 190001 is a proposal to construct a 360,022sqft industrial building for a furniture warehouse and distribution facility on a 20.42-acre site in Murrieta area. The site is located at the northwest corner of Murrieta Hot Springs Road and Calistoga Drive. The project site is within Silverhawk Specific Plan 213 , and west of Community Facilities District (CFD) 88-4. The project site is within previously reviewed and approved PM35180 and PP22278 that were a proposal to divide 60 acres.

This site has been mass graded, and the street and storm drain improvements have been completed under a previous development PM 23248. The northern 8.4 ac and southern 12 ac of the property were graded to drain to the northwest and southwest corners of the site, respectively. An existing storm drain in Murrieta Hot Springs Road and another in Commerce Court was to serve as outlets for the project site. The project site receives no off-site runoffs, except for nuisance nature local runoff that may traverse portions of the property. Although the project is considered free from ordinary storm flood hazard, a storm of unusual magnitude could cause some damage.

Based on the submitted exhibits, PP190001 proposes two basins, BMP 1 and BMP 2, located at the northwest and southwest corners of the project site to collect onsite flows. These basin are designed to mitigate the water quality impacts due to this development, and provide detention of flows. The basins outlet the treated flow to the existing underground storm drains in Commerce Court and Murrieta Hot Springs Road.

Based on CFD 88-4 hydrology study, a total of 29.6cfs onsite flow from the northern portion of the site are tabled to drain to the County Transportation maintained underground storm facilities in Commerce Ct, Line 1000 (CFD 88-4 ) through two sumps, Sump 1161 and Sump 1181. The Sump 1161 is located at northwest corner of the project site and was designed to receive 9cfs runoff. The flows from the sumps are conveyed westerly to District's Santa Gertrudis Valley- Tualota Creek (Project # 7-0-00030, Drawing # 7-135). The project proposes to release 15cfs flow from the BMP1 to Line 1000Lateral 1000-G (County Transportation Dwg 875-H) near Sump 1161 by connecting an 18in PVC RCP pipe. An encroachment permit may be required from the County Transportation.

A total of 36cfs (CFD 88-4) of runoff from the southern portion of the site is tabled to drain to the District maintained storm drains in Murrieta Hot Springs Road, Santa Gertrudis Valley - Murrieta Hot Springs Line 600 (Project # 7-0-00031, Drawing # 7-0132 ) via Sumps 1151 and 1184. Line 600 carries 100-year flow to Tualota Creek at downstream (south) of Murrieta Hot Springs Rd. An existing 18in RCP pipe, Lat. 600F (Sheets 6 & 8, Drawing # 7-132), extends from Line 600 to the project site was constructed to collect 15 cfs flow from the future development. The project proposes to replace the 18in Lat. 600F with a 24in underground connector pipe P2, and release 28.5cfs flow from BMP2 to Line 600 through P2. An encroachment permit will be required for any performed work within Line 600 right-of-way or involving District facilities.

PP190001 is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 2 ALUC CONDITIONS (cont.)

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

4. 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; children's schools; day care centers; libraries; hospitals; nursing homes and other skilled nursing and care facilities; critical community infrastructure facilities; noise-sensitive outdoor nonresidential uses; and hazards to flight.

5. 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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

6. Any subsequent Conditional Use Permit, Plot Plan, or other permitting that would alter the use and occupancy of the currently proposed project shall require ALUC review. Any proposal to adjust the locations of the showroom and/or office areas shall be submitted to the ALUC Director for review. The ALUC Director shall evaluate the proposal to verify that the adjustment does not result in a single-acre intensity exceeding applicable criteria.

7. Noise attenuation measures shall be incorporated into the design of the building, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

8. At least 4.2 acres of ALUC-eligible open areas (at least 75 feet in width and 300 feet in length), as depicted on the Open Space exhibit, a copy of which is attached, shall be kept obstacle and obstruction free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater).

9. 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 Riverside County Economic Development Agency as owner and operator of French Valley Airport. In the event of any reasonable complaint about glare related to aircraft operations, the applicant shall agree to such specific mitigation measures as determined or requested by Riverside County Economic Development Agency.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 3                      Basis for Parking (cont.)

Planning. 3                      Basis for Parking

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b.

Planning. 4                      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 of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

Planning. 5                      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. 6                      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. 7                      COMPLY WITH ORD./CODES

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

Planning. 8                      EXPIRATION DATE

This approved permit shall be used within NINE (9) years from the approval date; otherwise, the permit shall be null and void.

The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval.

Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be 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.

Planning. 9                      EXTERIOR NOISE LEVELS

Exterior noise levels produced by any use allowed under this permit, including, but not



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 9 EXTERIOR NOISE LEVELS (cont.)

limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

#### Planning. 10 FEES FOR REVIEW

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation 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.

#### Planning. 11 LIGHTING HOODED/DIRECTED

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

#### Planning. 12 LIMIT ON SIGNAGE

Signage for this project shall be limited to the 1 freestanding sign shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

#### Planning. 13 MT PALOMAR LIGHTING AREA

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

#### Planning. 14 NO OUTDOOR ADVERTISING

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

#### Planning. 15 NO RESIDENT OCCUPANCY

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

#### Planning. 16 NOISE MONITORING REPORT

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 16 NOISE MONITORING REPORT (cont.)

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

Planning. 17 ORD 810 O S FEE

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

Planning. 18 Parking

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), Warehousing and Wholesaling: 1 space/2,000 square feet of gross floor area, Showroom: 1 space/750 square feet of net area, Professional Business Office: 1 space/250 square feet of net leasable floor area. A minimum of 243 parking spaces shall be provide pursuant to Ordinance No. 348 requirements as shown on the APPROVED EXHIBIT A.

County Ordinance No.348, Section 18.12 c. (1) c., states that all development projects that require 50 or more parking spaces shall designate three (3) spaces for electric vehicles, and designate one (1) additional space for electrical vehicles for each additional 50 parking spaces. Based on the parking spaces required the applicant would be required to provide eight (8) EV parking spaces. Each electrical vehicle parking space shall have a charging station. Charging stations if capable may service more than one electrical vehicle. The applicant's site plan will illustrate the location of these spaces and charging stations

Planning. 19 PERMIT SIGNS SEPARATELY

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 20 PREVENT DUST & BLOWSAND



## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

Planning-GEO. 1                   GEO190004 ACCEPTED (cont.)

GEO No. 190004 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190004 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.

Comments: RECOMMEND DWALSH 20190207

### Transportation

Transportation. 1                   Gen - Transportation

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). 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. This ordinance 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.

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.

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. 2                   Signing and Striping

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

### 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

## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

#### Waste Resources. 1 Waste General (cont.)

determination, transport, and disposal of hazardous waste, please contact the Riverside County 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](http://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, and requires 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.

Plan: PPT190001

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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                      Mitcharge - Use                      Not Satisfied

This project is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

Planning

060 - Planning. 1                      FEES FOR REVIEW                      Not Satisfied

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation 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.

060 - Planning. 2                      Mitigation Measure AQ-1                      Not Satisfied

The Project will implement dust control measures during construction mandated by the SCAQMD. The Project will use dust control measures during clearing, grading, and construction. If fresh-water resources are too precious to waste on dust control, availability of brackish or reclaimed water

Plan: PPT190001

Parcel: 957372002

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2                      Mitigation Measure AQ-1 (cont.)                      Not Satisfied  
sources should be investigated. Soil disturbance should be terminated when high winds (>25 mph) make dust control extremely difficult. (See: EIR No. 404, Chapter II, Section E, SEIR Summary Matrix/Mitigation Monitoring Program, Page II-20, Section V.B.7, Air Quality, Mitigation Measure 51) (Implemented through Condition of Approval, SCAQMD Rule 403)

060 - Planning. 3                      Mitigation Measure AQ-2                      Not Satisfied  
Minimization of construction interference with regional non-project traffic movement. Measures recommended for inclusion are:  
• Schedule receipt of construction materials to non-peak travel periods.  
• Route construction traffic through areas of least impact sensitivity.  
• Limit lane closures and detours to off-peak travel periods.  
• Provide ride-share incentives for contractor and subcontractor personnel. (Applicable to the Project)

060 - Planning. 4                      Mitigation Measure AQ-3                      Not Satisfied  
"Spill-over" effects will be reduced by preventing soil erosion, washing vehicles entering public roadways from dirt off-road Project areas, and washing/sweeping Project access to public roadways on an adequate schedule. (Implemented through Condition of Approval, SCAQMD Rule 403)

060 - Planning. 5                      Mitigation Measure AQ-4                      Not Satisfied  
Emissions control will be required from on-site equipment through a routine mandatory program of low-emissions tune-ups. (Applicable to the Project)

060 - Planning. 6                      Mitigation Measure AQ-5                      Not Satisfied  
Mitigation strategies will be incorporated into a construction activity impact reduction plan, with clearly defined responsibilities for plan implementation and supervision. (Applicable to the Project)

060 - Planning. 7                      Mitigation Measure AQ-6                      Not Satisfied  
Simultaneous grading/soil disturbance will be limited to no more than 25 acres on any one day, provided that the total Project acreage under construction at one time may exceed this acreage limitation. (Implemented through Condition of Approval, SCAQMD Rule 403)

060 - Planning. 8                      Mitigation Measure AQ-7                      Not Satisfied  
The application of architectural surface treatments (e.g., paint, etc.) will be limited to no more than 730 homes or equivalent non-residential development per year. (Applicable to the Project)

060 - Planning. 9                      Mitigation Measure AQ-8                      Not Satisfied  
Limiting the application of architectural surface treatments (i.e., paint, etc.) to less than 37.5 gallons per average day. (Applicable to the Project)

060 - Planning. 10                      Mitigation Measure BIO-10                      Not Satisfied  
Contractor pets and smoking will be prohibited in and adjacent to the construction areas. (Applicable to the Project)

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 10                      Mitigation Measure BIO-10 (cont.)                      Not Satisfied

060 - Planning. 11                      Mitigation Measure BIO-11                      Not Satisfied

All movement of construction contractors, including ingress and egress of equipment and personnel will be limited to designated construction zones in areas of occupied habitat. (Applicable to the Project; Implemented through Condition of Approval, Nesting Bird Survey)

060 - Planning. 12                      Mitigation Measure BIO-12                      Not Satisfied

Active construction areas will be watered regularly to control dust, in order to minimize impacts to nearby habitats, especially sensitive species habitat adjacent to construction. (Applicable to the Project; Implemented through Condition of Approval, SCAQMD Rule 403)

060 - Planning. 13                      Mitigation Measure BIO-13                      Not Satisfied

Equipment to extinguish small brush fires (e.g., from trucks or vehicles) will be present on the site during all phases of the Project construction activities, along with personnel trained in the use of such equipment. (Applicable to the Project)

060 - Planning. 14                      Mitigation Measure BIO-14                      Not Satisfied

During and after Project construction, the proper use and disposal of oil, gasoline, diesel fuel, antifreeze and other toxic substances will be enforced. (Applicable to the Project)

060 - Planning. 15                      Mitigation Measure BIO-15                      Not Satisfied

A qualified biologist/monitor will be present on-site just prior to and during, initial grading, to delineate access roads and limits of grading, to minimize take and harassment of gnatcatchers. The biological monitor will have authority to halt Project actions to allow any gnatcatcher or Quino checkerspot threatened by construction activities to escape direct harm. (Not Required for the proposed Project, no gnatcatcher or Quino checkerspot butterfly habitat exists on the site)

060 - Planning. 16                      Mitigation Measure BIO-16                      Not Satisfied

In order to avoid potential impacts to gnatcatchers and other sensitive migratory species, clearing of vegetation shall not be conducted between February 15 and July 15, in areas with moderate to high quality vegetation within and adjacent to historically occupied habitat. (Applicable to the Project; Implemented through Condition of Approval, Nesting Bird Survey)

060 - Planning. 17                      Mitigation Measure BIO-17                      Not Satisfied

The Project has been so designed that no additional take of gnatcatcher use areas will be necessary for fuel modification purposes. (Not Required for the proposed Project, no gnatcatcher habitat exists on the site)

060 - Planning. 18                      Mitigation Measure BIO-1                      Not Satisfied

California Gnatcatcher: Written authorization to take this species shall be obtained through a Section 7 consultation with the USFWS and/or Section 10(a) permit. (Previously implemented by the Specific Plan as part of preliminary grading; not applicable to Project site )



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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 18                      Mitigation Measure BIO-1 (cont.)                      Not Satisfied

060 - Planning. 19                      Mitigation Measure BIO-18                      Not Satisfied

No construction access, parking, or storage of equipment or materials will be permitted within natural open space. All native habitat areas to be avoided shall be clearly, noted on the plans. Waste dirt, rubble or trash will not be deposited on the preserved native habitats. (Not Required for the proposed Project, no native habitat exists on the site)

060 - Planning. 20                      Mitigation Measure BIO-19                      Not Satisfied

If nesting gnatcatchers are found in any of the ten preserved gnatcatcher use areas on the subject property, a temporary construction buffer of 250 feet shall be provided around the nest. The nest and buffer will be marked by flagging, and the buffer area will be temporarily fenced with construction fencing where ground disturbance is to occur. Following the departure of fledglings, grading can resume within the restricted areas as determined by the qualified biological monitor. (Applicable to the Project; Implemented through Condition of Approval, Nesting Bird Survey)

060 - Planning. 21                      Mitigation Measure BIO-20                      Not Satisfied

Documentation of the easement provided by the Project for 30 acres of on-site conservation open space. (Previously implemented by the Specific Plan and not related to the Project site)

060 - Planning. 22                      Mitigation Measure BIO-21                      Not Satisfied

Night lighting shall not be used during the course of construction, unless absolutely necessary. If necessary, the lights shall be shielded to minimize lighting, of the surrounding habitat. (Applicable to the Project)

060 - Planning. 23                      Mitigation Measure BIO-22                      Not Satisfied

The U.S. Fish and Wildlife Service Carlsbad office must be notified within three working days should any listed species be found dead or injured in or adjacent to the construction areas. (Applicable to the Project)

060 - Planning. 24                      Mitigation Measure BIO-23                      Not Satisfied

A cowbird trapping program shall be established and maintained in perpetuity on the preserved native habitat. (Previously implemented by the Specific Plan and not related to the Project site)

060 - Planning. 25                      Mitigation Measure BIO-24                      Not Satisfied

An exotic plant eradication plan shall be implemented as part of the on-going endowment program in the open space conservation areas. (Previously implemented by the Specific Plan and not related to the Project site)

060 - Planning. 26                      Mitigation Measure BIO-25                      Not Satisfied

Signs will be posted at potential access points into the on-site preserved areas informing residents of the wildlife habitat value and to minimize intrusions. (Not Required for the proposed Project, no preserved habitat areas exist on the site)

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 26                      Mitigation Measure BIO-25 (cont.)                      Not Satisfied

060 - Planning. 27                      Mitigation Measure BIO-26                      Not Satisfied

Installation and maintenance of security fences/walls for the purpose of controlling human and pet access into the preserved habitat areas will be provided where residential development abuts natural open space. (Not Required for the proposed Project, no preserved habitat areas exist adjacent to the site)

060 - Planning. 28                      Mitigation Measure BIO-27                      Not Satisfied

A sage scrub revegetation plan will be developed and implemented. A monitoring plan demonstrating the survivability of the sage scrub shall be submitted every six months for three years. Revegetation shall be accomplished through the use of the "duff reapplication" method. (Not Required for the proposed Project, no sage scrub exists on the site)

060 - Planning. 29                      Mitigation Measure BIO-2                      Not Satisfied

Quino checkerspot butterfly: Written authorization to take this species shall be obtained through a Section 7 consultation with the USFWS and/or Section 10(a) permit. To ensure the 300-foot buffer is not impacted, existing habitat would be identified, staked and construction would not occur within 300 feet of the occupied habitat. In order to mitigate for the temporary impacts related to the construction of the water pipes to the water tank the applicant proposes to construct this pipeline outside of the flight season, 50 feet from all host plant populations, with pre-construction surveys for host plant and larva by a qualified biologist familiar with the different developmental stages of the butterfly, and with construction monitoring to insure no impacts to individual Quino checkerspot butterflies. Inclusion of these specific measures in the Section 7 permit would insure no direct impacts to the butterfly. (Not applicable to the proposed Project, no Quino checkerspot butterfly habitat exists on the site)

060 - Planning. 30                      Mitigation Measure BIO-3                      Not Satisfied

The Project applicant shall be responsible for compensatory mitigation of impacts to 2.18 acres of wetlands, 'waters of the United States' and streambed habitat subject to the regulatory jurisdiction of the US Army Corps of Engineers and CDFG. Mitigation shall be provided in accordance with the provisions of Section 404 of the Clean Water Act, Section 1603 of the California Fish and Game Code (Streambed Alteration), and their implementing regulations, following consultation with the respective agencies. Mitigation may include a combination of restoration of a portion of Tocalota Creek and offsite restoration of ephemeral washes in the region impacted by the invasive giant reed (*Arundo donax*). For the purposes of obtaining a Stream bed Alteration Agreement, the Department of Fish and Game will be designated as a Responsible Agency. (Not Required for the proposed Project, no wetlands exist on the site)

060 - Planning. 31                      Mitigation Measure BIO-4                      Not Satisfied

Stephens' kangaroo rat mitigation shall be provided in accordance with the County's approved Section 10(a) permit authorizing take of this species. (Applicable to the Project; Implemented through Condition of Approval, MSHCP Fees)

060 - Planning. 32                      Mitigation Measure BIO-5                      Not Satisfied

On-site preservation of 200 acres of undisturbed habitat and retention of the 30 acres of Riparian

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 32 Mitigation Measure BIO-5 (cont.) Not Satisfied

habitat. Also, mitigation credit from implementation of Regional Conservation Banking program would mitigate impacts to coastal California gnatcatcher. A total of 130 acres of on-site coastal sage scrub habitat is to be preserved. (Previously implemented by the Specific Plan and not applicable to the Project site which has been rough graded)

060 - Planning. 33 Mitigation Measure BIO-6 Not Satisfied

Payment of mitigation fees and receipt of allocation of take. (Applicable to the Project; Implemented through Condition of Approval, MSHCP Fees)

060 - Planning. 34 Mitigation Measure BIO-7 Not Satisfied

A conservation easement over the Tucalota Creek area and a 250-foot wide native habitat linkage corridor to the open space knoll located on the eastern boundary will be granted in favor of a mutually-agreed-to party. (Previously implemented by the Specific Plan and not applicable to the Project site which has been rough graded)

060 - Planning. 35 Mitigation Measure BIO-8 Not Satisfied

Temporary construction fencing shall be provided between construction zones and areas of occupied gnatcatcher and Quino habitat. (Not Required for the proposed Project, no occupied gnatcatcher or Quino checkerspot butterfly habitat exists on the site)

060 - Planning. 36 Mitigation Measure BIO-9 Not Satisfied

An endowment shall be established for long-term management of the conservation easement open space and written proof of said endowment with endowment funds will be placed in an escrow account until the conservation easement is in place. (Previously implemented by the Specific Plan and not related to the Project site)

060 - Planning. 37 Mitigation Measure CUL-1 Not Satisfied

An archaeologist will be present at pre-grade meetings and on-site grading operations. this person will have the authority to temporarily halt or redirect grading should fossils be uncovered. If resources are found, the Pechanga Band of Luiseno Mission Indians will be notified and included in the mitigation of said resources. (Previously implemented by the Specific Plan for the previous mass grading of the site and not related to the Project site)

060 - Planning. 38 Mitigation Measure GEO-10 Not Satisfied

All grading procedures shall be in compliance with the Riverside County Grading Standards including requirements for erosion control during rainy months. (Applicable to the Project)

060 - Planning. 39 Mitigation Measure GEO-1 Not Satisfied

Detailed geologist's reports shall be submitted in compliance with the requirements of Riverside County Ordinances and will be conducted prior to tract map approval. The report(s) will evaluate: (a) underlying soil conditions; (b) liquefaction potentials; (c) fault verification; and (d) site specific seismic parameters and building requirements. (Implemented through preparation of the Geotechnical Update Report, included as Appendix F)

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 39                      Mitigation Measure GEO-1 (cont.)                      Not Satisfied

060 - Planning. 40                      Mitigation Measure GEO-11                      Not Satisfied

Prior to any grading activities, a soils report and geotechnical study will be performed to further analyze on-site soil conditions and slope stability and will include the appropriate measures to control erosion and dust as mentioned in Mitigation Measure GEO-1. (Applicable to the Project)

060 - Planning. 41                      Mitigation Measure GEO-12                      Not Satisfied

Potential brow ditches, terrace drains or other minor swales, determined necessary by the County of Riverside at future stages of Project review, shall be lined with natural erosion control materials or concrete. (Applicable to the Project)

060 - Planning. 42                      Mitigation Measure GEO-13                      Not Satisfied

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. (Applicable to the Project)

060 - Planning. 43                      Mitigation Measure GEO-14                      Not Satisfied

On-site water wells shall be further investigated as a source of deep aquifer groundwater.

060 - Planning. 44                      Mitigation Measure GEO-15                      Not Satisfied

Planting of developed land shall comply with the National Pollutant Discharge Elimination System (NPDES) Best Management Practices Construction Handbook Section 6.2. (Applicable to the Project)

060 - Planning. 45                      Mitigation Measure GEO-2                      Not Satisfied

Required measures as recommended by the detailed geological investigation shall be identified on grading plans and implemented to the satisfaction of the County Geologist. (Applicable to the Project)

060 - Planning. 46                      Mitigation Measure GEO-3                      Not Satisfied

All final subdivision maps will indicate that the proposed Project lies within the potential dam inundation area of Lake Skinner. Because a portion of the Project is located in a dam inundation area, coordination between the applicant and the County Disaster Preparedness Office shall be required to establish emergency evacuation routes, as necessary. This coordination and establishment of evacuation routes shall occur prior to tentative tract map approval. Prospective home buyers or land purchasers within affected planning areas shall receive written notice of the potential dam inundation and respective evacuation routes within these planning areas. (Not applicable to the Project, which is not within the Lake Skinner inundation area)

060 - Planning. 47                      Mitigation Measure GEO-4                      Not Satisfied

No structures designed for human occupancy (2,000 person hours per year) are allowed within the building setback zones designated for the active fault located in the vicinity of Planning Areas 6, 7, and 8. (Not applicable to the Project, which is located in Planning Area 9)

Plan: PPT190001

Parcel: 957372002

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 48                      Mitigation Measure GEO-5                      Not Satisfied

Due to the large number of non-active faults and faultlets within the property, it is recommended that all cut pads exposing these features be over-excavated approximately four feet to provide a compacted fill blanket under the proposed foundations. (Implemented as included by the Geotechnical Update Report, provided as Appendix F)

060 - Planning. 49                      Mitigation Measure GEO-6                      Not Satisfied

Where cut and fill slopes are created higher than three 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. (Applicable to the Project)

060 - Planning. 50                      Mitigation Measure GEO-7                      Not Satisfied

All streets shall have a gradient not to exceed 15-percent. (Applicable to the Project)

060 - Planning. 51                      Mitigation Measure GEO-8                      Not Satisfied

Slopes steeper than 2:1 or higher than ten feet are allowed provided they are recommended to be safe in the slope stability report prepared by the soils engineer or engineering geologist. All slopes shall be landscaped per County Ordinance 457. The slope stability report shall also contain recommendations for landscaping and erosion control. The Uniform Building Code, County Ordinance No. 457, and all other relevant laws, rules and regulations governing grading in Riverside County shall be observed. (Applicable to the Project)

060 - Planning. 52                      Mitigation Measure GEO-9                      Not Satisfied

Prior to development within any planning area of the Specific Plan, an overall Conceptual Grading Plan for the planning area in process shall be submitted for Planning Department approval. The Grading Plan for each planning area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that planning area, and shall include: 1) techniques employed to prevent erosion and sedimentation during and after the grading process; 2) approximate time frames for grading; 3) identification of areas which may be graded during high probability rain months (January through March); and 4) preliminary pad and roadway elevations. Grading on the Project site shall conform to County regulations first, then to the Conceptual Grading Plan. (Applicable to the Project)

060 - Planning. 53                      Mitigation Measure HAZ-1                      Not Satisfied

Proposed new industries in the Project area should only be permitted if a management plan for hazardous wastes is prepared and approved. (Not applicable to the Project, which is not an industrial use that would generate hazardous materials)

060 - Planning. 54                      Mitigation Measure HAZ-2                      Not Satisfied

New industries within the Project area should incorporate on-site waste management facilities for recycling, treating and detoxifying their wastes on-site whenever possible. (Applicable to the Project)

060 - Planning. 55                      Mitigation Measure HAZ-3                      Not Satisfied

Site developers shall participate in the Waste Exchange Program of the California Waste

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Parcel: 957372002

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 55                      Mitigation Measure HAZ-3 (cont.)                      Not Satisfied  
Management Board, a program which match industries producing chemicals as waste with those companies utilizing the same chemicals for other operations. (Not applicable to the Project, which would not generate or use chemicals)

060 - Planning. 56                      Mitigation Measure HAZ-4                      Not Satisfied  
If construction related toxic waste is produced, such as cans of paint that are not completely emptied, then it is considered hazardous waste and must be picked up by a hazardous waste hauler. The waste shall be transported to a licensed Hazardous Materials facility for proper disposal. (Applicable to the Project)

060 - Planning. 57                      Mitigation Measure HYD-1                      Not Satisfied  
Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District (RCFCWCD) requirements. (Applicable to the Project)

060 - Planning. 58                      Mitigation Measure HYD-2                      Not Satisfied  
It is anticipated that portions of Tualota Creek and its tributaries will remain natural with the exception of two road crossings. Additional portions of Tualota Creek will be channelized in an improved channel. The creek and its tributaries would be maintained by one of the following: a) A nature conservancy or other public or quasi-public agency responsible for overseeing and protecting sensitive habitats; b) A Community Service Area (CSA); c) A landscape and lighting district; or d) A Master Homeowners' Association. Facilities to be constructed in road rights-of-way and drainage easements will be maintained by the Riverside County Flood Control and Water Conservation District or the Riverside County Transportation Department. Local drainage devices and channels will be maintained by a similar public/private entity. (Not applicable to the Project, since the Project does not contain, nor adjacent to, Tualota Creek)

060 - Planning. 59                      Mitigation Measure HYD-3                      Not Satisfied  
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. (Implemented by Conditions of Approval)

060 - Planning. 60                      Mitigation Measure HYD-4                      Not Satisfied  
All final subdivision maps will indicate that the proposed Project lies within the potential dam inundation area of Lake Skinner. Because a portion of the Project is located in a dam inundation area, coordination between the applicant and the County Disaster Preparedness Office shall be required to establish emergency evacuation routes, as necessary. This coordination and establishment of evacuation routes shall occur prior to tentative tract map approval. Prospective home buyers or land purchasers within affected planning areas shall receive written notice of the potential dam inundation and respective evacuation routes within these planning areas. (Not applicable to the Project, as the

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 60                      Mitigation Measure HYD-4 (cont.)                      Not Satisfied  
Project is not within the Lake Skinner inundation area)

060 - Planning. 61                      Mitigation Measure HYD-5                      Not Satisfied

Proposed grading and drainage improvements shall conform to Section 2907 and 7012 of the Uniform Building Code (UBC) and shall incorporate the minimum standards for the FEMA which ensures that 100-year flood protection is provided to all habitable dwellings located within a floodplain. (Not applicable to the Project, as the Project is not located within a 100-year flood zone and does not include habitable dwellings. However, the Project would comply with all CBC requirements)

060 - Planning. 62                      Mitigation Measure NOI-1                      Not Satisfied

All construction and general maintenance activities, except in an emergency, should be limited to the hours of 7:00 a.m. to 7:00 p.m. and prohibited on Sundays and all legally proclaimed holidays. (Applicable to the Project)

060 - Planning. 63                      Mitigation Measure NOI-2                      Not Satisfied

All construction equipment should use properly operating mufflers, and no combustion equipment such as pumps or generators shall be allowed to operate within 500 feet of any occupied residence from 7:00 p.m. to 7:00 a.m. unless the equipment is surrounded by a noise protection barrier. (Applicable to the Project)

060 - Planning. 64                      Mitigation Measure NOI-3                      Not Satisfied

All construction staging should be performed as far as possible from occupied dwellings. (Applicable to the Project)

060 - Planning. 65                      Mitigation Measure NOI-4                      Not Satisfied

Prior to commencement of any surface disturbance, or construction of any processing plant, surface mining operation, or issuance of the first Special Inspection Permit, the permittee shall apply for a Special Inspection Permit from the Riverside County Department of Building and Safety which will be accompanied by the appropriate filing fee set forth in Riverside County Ordinance No. 671. The Special Inspection Permit shall be accompanied by a written report which specifies conformance with these conditions of approval.

060 - Planning. 66                      Mitigation Measure PS-1                      Not Satisfied

The applicant will participate in an existing Fire Protection Impact Mitigation Program (\$400.00 per dwelling unit and \$0.25 per square foot for commercial/industrial) that provides funds for the purchase of land to build new fire stations, remodel existing fire stations or for the purchase of equipment when necessary as development occurs. (Applicable to the Project)

060 - Planning. 67                      Mitigation Measure PS-2                      Not Satisfied

All structures on-site shall be constructed with fire retardant roofing material as described in Section 3203 of the Uniform Building Code. Wood shingles shall not be allowed for use within the Specific Plan area. (Applicable to the Project)

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 68                      Mitigation Measure PS-3                      Not Satisfied

A 4.0 million gallon water storage tank exists on the Project site. This reservoir would accommodate adequate water supply for 3,000 gpm/four-hour duration fire flow rate. (Not applicable to the Project and not related to the Project site)

060 - Planning. 69                      Mitigation Measure PS-4                      Not Satisfied

Fuel modification shall be achieved by establishing a minimum 100-foot zone consisting of four zones with a range of 50- to 100-percent vegetation removal. This will allow for a graduated transition from native vegetation into the irrigated landscaped building areas of the Project. Maintenance of the fuel modification zone shall be the responsibility of a homeowners association or maintenance district to include CSA 143. Prior to approval of any development plans for lands adjacent to open space areas, a Fire Protection / Vegetation Management Plan shall be submitted to the County Fire Department for review and approval. (Not applicable to the Project, which is not adjacent to native open space and does not include a homeowners association)

060 - Planning. 70                      Mitigation Measure PS-5                      Not Satisfied

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 546, subject to the approval by Riverside County Fire Department. Fire flows over 3000 gpm shall be for three hours duration. (Applicable to the Project)

060 - Planning. 71                      Mitigation Measure PS-6                      Not Satisfied

The applicant will pay fees in accordance with the provisions of Ordinance No. 659 to offset the cost of acquisition and construction of Sheriff Department facilities as the need arises due to the rapid population growth in the region. (Applicable to the Project)

060 - Planning. 72                      Mitigation Measure PS-7                      Not Satisfied

The Project applicant will inform the Crime Prevention Unit of the Sheriff's Department of all new Homeowners Associations. These associations can be used as the foundation for establishing Neighborhood Watch Programs. (Not applicable to the Project, which does not include a new Homeowners Association)

060 - Planning. 73                      Mitigation Measure PS-8                      Not Satisfied

Specific Plan Land Use Development Standard No. 21 includes a number of design concepts and crime prevention measures which shall be incorporated or considered during site and building layout designs. (Applicable to the Project)

060 - Planning. 74                      Mitigation Measure TR-1                      Not Satisfied

Traffic signals were projected to be warranted along seven different roadways including Calistoga Drive at Murrieta Hot Springs Road. (Not applicable to the Project. The Project does not require a signal warrant.)

060 - Planning. 75                      Mitigation Measure TR-2                      Not Satisfied

Improvements required to achieve the minimum level of service, as required by the Riverside County



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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 75 Mitigation Measure TR-2 (cont.) Not Satisfied

General Plan and Southwest Area Community Plan, shall be evaluated at each phase of Project development. The improvements for each parcel map, tract map, plot plan, conditional use permit, and/or public use permit shall be determined at the time these development projects are proposed, based upon current traffic impact studies that consider the cumulative effects of previously approved projects. (Implemented as included by the Trip Generation Analysis, provided as Appendix K)

060 - Planning. 76 Mitigation Measure TR-3 Not Satisfied

The project shall incorporate such traffic demand management programs as may be appropriate to comply with the goals of the Regional Mobility and Air Quality Management Plan. Prior to the issuance of any building permits, the Project applicant shall consult with and obtain clearance from the following agencies to assure compliance and coordinate with the Regional Mobility and Air Quality Management Plans:

- Caltrans, District 8;
- The South Coast Air Quality Management District (SCAQMD);
- The Riverside Transit Agency (RTA); and
- The Riverside County Transportation Commission (RCTC).

Confirmation of such contact and coordination shall be provided to the Riverside County Transportation Department. (Previously implemented by the Specific Plan and not related to the Project)

060 - Planning. 77 Mitigation Measure UT-1 Not Satisfied

The Project site lies within the Murrieta Creek Area Drainage Plan/Santa Gertrudis Valley Sub-Watershed and is subject to a required drainage fee. (Applicable to the Project)

060 - Planning. 78 SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, 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 11.53 acres (gross) in accordance with APPROVED EXHIBIT NO. A. 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.

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:



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60. Prior To Grading Permit Issuance

Survey

060 - Survey. 1                      Prior to Driveway Construction (cont.)                      Not Satisfied

Prior to driveway/sidewalk construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it 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.

Transportation

060 - Transportation. 1              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. 2              Submit Grading Plans                      Not Satisfied

The project proponent shall submit two sets of grading plans (24" x 36") 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.

TRN-Grade

060 - TRN-Grade. 1                      RCTD-WQ – - FINAL WQMP IS REQUIRED                      Not Satisfied

The project is located in the Santa Margarita 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](http://www.rcflood.org/npdes). All details necessary to build BMPs per the WQMP shall be included on the grading plans.

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.

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2                      ROUGH GRADE APPROVAL (cont.)                      Not Satisfied

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                      Not Satisfied

1. 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.
2. 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 hour(s) duration at 20-PSI residual operating pressure. 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)
3. Prior to issuance of Building Permits, the applicant/developer shall provide the Office of the Fire Marshal with an approved site plan for Fire Lanes and signage. (CFC 501.3)
4. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 80,000 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 Fire Prevention Bureau. (CFC 501.4)
5. 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)
6. Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)
7. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review.  
The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible.
8. 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)



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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1                      ALUC CONDITIONS (cont.)                      Not Satisfied

6. Any subsequent Conditional Use Permit, Plot Plan, or other permitting that would alter the use and occupancy of the currently proposed project shall require ALUC review. Any proposal to adjust the locations of the showroom and/or office areas shall be submitted to the ALUC Director for review. The ALUC Director shall evaluate the proposal to verify that the adjustment does not result in a single-acre intensity exceeding applicable criteria.

7. Noise attenuation measures shall be incorporated into the design of the building, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

8. At least 4.2 acres of ALUC-eligible open areas (at least 75 feet in width and 300 feet in length), as depicted on the Open Space exhibit, a copy of which is attached, shall be kept obstacle and obstruction free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater).

9. 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 Riverside County Economic Development Agency as owner and operator of French Valley Airport. In the event of any reasonable complaint about glare related to aircraft operations, the applicant shall agree to such specific mitigation measures as determined or requested by Riverside County Economic Development Agency.

080 - Planning. 2                      Gen - Fee Balance                      Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 3                      LIGHTING PLANS                      Not Satisfied

All street 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. 4                      RENEWABLE ENERGY GENERATION R2-E10                      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. 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.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4                      RENEWABLE ENERGY GENERATION R2-E10 (cont.)                      Not Satisfied

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. 5                      SCHOOL MITIGATION                      Not Satisfied

Impacts to the Temecula Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 6                      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 B.

080 - Planning. 7                      Use - Conform to Plans                      Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

080 - Planning. 8                      Use - Fencing Plan Required                      Not Satisfied

A fencing plan shall be submitted showing 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.

080 - Planning. 9                      Use - Roof Equipment Shielding                      Not Satisfied

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

Transportation

080 - Transportation. 1                      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 Murrieta Hot Springs Road, Calistoga Drive, and Commerce Court.

(2) Graffiti abatement of walls and other permanent structure.

080 - Transportation. 2                      Landscaping 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.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2      Landscaping Design Plans (cont.)      Not Satisfied

Landscaping plans shall be designed and submitted to the Transportation Department. Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

080 - Transportation. 3      RCTD-WQ – 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. 4      RCTD-WQ - 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. 5      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.

Waste Resources

080 - Waste Resources. 1      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](mailto: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



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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 Waste Recycling Plan (cont.) Not Satisfied

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 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.

Planning

090 - Planning. 1 ALUC CONDITIONS Not Satisfied

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable. Outdoor lighting shall be downward facing.
2. The review of this Plot Plan is based on the proposed uses and activities noted in the project description. 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 Southwest 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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1                      ALUC CONDITIONS (cont.)                      Not Satisfied

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

4. 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; children's schools; day care centers; libraries; hospitals; nursing homes and other skilled nursing and care facilities; critical community infrastructure facilities; noise-sensitive outdoor nonresidential uses; and hazards to flight.

5. 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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

6. Any subsequent Conditional Use Permit, Plot Plan, or other permitting that would alter the use and occupancy of the currently proposed project shall require ALUC review. Any proposal to adjust the locations of the showroom and/or office areas shall be submitted to the ALUC Director for review. The ALUC Director shall evaluate the proposal to verify that the adjustment does not result in a single-acre intensity exceeding applicable criteria.

7. Noise attenuation measures shall be incorporated into the design of the building, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

8. At least 4.2 acres of ALUC-eligible open areas (at least 75 feet in width and 300 feet in length), as depicted on the Open Space exhibit, a copy of which is attached, shall be kept obstacle and obstruction free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater).

9. 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 Riverside County Economic Development Agency as owner and operator of French Valley Airport. In the event of any reasonable complaint about glare related to aircraft operations, the applicant shall agree to such specific mitigation measures as determined or requested by Riverside County Economic Development Agency.

090 - Planning. 2                      COLOR/FINISH COMPLIANCE                      Not Satisfied

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

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                      INSTALL BIKE RACKS                      Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 4                      INSTALL BIKE RACKS (cont.)                      Not Satisfied

A bicycle racks shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 5                      ORD NO. 659 (DIF)                      Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 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. 6                      PARKING PAVING MATERIAL                      Not Satisfied

A minimum combined total of 243 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 to current standards as approved by the Department of Building and Safety.

090 - Planning. 7                      RENEWABLE ENERGY GENERATION R2-E10                      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. 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

Plan: PPT190001

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90. Prior to Building Final Inspection

Planning

090 - Planning. 7                      RENEWABLE ENERGY GENERATION R2-E10 (cont.)                      Not Satisfied  
project.

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.

090 - Planning. 9                      Use - Accessible Parking                      Not Satisfied

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. 10                      Use - Extended Truck Idling                      Not Satisfied

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the warehouse facility and at the truck parking area. The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups. The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 15 minutes.

090 - Planning. 11                      Use - LIGHTING PLAN COMPLY                      Not Satisfied

All street 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.

090 - Planning. 12                      Use - Loading Spaces                      Not Satisfied

A minimum of two (2) loading space[s] shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

090 - Planning. 13                      Use - Parking Paving Materials                      Not Satisfied

\*A minimum of 245 parking spaces shall be provided as shown on the APPROVED EXHIBIT A,

Plan: PPT190001

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90. Prior to Building Final Inspection

Planning

090 - Planning. 13                      Use - Parking Paving Materials (cont.)                      Not Satisfied  
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.

090 - Planning. 14                      Use - Trash Enclosures                      Not Satisfied  
Two (2) trash enclosures which is adequate to enclose a minimum of two (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 wall, 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.

090 - Planning. 15                      Use - Utilities Underground                      Not Satisfied  
All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

Transportation

090 - Transportation. 1                      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 maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

090 - Transportation. 2                      Existing Curb and Gutter                      Not Satisfied  
On existing curb and gutter, new driveway, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Commerce Court and Calistoga Drive shall be constructed within the 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.

Plan: PPT190001

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 Existing Curb and Gutter (cont.) Not Satisfied

NOTE:

1. The driveway shall be constructed in accordance with County Standard No. 207A.

2. 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>

090 - Transportation. 3 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 shall be improved within Murrieta Hot Springs Road, Calistoga Drive, and Commerce Court.

090 - Transportation. 4 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:

- Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

090 - Transportation. 5 RCTD-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's Business Storm Water Compliance Program Section.

090 - Transportation. 6 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.

Waste Resources

090 - Waste Resources. 1 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.

Plan: PPT190001

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90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 2 Waste - Recycling and Organics Compliance (cont.) Not Satisfied

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](mailto: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: January 22, 2019

TO:

Riv. Co. Transportation Dept.	Riv. Co. Trans. Dept. – Landscape Section	Southern California Edison Co. (SCE)
Riv. Co. Environmental Health Dept.	P.D. Archaeology Section	Southern California Gas Co.
Riv. Co. Fire Department (Riv. Office)	Riv. Co. Airport Land Use Commission	
Riv. Co. Building & Safety – Grading	French Valley Airport, Attn: General Manager	
Riv. Co. Building & Safety – Plan Check	Board of Supervisors - Supervisor: Washington	
Riv. Co. Regional Parks & Open Space	Planning Commissioner: John Petty	
P.D. Environmental Programs Division	City of Temecula Sphere of Influence	
P.D. Geology Section	Eastern Municipal Water District (EMWD)	

**PLOT PLAN NO. 190001**– Applicant: Hamann Construction – Engineer/Representative: EPD Solutions, Inc.– Third Supervisorial District – Southwest Area Plan – Location: North of Murrieta Hot Springs Road, South of Commerce Court, East of Townview Avenue, and West of Calistoga Drive – 20.42 Gross Acres – Zoning: Specific Plan (SP) **REQUEST:** A request for the construction of a 360,022 square-foot industrial building for a furniture warehouse and distribution facility, and other necessary and required improvements on the project site and along the adjacent streets. – APN: 957-372-002, 957-372-003, 957-372-004, 957-372-005, 957-372-006 – **BBID: 132-035-522**

**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 February 14, 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 David Alvarez, Project Planner at (951) 955-5719, or e-mail at [daalvarez@rivco.org](mailto:daalvarez@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.*



**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.)

  
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): 957-372-002 / 003 / 004 / 005 / 006

Approximate Gross Acreage: 20.42 Acres

General location (nearby or cross streets): North of Murrieta Hot Springs Road, South of Commerce Ct, East of vacant land, West of Calistoga

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

New industrial building for warehouse and distribution of furniture. Use also includes administrative  
ans showroom space for outlet type retail.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Section 10.1 B (1) (g) (2) warehousing and distribution

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<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	360,022	45.5	2	Warehouse / Office / Showroom
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:

Lot Merger -2018-0464211

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

If yes, provide Application No(s). N/A  
(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: \_\_\_\_\_

Address: \_\_\_\_\_

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: \_\_\_\_\_

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date \_\_\_\_\_

**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)  \_\_\_\_\_ Date 1/14/19

Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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**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.

Property Owner(s) Signature(s) and Date

By: Gregg Hamann, Vice President of HS Vista Oaks, Inc. a California corporation, the  
General Partner of Morsilver, LP a California limited partnership, Owner

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

"Planning Our Future... Preserving Our Past"



## **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.*

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO CERTIFY 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 DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

**PLOT PLAN NO. 190001 – Intent to Consider an Addendum to Environmental Impact Report No. 404 – CEQ190003 – Applicant: Hamann Construction – Engineer/Representative: EPD Solutions, Inc. – Third Supervisorial District – Southwest Area Plan – Location: Northerly of Murrieta Hot Springs Road, southerly of Commerce Court, easterly of Townview Avenue, and westerly of Calistoga Drive – 20.42 Gross Acres – Zoning: Specific Plan (SP) – REQUEST: A request for the construction of a 360,022 sq. ft. industrial building for a furniture warehouse and distribution facility, and other necessary and required improvements on the project site and along the adjacent streets – APN: 957-372-002, 957-372-003, 957-372-004, 957-372-005, and 957-372-006.**

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.  
DATE OF HEARING: **JULY 22, 2019**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, CONFERENCE ROOM 2A  
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](mailto:daalvarez@rivco.org), or go to the County Planning Department's Director's Hearing 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 Director will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the final 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 12<sup>th</sup> 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 Director, and the Planning Director 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 Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director 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 July 03, 2019,

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

APN (s) or case numbers PPT190001 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

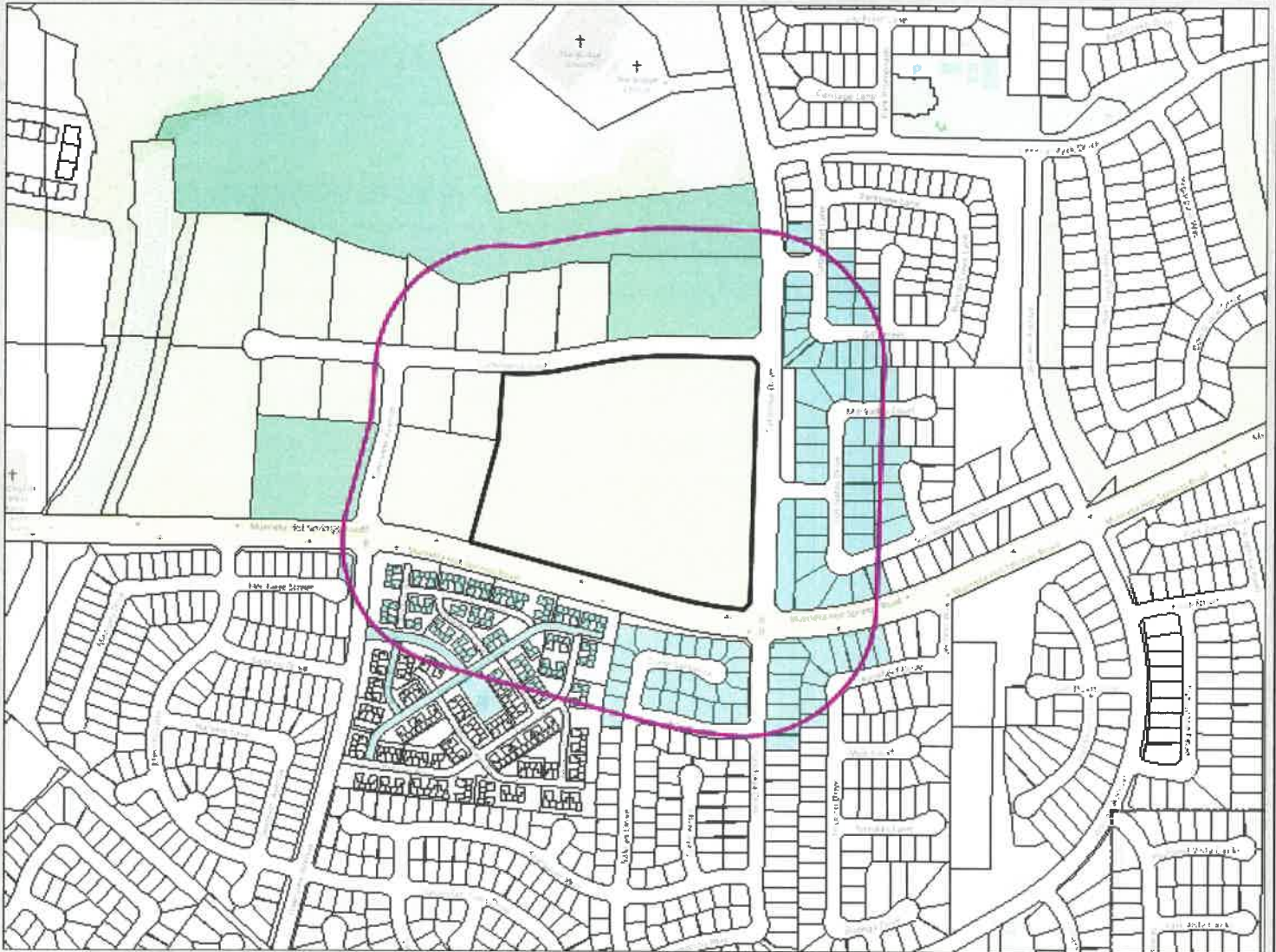
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

PPT190001 ( 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.

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957371002  
VCH NO 1  
1000 PIONEER WAY  
EL CAJON CA 92020

957444005  
LOUIS ANDREW ROMERO  
1073 ESTES ST APT 108  
EL CAJON CA 92020

957445040  
BLACK GOLDEN  
1101 CALIFORNIA STE 201A  
CORONA CA 92881

957444067  
STEPHEN CARL GEIER  
SUSAN GAIL GEIER  
1209 MEADOW WOOD PL  
ENCINITAS CA 92024

957442023  
ELMER JOHN ARDAN AGUIGAM  
PRECY LIBED AGUIGAM  
12229 SUNRISE CT  
POWAY CA 92064

957472009  
KKTL  
123 W LE ROY  
ARCADIA CA 91007

957444060  
DONGRUI RAY LU  
PING WEI  
12887 BAYWIND POINT  
SAN DIEGO CA 92130

957446002  
QIAOLIN LIANG  
13 COPPERCREST  
ALISO VIEJO CA 92656

957445042  
PING TANG  
1446 FORREST AVE  
CARLSBAD CA 92008

957444013  
AHLAM YOUSSEF  
15733 DIMITY AVE  
CHINO HILLS CA 91709

957444001  
KAT UNLIMITED  
1598 ANGEL PL  
RAMONA CA 92065

957444037  
DANIELLE DELFANTE  
1648 BADEN AVE  
GROVER BEACH CA 93433

957444029  
2015 1 IH2 BORROWER  
1717 MAIN ST NO 2000  
DALLAS TX 75201

957444062  
JAGDIP S JAWANDA  
BALDEV K JAWANDA  
1784 STARCREST PL  
SAN MARCOS CA 92078

957445026  
MICHAEL F WEESNER  
CAROL L WEESNER  
18 DEER STALKER PATH  
MONTEREY CA 93940

957444057  
WESTSEA CAPITAL  
18 FAYENCE  
NEWPORT COAST CA 92657

957451007  
FEDERAL NATL MORTGAGE ASSN  
1800 TAPO CANYON SV2202  
SIMI VALLEY CA 93063

957053001  
MATTHEW T TOSTE  
18845 FAGAN AVE  
ARTESIA CA 90701

957445004  
BONNIE RUTH ZAMBERG  
SHELLY ANN GARWICK  
JENNIFER LEE SELF

957440020  
MONTEGO RIVERSIDE COUNTY HOMEOWNERS  
2035 CORTE DEL NOGAL 160  
CARLSBAD CA 92009

19 VINCENNES  
NEWPORT COAST CA 92657

957051001  
HECTOR M MORALES  
DOLORES A MORALES  
205 N AVENUE 66  
LOS ANGELES CA 90042

957444052  
HAO SHEN  
218 W GARVEY AVE NO J  
MONTEREY PARK CA 91754

957444043  
DOUGLAS R OLSON  
JANELLE JAMES OLSON  
22126 ANTIGUA  
MISSION VIEJO CA 92692

957450015  
SUNYA L FELBURG  
2275 W 25TH ST NO 28  
SAN PEDRO CA 90732

957444054  
DIEGO K GONZALEZ  
LEA N BATES  
22938 GREYHAWK RD  
WILDOMAR CA 92595

957053014  
JONAS TRACY  
LARA TRACY  
23462 MT LASSEN WAY  
MURRIETA CA 92562

957445009  
JOSEPH JOHN ROCHA  
23525 MOUNTAIN BREEZE DR  
MURRIETA CA 92562

957444075  
ROBERT MEREDITH MOYE  
HANNAH MARLENE MOYE  
23792 BROOKSIDE CT  
MURRIETA CA 92562

957053023  
PATSY L WOELLHOF  
MATTHEW WOELLHOF  
2428 OAK RIDGE DR  
CARSON CITY NV 89703

957444030  
JOHN KELLEY PINSON  
JILL L PINSON  
25252 CORTE MANDARINA  
MURRIETA CA 92563

957451009  
KEVIN CHOU  
CANDY CHOU  
26 PISMO BEACH  
IRVINE CA 92602

957445014  
CORNELIS JOHANNES BEAART  
MARC BEAART  
26055 BERAULT CT  
VALENCIA CA 91355

957444041  
CHRYSTIAN ROY  
JIELING SHENG  
26175 ENGELMANN RD  
VALLEY CENTER CA 92082

957444009  
KENNETH HOI  
GAIL HOI  
26361 VIA LOGRONO  
MISSION VIEJO CA 92691

957444081  
MOMUL MUMTAZ AHMAD ARAIN  
JAMELA H CHANNAH  
26535 VERAMONTE AVE  
MURRIETA CA 92562

957470040  
PULTE HOME CORP  
27101 PUERTA REAL STE 300  
MISSION VIEJO CA 92691

957372010  
CENTRAL PARK COMMUNITY ASSN  
27349 JEFFERSON NO 101  
TEMECULA CA 92590

957445017  
XI LIN CHEN  
YAN LU  
28259 N VIA SONATA DR  
VALENCIA CA 91354

957450030  
STEPHEN R FRANKEL  
KRISTINE FRANKEL  
28315 HIDDEN HILLS DR  
SANTA CLARITA CA 91390

957444019  
BRIAN KRANZ  
28699 CHAUCER RD  
MENIFEE CA 92563

957446005  
ELLEN D ANDERSON  
29729 SAGE MEADOW CT  
VALLEY CENTER CA 92082

957411009  
XIAOMEI GUO  
30212 HERITAGE ST  
MURRIETA CA. 92563

957444039  
DAVID SERVETTER  
30288 ISLAND BAY STE B  
MURRIETA CA. 92563

957444040  
PAMELA J COBB  
30288 ISLAND BAY STE C  
MURRIETA CA. 92563

957444042  
NAZHA DERKAOUI CHRISTIE  
SOUFIANE SNOUSSI  
ZAHRA DERKAOUI

957442020  
CHRISTOPHER BRADLEY  
CYNTHIA A BRADLEY  
30290 BUCCANEER BAY STE B  
MURRIETA CA. 92563

30288 ISLAND BAY STE D  
MURRIETA CA. 92563

957442021  
ERNESTO A HERNANDEZ  
DIGNA DELKARMEN ES HERNANDEZ  
30290 BUCCANEER BAY STE C  
MURRIETA CA. 92563

957442022  
CHRISTOPHER J NAPOLITANO  
MANIDA PENA  
30290 BUCCANEER BAY STE E  
MURRIETA CA. 92563

957444047  
MEGAN J PINNEO  
JAMES A PINNEO  
CLAUDIA J PINNEO

957444045  
JAMIE E STAIRS  
30299 ISLAND BAY STE D  
MURRIETA CA. 92563

30299 ISLAND BAY STE C  
MURRIETA CA. 92563

957444046  
KEVIN A CALHOUN  
30299 ISLAND BAY STE E  
MURRIETA CA. 92563

957444044  
ANTHONY S EQUILA  
30299 ISLAND BAY STE F  
MURRIETA CA. 92563

957444051  
CURTIS B YOUNG  
30310 ISLAND BAY STE A  
MURRIETA CA. 92563

957444053  
JOSE FRANCISCO GARCIA  
30310 ISLAND BAY STE C  
MURRIETA CA. 92563

957444055  
CHRISTINA ELIZABETH AR LOERA  
CARLOS GREGORIO LOERA  
30310 ISLAND BAY STE D  
MURRIETA CA. 92563

957444064  
CHARITY R CASON  
30332 D ISLAND BAY  
MURRIETA CA 92563



957444061  
MACY A MURRAY  
LARISSA K MURRAY  
30332 ISLAND BAY STE B  
MURRIETA CA. 92563

957444063  
GAIL L BROWN  
30332 ISLAND BAY STE E  
MURRIETA CA. 92563

957444065  
LUN HUANG  
30332 ISLAND BAY STE F  
MURRIETA CA. 92563

957444071  
DIANE J VASQUEZ  
30343 ISLAND BAY STE A  
MURRIETA CA. 92563

957444069  
COREY THOMPSON  
MICHAEL MCDANIEL  
EVA MCDANIEL  
  
30343 ISLAND BAY STE C  
MURRIETA CA. 92563

957444068  
DAO P REDEKOSKY  
30343 ISLAND BAY STE E  
MURRIETA CA. 92563

957444074  
RODERICK LIM NARVAEZ  
30354 ISLAND BAY STE B  
MURRIETA CA. 92563

957444078  
RAEDENE L STOCKTON  
30354 ISLAND BAY STE F  
MURRIETA CA. 92563

957444079  
ELLEN JEAN MICHELI  
ADRIENNE ALLEN  
30376 ISLAND BAY STE C  
MURRIETA CA. 92563

957053031  
RACHAEL L NOWAK FROST  
30398 CORTE SANTALINA  
MURRIETA CA. 92563

957444082  
JULIO C SALAZAR  
30398 ISLAND BAY STE A  
MURRIETA CA. 92563

957444083  
LIZA BENSON  
30398 ISLAND BAY STE B  
MURRIETA CA. 92563

957444084  
DAVID KAUFMAN  
30398 ISLAND BAY STE C  
MURRIETA CA. 92563

957444086  
JOSHUA M PARRY  
RACHAEL E PARRY  
30398 ISLAND BAY STE D  
MURRIETA CA. 92563

957444087  
DANIEL C THOMPSON  
ANDREW RICHMOND  
30398 ISLAND BAY STE F  
MURRIETA CA. 92563

957053020  
WILLIAM RAY MCKINNEY  
GAIL OGDEN MCKINNEY  
30410 NOVATO WAY  
MURRIETA CA. 92563

957053008  
FIROOZ SADEGI  
LINA SADEGI  
30418 CORTE SANTALINA  
MURRIETA CA. 92563

957053018  
WALTER B KRAMER  
ANA ALICIA KRAMER  
30419 CORTE SANTALINA  
MURRIETA CA. 92563

957053021  
JOSE J FABA  
MARGARITA FABA  
30420 NOVATO WAY  
MURRIETA CA. 92563

957053009  
ROBERT W FRANK  
MELINDA J FRANK  
30428 CORTE SANTALINA  
MURRIETA CA. 92563

957053017  
TIEN Q LE  
NGOC LE  
30429 CORTE SANTALINA  
MURRIETA CA. 92563

957053010  
ROBERT FRANSZ  
CHARLENE FRANSZ  
30438 CORTE SANTALINA  
MURRIETA CA. 92563

957053016  
PATRICK HENRY DOCHSTADER  
ANNETTE S DOCHSTADER  
30439 CORTE SANTALINA  
MURRIETA CA. 92563

957053027  
CHARLES PAN  
JUN LI  
30448 CORTE SANTALINA  
MURRIETA CA. 92563

957053024  
JONAH N PERRY  
CHRISTINE FERRER PERRY  
30450 NOVATO WAY  
MURRIETA CA. 92563

957446006  
CLARE JANE NOWAK  
30451 PELICAN BAY STE F  
MURRIETA CA. 92563

957053028  
RAY C LEYVA  
COLLEEN M LEYVA  
30458 CORTE SANTALINA  
MURRIETA CA. 92563

957053025  
LAWRENCE G HUTCHINS  
ELLIS WILLIAM FOWLER  
30460 NOVATO WAY  
MURRIETA CA. 92563

957445027  
DAVID ALEXANDER IRWIN  
30462 PELICAN BAY STE B  
MURRIETA CA. 92563

957445028  
ROSALIA GAUNA  
30462 PELICAN BAY STE C  
MURRIETA CA. 92563

957445030  
JUSTIN J GREEN  
30462 PELICAN BAY STE D  
MURRIETA CA. 92563

957445029  
MEI CHEN LIU  
30462 PELICAN BAY STE E  
MURRIETA CA. 92563

957053029  
STEFAN BURKE  
HEATHER BURKE  
30468 CORTE SANTALINA  
MURRIETA CA. 92563

957445019  
JOHN A LUTMAN  
30473 PELICAN BAY NO F  
MURRIETA CA 92563

957445015  
TERESA LYNN WOLF  
30473 PELICAN BAY STE B  
MURRIETA CA. 92563

957445024  
BRIAN LYNDELL BYRDEN  
SHENISE DEANN LASHA BYRDEN  
30484 PELICAN BAY LN STE 107  
MURRIETA CA. 92563

957445021  
CRYSTAL SOULE  
30484 PELICAN BAY STE B  
MURRIETA CA. 92563

957445022  
RAQUEL KEND  
30484 PELICAN BAY UNIT C  
MURRIETA CA 92563

957461009  
JOSEPH LASORSA  
GRAZIA LASORSA  
30502 KENTFIELD DR  
MURRIETA CA. 92563

957450029  
MARK F TRELEASE  
JANICE M TRELEASE  
30504 MILL VALLEY CT  
MURRIETA CA. 92563

957461008  
PATRICK VELARDE  
30516 KENTFIELD DR  
MURRIETA CA. 92563

957450028  
MARY JENNIFER ALEGRE  
30518 MILL VALLEY CT  
MURRIETA CA. 92563

957450016  
RICHARD GLENN ROMBACK  
CYNTHIA LYNN ROMBACK  
30525 MILL VALLEY CT  
MURRIETA CA. 92563

957461007  
DEREK PAUL CURTIS  
LAURA KIRCHEN  
30530 KENTFIELD DR  
MURRIETA CA. 92563

957470032  
RICHARD ANTONIO MEDEIROS  
LINDA TRUEX MEDEIROS  
30531 GILL ST  
MURRIETA CA. 92563

957450027  
EDWARD L LIEBEL  
DONNA J LIEBEL  
30532 MILL VALLEY CT  
MURRIETA CA. 92563

957450017  
AURELIO A FARRELL  
30539 MILL VALLEY CT  
MURRIETA CA. 92563

957470031  
PATRICIA A LEWANDOWSKI  
DREW LEWANDOWSKI  
30543 GILL ST  
MURRIETA CA. 92563

957461006  
MARSHA HADLEY  
DEWAYNE HADLEY  
30544 KENTFIELD DR  
MURRIETA CA. 92563

957450026  
TIMOTHY SISSON  
DANIELLE SISSON  
30546 MILL VALLEY CT  
MURRIETA CA. 92563

957450018  
SAMUEL S PERSAUD  
MARIANNE PERSAUD  
30553 MILL VALLEY CT  
MURRIETA CA. 92563

957461005  
BRIAN KUISEL  
KAREN KUISEL  
30558 KENTFIELD DR  
MURRIETA CA. 92563

957450025  
GEORGE S MONTALBANO  
SUSAN E MONTALBANO  
BETSY J KURT  
  
30560 MILL VALLEY CT  
MURRIETA CA. 92563

957461004  
BHARGAVI D PATEL  
DILIP R PATEL  
30572 KENTFIELD DR  
MURRIETA CA. 92563

957470029  
JOSEPH A FLASCK  
RHONDA FLASCK  
30711 SAN PASQUAL RD  
TEMECULA CA 92591

957444070  
PATRICK ROGER ESPOSITO  
BETH ALLYSON ESPOSITO  
31483 IVERNESS CT  
TEMECULA CA 92591

957444073  
CHEN LIN  
31975 CALLE BALAREZA  
TEMECULA CA 92592

957444006  
KEVIN R GENSLER  
GRETCHEN A GENSLER  
32970 PATERNO ST  
TEMECULA CA 92592

957470030  
GUNNAR GERBER  
CANDYCE L GERBER  
33375 NICHOLAS CMN  
TEMECULA CA 92592

957445016  
TIMOTHY J JOHNSON  
CORINNE RENEE JOHNSON  
34950 CALLE CAMPO ST  
TEMECULA CA 92592

957470033  
STEVE PATERSON  
JODI PATERSON  
35004 BARKWOOD CT  
WINCHESTER CA 92596

957444059  
HOCK HIM TAN  
KAREN ENG  
3510 W 225TH ST  
TORRANCE CA 90505

957444032  
MATTHEW R HADDAD  
MARY K HADDAD  
35707 STOCK ST  
MURRIETA CA 92562

957444056  
ROBERT J TRUMMETER  
35886 FAIRFAX CT  
MURRIETA CA 92562

957445036  
RYAN G THOMAS  
3665 VIA BERNARDO  
OCEANSIDE CA 92056

957444038  
MARK BAKER  
3822 E 1ST NO 4  
LONG BEACH CA 90803

957445033  
DERRICK PAUL DABLAING  
JULIA ANNE DABLAING  
38544 WINDINGWALK DR  
MURRIETA CA 92563

957350016  
RANCHO TEMECULA NEW COVENANT  
38801 CALISTOGA DR  
MURRIETA CA 92563

957471002  
BEN K MITSUNO  
VIVIAN MITSUNO  
38897 TURTLE POND LN  
MURRIETA CA. 92563

957471001  
JUAN CARLOS MARTINEZ  
KATHERINE ANN GRADY  
38909 TURTLE POND LN  
MURRIETA CA. 92563

957472002  
REYNOLD JAVIER  
MARIA PAMELA JAVIER  
38916 TURTLE POND LN  
MURRIETA CA. 92563

957472003  
RICHARD RAMOS  
38928 TURTLE POND LN  
MURRIETA CA. 92563

957470038  
GARY ARVIN  
JOYCE ARVIN  
38933 TURTLE POND LN  
MURRIETA CA. 92563

957470037  
KEVIN R MARTIN  
ASHLEE E MARTIN  
38945 TURTLE POND LN  
MURRIETA CA. 92563

957472005  
CORTNEY GATCH  
JAVIER GUTIERREZ  
38952 TURTLE POND LN  
MURRIETA CA. 92563

957472008  
AUSTIN GODFREY  
SHAWNA GODFREY  
38955 HUDDLESTONE CT  
MURRIETA CA. 92563

957472006  
LAURIE MARINCOVICH  
38964 TURTLE POND LN  
MURRIETA CA. 92563

957472007  
RAYLENE HORTA  
38967 HUDDLESTONE CT  
MURRIETA CA. 92563

957470035  
AMADO R HERNANDEZ  
TERESA HERNANDEZ  
38969 TURTLE POND LN  
MURRIETA CA. 92563

957470034  
MARK WILLIAM HARDIN  
AMY D HARDIN  
38981 TURTLE POND LN  
MURRIETA CA. 92563

957450031  
ARMAN B BAYOT  
TONI ROSE C LAZCANOTEGUI  
39055 LOS GATOS DR  
MURRIETA CA. 92563

957450032  
MING HUNG HSUEH  
LUCIANE MUSA HSUEH  
39069 LOS GATOS DR  
MURRIETA CA. 92563

957450005  
JOSEPH F QUILLAN  
39073 SANTA ROSA CT  
MURRIETA CA. 92563

957450033  
MAX D SCOTT  
IRENE P SCOTT  
39083 LOS GATOS DR  
MURRIETA CA. 92563

957450006  
DUANE J SCHWEITZER  
PAMELA J SCHWEITZER  
39087 SANTA ROSA CT  
MURRIETA CA. 92563

957450014  
THOMAS M RILEY  
STARR M RILEY  
39090 LOS GATOS DR  
MURRIETA CA. 92563

957450007  
DEBRA L MCQUAIN  
DAVID E MCQUAIN  
39101 SANTA ROSA CT  
MURRIETA CA. 92563

957450013  
JOSE MORA  
ANGELICA MORA  
39104 LOS GATOS DR  
MURRIETA CA. 92563

957450008  
STEVE SANDEFER  
DARLYNN SANDEFER  
39115 SANTA ROSA CT  
MURRIETA CA. 92563

957450012  
GUSTAVO A ZUNIGA  
LYLLIAM ZUNIGA  
39118 LOS GATOS DR  
MURRIETA CA. 92563

957451003  
IRENE C MAHAFFEY  
39125 LOS GATOS DR  
MURRIETA CA. 92563

957450009  
WILLIAM J MONAHAN  
LYLA R MONAHAN  
39129 SANTA ROSA CT  
MURRIETA CA. 92563

957450011  
APOLINARIO MARIANO ALIPIO  
ROSALINA HERRERO ALIPIO  
39132 LOS GATOS DR  
MURRIETA CA. 92563

957451004  
BAHRAM B TCHAMI  
MAHINDOKHT K TCHAMI  
39139 LOS GATOS DR  
MURRIETA CA. 92563

957444033  
HALEY WALTON  
THOMAS WALTON  
JUDY WALTON  
  
39141 ANCHOR BAY STE B  
MURRIETA CA. 92563

957444034  
ANTHONY GONZALEZ  
AMARIS N GONZALEZ  
39141 ANCHOR BAY STE C  
MURRIETA CA. 92563

957444036  
CLAUDIA R GOMEZ  
ERIN M WHITAKER  
39141 ANCHOR BAY STE D  
MURRIETA CA. 92563

957444035  
FARRED JADE GOODHUE  
39141 E ANCHOR BAY  
MURRIETA CA. 92563

957450010  
RAY V MARTINEZ  
PAULINA R MARTINEZ  
39146 LOS GATOS DR  
MURRIETA CA. 92563

957451005  
RONALD O DAVIS  
JUDY L DAVIS  
39153 LOS GATOS DR  
MURRIETA CA. 92563

957445007  
DAVID E BRAWLEY  
ROSE D BRAWLEY  
39161 FLAMINGO BAY STE A  
MURRIETA CA. 92563

957445008  
ERNIE F GARCIA  
ROBIN E GARCIA  
ELIZABETH GARCIA

39161 FLAMINGO BAY STE B  
MURRIETA CA. 92563

957445010  
ERIK W PETERSON  
GINELLE V PETERSON  
39161 FLAMINGO BAY STE E  
MURRIETA CA. 92563

957445012  
AARON KOLBUSH  
39161 FLAMINGO BAY STE F  
MURRIETA CA. 92563

957451006  
JOHN C GHIOTTO  
DIANE M GHIOTTO  
39167 LOS GATOS DR  
MURRIETA CA. 92563

957444026  
SUSAN L LOOMIS  
39169 ANCHOR BAY NO A  
MURRIETA CA 92563

957444027  
ALVIN A HAREWOOD  
39169 ANCHOR BAY STE B  
MURRIETA CA. 92563

957444031  
ARACELI PEREZ  
JUAN A VILLANUEVA  
39169 ANCHOR BAY STE F  
MURRIETA CA. 92563

957444028  
MICHAEL T MURPHY  
BERNADETTE P PENTEK  
39169 ANCHOR WAY STE C  
MURRIETA CA. 92563

957444058  
AMANDA C RUSSON  
39178 TURTLE BAY STE A  
MURRIETA CA. 92563

957444024  
JOHN MUI  
39180 ANCHOR BAY STE A  
MURRIETA CA. 92563

957444025  
APRIL S ROMAN  
DENNIS J ROMAN  
39180 ANCHOR BAY STE C  
MURRIETA CA. 92563



957445005  
COLIN STOTT  
PATSY ANN STOTT  
39183 FLAMINGO BAY STE D  
MURRIETA CA. 92563

957444016  
EUGENE J GRIEGO  
39189 TURTLE BAY STE A  
MURRIETA CA. 92563

957444017  
PAMELA C POSTUMA  
39189 TURTLE BAY STE B  
MURRIETA CA. 92563

957444018  
NANCI L ANDERSON  
39189 TURTLE BAY STE C  
MURRIETA CA. 92563

957444020  
HEE DO JANG  
KYUNG AE JANG  
39189 TURTLE BAY STE D  
MURRIETA CA. 92563

957444021  
MICHAEL LICON  
VALESKA MASSIEL LICON  
39189 TURTLE BAY STE F  
MURRIETA CA. 92563

957053005  
ANDREW B WEBB  
39201 SALINAS DR  
MURRIETA CA. 92563

957051002  
ANTHONY TENORIO  
ARLENE TENORIO  
39210 CALISTOGA DR  
MURRIETA CA. 92563

957444012  
ASHLEY E SILCOTT  
DEAN S SILCOTT  
BOBBIE JO SILCOTT

957444011  
DEVIN W HARRINGTON  
39211 TURTLE BAY STE B  
MURRIETA CA. 92563

39211 TURTLE BAY NO C  
MURRIETA CA 92563

957444015  
JESSICA R BROWN  
39211 TURTLE BAY STE F  
MURRIETA CA. 92563

957053004  
KENNETH J BRODEUR  
39215 SALINAS DR  
MURRIETA CA. 92563

957444002  
JOHN M LOPEZ  
SHIRLEY LOPEZ  
39216 FLAMINGO BAY STE A  
MURRIETA CA. 92563

957051003  
BERNARDINO D SICAT  
39222 CALISTOGA DR  
MURRIETA CA. 92563

957444008  
THOMAS A PONTES  
39227 FLAMINGO BAY STE B  
MURRIETA CA. 92563

957444007  
KENNETH R KNECHT  
39227 FLAMINGO BAY STE C  
MURRIETA CA. 92563

957444004  
STEPHANIE BAUERLEIN  
39227 FLAMINGO BAY STE F  
MURRIETA CA. 92563

957053003  
CLIFFORD T HITCH  
DONNA M HITCH  
39229 SALINAS DR  
MURRIETA CA. 92563

957051004  
VICENTE F INFANTE  
39234 CALISTOGA DR  
MURRIETA CA. 92563

957461010  
INES DAVILA  
39237 TIBURON DR  
MURRIETA CA. 92563

957053002  
JEFFREY S DINSMORE  
MARILOU R DINSMORE  
39243 SALINAS DR  
MURRIETA CA 92563

957445039  
JULIE A DELGAUDIO JONES  
39244 TURTLE BAY STE A  
MURRIETA CA. 92563

957445041  
MARTHA C SAMANIEGO  
39244 TURTLE BAY STE C  
MURRIETA CA. 92563

957445043  
WENDY ONEILL  
39244 TURTLE BAY STE D  
MURRIETA CA. 92563

957445044  
KRISTINE A BOUCHER  
39244 TURTLE BAY STE F  
MURRIETA CA. 92563

957051005  
KATHLEEN GARNER  
DAVID GARNER  
39246 CALISTOGA DR  
MURRIETA CA. 92563

957461011  
DAVID LIZARRAGA  
LETICIA LIZARRAGA  
39251 TIBURON DR  
MURRIETA CA. 92563

957445045  
SHARI L DAISH  
39255 TURTLE BAY STE A  
MURRIETA CA. 92563

957445049  
MATTHEW G PITCHER  
CRYSTAL K PITCHER  
39255 TURTLE BAY STE D  
MURRIETA CA. 92563

957445050  
CASEY RAPP  
39255 TURTLE BAY STE F  
MURRIETA CA. 92563

957051006  
JAMES LARUE  
FRANCINE LARUE  
39258 CALISTOGA DR  
MURRIETA CA. 92563

957461012  
GINA VILLEGAS  
39265 TIBURON DR  
MURRIETA CA. 92563

957445034  
TONJA E BETTS  
39266 TURTLE BAY NO B  
MURRIETA CA 92563

957445035  
KELLY SOUTHARD  
PAMELA SOUTHARD  
39266 TURTLE BAY STE C  
MURRIETA CA. 92563

957445037  
MAXIM SKOLIN  
39266 TURTLE BAY STE D  
MURRIETA CA. 92563

957064001  
JOSEPH R VAILLANCOURT  
MILINDA J VAILLANCOURT  
39269 SALINAS DR  
MURRIETA CA. 92563

957470028  
MIKE PARK  
INJIN PARK  
3982 LAMARR AVE  
CULVER CITY CA 90232

957053015  
JUSTIN L ALLINGTON  
39825 AVENIDA ARIZONA  
TEMECULA CA 92591

957053022  
TRACY NGO  
39864 SWEETBRIER CIR  
TEMECULA CA 92591

957053019  
ELENA AQUINO LASERNA  
39876 S CREEK CIR  
MURRIETA CA 92563

957445048  
PEDRO RAMOS  
MARIA E RAMOS  
40217 CAM CAMPOS VERDES  
TEMECULA CA 92591

957445001  
CLAUDIO A PICCINO  
SILVINA O PICCINO  
40254 TANAGER CIR  
TEMECULA CA 92591

957051007  
ROBERT SLEDGE CLIFT  
BRUNA CLIFT  
40474 CHANTEMAR WAY  
TEMECULA CA 92591

957444077  
DAVID TROY EPSTEIN  
4215 GLENCOE AVE NO 211  
MARINA DEL REY CA 90292

957444076  
VADIM GARTEL  
ELENA GARTEL  
4259 CAMINO RUBI  
TEMECULA CA 92592

957445018  
KERRI ELIZABETH CARRASCO  
BRIAN ARNOLD  
45878 CORTE ORIZABA  
TEMECULA CA 92592

957445003  
SHELLEY RAMS  
46341 EL PRADO RD  
TEMECULA CA 92590

957444049  
LISA MARIE PADILLA  
RALPH PADILLA  
4731 LAURENTIA AVE  
LAS VEGAS NV 89141

957451008  
ALFRED L DAVIDSON  
LONNA D DAVIDSON  
4768 CANNINGTON DR  
SAN DIEGO CA 92117

957444066  
HAROLD KONG  
BING HUANG  
4814 FIRENZA DR  
CYPRESS CA 90630

957470036  
THOMAS H MASSIE  
CYNTHIA A MASSIE  
500 M ST #301  
ANCHORAGE AK 99501

957444010  
CYNTHIA KOCIELA  
508 BRADY CIR  
PLACENTIA CA 92870

957445011  
LINE LIBLIK LARSEN  
5501 32ND AVE NW APT 203  
SEATTLE WA 98107

957440023  
BARRATT AMERICAN INC  
5950 PRIESTLY DR STE 101  
CARLSBAD CA 92008

957440018  
MONTEGO RIVERSIDE HOMEOWNERS ASSN  
5966 LA PLACE CT 170  
CARLSBAD CA 92008

957051010  
COSTAIN HOMES INC  
620 NEWPORT CENTER DR  
NEWPORT BEACH CA 92660

957446001  
FAMOURIS ASSOC INC  
6233 E ROCKINGHORSE WAY  
ORANGE CA 92869

957444080  
RANCHO DE GRACIAS  
726 NORMANDY RD  
ENCINITAS CA 92024

957445002  
JOSEPH RAMOS  
729 GREENERY CIR  
OCEANSIDE CA 92057

957451002  
WESLEY ISAAK  
MICHELLE ISAAK  
7349 MILLIKEN AVE NO 140  
RANCHO CUCAMONGA CA 91730

957445031  
TSILA BROWNE  
7465 ALTIVA PL  
CARLSBAD CA 92009

957444023  
CLAUDIA ADAMS HILL  
7724 OBSIDIAN CT  
CUPERTINO CA 95014

957472004  
EMMANUEL S VANTA  
KIMBERLY A VANTA  
8456 ONALASKA AVE  
SAN DIEGO CA 92123

957446003  
WALKER CHIN  
DIANE L JIANG  
864 W 27TH ST  
CHICAGO IL 60608

957444014  
SHEILA R BISCHOFF  
8677 CIRCLE R COURSE LN  
ESCONDIDO CA 92026

957444085  
ROBERT CHARLES ANDREWS  
CLAIRE JANE ANDREWS  
COURT BUILDINGS  
WHITBOURNE WORCS WR65RP UK 0

957444003  
CLAIRE JANE ANDREWS  
ROBERT ANDREWS  
COURT BUILDINGS WHITBOURN  
WORCS WR65RP UK 0

957444048  
ZHI ZHOU  
JINMIN LIU  
P O BOX 731  
LAKE ARROWHEAD CA 92352

957371012  
SILVERHAWK SELF STORAGE  
P O BOX 9531  
RANCHO SANTA FE CA 92067

City of Temecula  
41000 Main Street  
Temecula, CA 92590

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

San Diego RWQCB  
2375 Northside Drive, Suite 100  
San Diego, CA 92108

Pechanga Band of Luiseño Mission  
Indians  
P.O. Box 2183  
Temecula, CA 92593

Soboba Band of Luiseño Mission  
Indians  
P.O. Box 487  
San Jacinto, CA 92581

Western Riverside County Regional  
Conservation Authority  
3403 10<sup>th</sup> St., #320  
Riverside, CA 92501

Riverside Land Conservancy  
4075 Mission Inn Avenue  
Riverside, CA 92501

Kenneth D. Smith Architecture  
500 Fesler Street  
El Cajon, CA 92020

JJB Sliverhawk, LP  
1508 W. Mission Road  
Escondido, CA 92029

Harmony Grove Partners L.P  
1000 Pioneer Way  
El Cajon, CA 92020

EPD Solutions  
2030 Main Street, Suite 1200  
Irvine, CA 92614

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607



# 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. 190001 / CEQ190003**

*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)*

**Kenneth D. Smith Architecture & Associates, Inc.**

*Project Applicant*

**500 Fesler St. El Cajon, CA 92020**

*Address*

**North of Murrieta Hot Springs Road, South of Commerce Court, East of Townview Avenue, and West of Calistoga Drive.**

*Project Location*

**PLOT PLAN NO. 190001 proposes to construct a 360,022 square-foot industrial building for a furniture warehouse and distribution facility, and other necessary and required improvements on the project site and along the adjacent streets on 20.42 acres. The project will provide 243 parking spaces.**

*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on July 22, 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 Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,280.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT 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*

**7/11/2019**

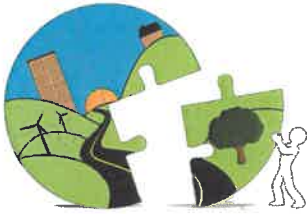
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZEA

**FOR COUNTY CLERK'S USE ONLY**





**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

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

July 23, 2019

Hamann Construction  
1000 Pioneer Way  
El Cajon, CA 92020

EPD Solutions  
2030 Main Street, Suite 1200  
Irvine, CA 92614

**RE: PPT190001 – Proposal to construct a 360,022 square-foot industrial building for a furniture warehouse and distribution facility, on a vacant property located north of Murrieta Hot Springs Road, South of Commerce Court, East of Townview Avenue, and West of Calistoga Drive.**


On July 22, 2019, the Riverside County Planning Director approved the above referenced case and consider an Addendum for Environmental Impact Report No. 404 CEQ190003.

This action may be appealed within ten (10) days of the date of this notice. The appeal must be made in writing and submitted with a fee in accordance with Ordinance No. 671. An appeal of any condition constitutes an appeal of the action as a whole and requires a new public hearing.

**Final Conditions will be sent following the close of the appeal period, if no appeal is filed.**

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Charissa Leach, P.E., Assistant TLMA Director

  
\_\_\_\_\_  
David Alvarez, Project Planner

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



**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
JULY 22, 2019**

**1.0 CONSENT CALENDAR:**

**NONE**

**2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:**

**NONE**

**3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:**

- 3.1 PLOT PLAN NO. 190001 – Intent to Consider an Addendum to Environmental Impact Report No. 404 – CEQ190003 – Applicant: Hamann Construction – Engineer/Representative: EPD Solutions, Inc. – Third Supervisorial District – Southwest Area Plan – Location: Northerly of Murrieta Hot Springs Road, southerly of Commerce Court, easterly of Townview Avenue, and westerly of Calistoga Drive – 20.42 Gross Acres – Zoning: Specific Plan (SP) – REQUEST: A request for the construction of a 360,022 sq. ft. industrial building for a furniture warehouse and distribution facility, and other necessary and required improvements on the project site and along the adjacent streets – APN: 957-372-002, 957-372-003, 957-372-004, 957-372-005, and 957-372-006. Project Planner: David Alvarez at (951) 955-5719 or email at [daalvarez@rivco.org](mailto:daalvarez@rivco.org).**
- Staff Report Recommendation:**  
**CONSIDER** an Addendum to Environmental Impact Report No. 404; and  
**APPROVE** Plot Plan No. 190001.
- Staff's Recommendation:**  
**CONSIDER** an Addendum to Environmental Impact Report No. 404; and  
**APPROVE** Plot Plan No. 190001.
- Planning Director's Actions:**  
**CONSIDERED** an Addendum to Environmental impact Report No. 404; and  
**APPROVED** Plot Plan No. 190001, subject to the conditions of approval.

**4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:**

**NONE**

**5.0 PUBLIC COMMENTS:**



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT


Agenda Item No.

4.1

Planning Commission Hearing: September 18, 2019

## PROPOSED PROJECT

<b>Case Number(s):</b>	CZ1900004	<b>Applicant(s):</b>	Corona Family LLC., Steve Corona
<b>CEQA Exempt</b>	Section 15061 (b) (3) and 15305	<b>Representative(s):</b>	MDS LLC., Larry Markham
<b>Area Plan:</b>	Southwest		
<b>Zoning Area/District:</b>	Rancho California Area		
<b>Supervisory District:</b>	Third District		
<b>Project Planner:</b>	Deborah Bradford		
<b>Project APN(s):</b>	965-410-001, 965-420-001 – 003; 965-430-001 - 003		



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Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

**Change of Zone No. 1900004** proposes to change the site's zoning classification from Rural Residential (R-R) and Light Agriculture, 10-acre lot minimum (A-1-10), to One-Family Dwelling (R-1). The Change of Zone is to provide consistency with the General Plan Land Use Designation of Community Development: Medium Density Residential (CD: MDR) (2-5 du/acre) that exists for the Project site. The Project site is comprised of seven parcels with a total gross acreage of 145.70 acres.

The above shall hereinafter be referred to as "the Project."

The Project site is located north of Highway 79 (Temecula Parkway), south of De Portola Road, east of Butterfield Stage Road, and west of Anza Road.

## PROJECT RECOMMENDATION

### STAFF RECOMMENDATIONS:

**THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS 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) (Common Sense Exemption) and Section 15305 (Minor Alterations in Land Use Limitations) based on the findings and conclusions in the staff report; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 1900004**, to change the zoning classification for the subject property from Rural Residential (R-R) and Light Agriculture, 10-acre lot minimum (A-1-10), to One-Family Dwelling (R-1) based upon the findings and conclusions provided in this staff report, and pending adoption of the zoning ordinance by the Board of Supervisors.

**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:	Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Rural Community: Estate Density Residential (RC: EDR), and the City of Temecula
East:	Community Development: Medium Density Residential (CD: MDR)
South:	Community Development: Medium Density Residential (CD: MDR)
West:	City of Temecula.
Existing Zoning Classification:	Rural Residential (R-R) and Light Agriculture 10-acre lot minimum (A-1-10)
Proposed Zoning Classification:	One-Family Dwelling (R-1)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R), Residential Agricultural (R-A), Wine Country- Equestrian (WC-E), and City of Temecula
East:	Rural Residential (R-R)
South:	One-Family Dwelling (R-1)
West:	City of Temecula
Existing Use:	Vacant Land
Surrounding Uses	
North:	Residential
East:	Residential
South:	Residential
West:	Vacant Land

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	145.70 gross acres	N/A

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate/Very High
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone A and B
WRCMSHCP Criteria Cell:	Yes – 7182, 7273, and 7274
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

## **PROJECT BACKGROUND AND ANALYSIS**

### **Background:**

The Change of Zone No. **1900004** (“Change of Zone”) application was submitted to the County on March 15, 2019. The intent of the change of zone is to provide consistency with the General Plan. Currently, the Project site has a zoning classification of Rural Residential (R-R) and Light Agricultural (A-1-10). The R-R zoning classification allows for a minimum lot size of one-half acre unless the proposed use will be for public utilities. The A-1-10 zoning classification requires a minimum lot size of 10-acres, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet. The General Plan land use designation for the Project site is Medium Density Residential (MDR), which allows for a density of 2-5 dwelling units per acre. The Change of Zone as proposed would be to the One Family Dwelling (R-1) zoning classification. The minimum lot size in the R-1 zoning classification is 7,200 square feet which would result in consistency with the General Plan in regards to density requirements of 2-5 dwelling units per acre.

At the time of submittal, it was determined that the Project site is located in cell numbers 7182, 7273, and 7274 of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). Since, the Project is for a change of zone and is not a part of a development plan, the applicant was allowed to go through a Habitat Acquisition and Negotiation Strategy (HANS) Lite Process. The HANS Lite process still includes a review by the Regional Conservation Authority (RCA) and goes through the Joint Project Review. However, once an implementing development project is submitted for review the habitat assessments and focused survey, along with a MSHCP Consistently Analysis would be required for review and approval by the EPD staff, before transmitting to the RCA for Joint Project Review (JPR) follow-up.

On June 4, 2019, the County provided a letter to the applicant stating that through the review of the HANS Lite application EPD staff determined that the MSHCP criteria does not describe conservation for this property. On June 25, 2019, the County provided a follow-up letter to the applicant stating that the HANS Lite application and the County’s determination was sent to RCA and they concurred with the County that no conservation is described for this property. In addition, the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife have reviewed the case and found it to be consistent with the MSHCP. It was noted in the letter that the applicant can proceed with their Change of Zone; however, a Full HANS would be required once an implementing project is proposed. (HAN190012)

No offsite improvements are proposed as a part of this Change of Zone application.

## **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

The proposed Change of Zone is exempt from California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines section 15061 (b) (3), which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment, known as the “common sense exemption.” The use of this exemption is appropriate when it can be determined with certainty that the proposed Change of Zone will not cause any significant environmental impacts. The

proposed action meets this criteria in that it is not attached to a development project, does not result in a substantial change in allowable land uses and will provide consistency with the General Plan; therefore, it can be determined that there is no potential for causing a significant effect on the environment. While the allowable land uses would change from those allowed in the current zone classification of Rural Residential (R-R) and Light Agriculture, ten-acre minimum (A-1-10) to those allowed in the One-Family Dwelling (R-1) zone, the uses allowed in the One-Family Dwelling (R-1) zone are more narrow and residential focused compared to those uses of the existing zones that allow for more agricultural, animal keeping, and commercial uses. Therefore, the proposed Change of Zone would accommodate a smaller range of uses that are typically less impactful to surrounding areas compared to some uses that may be allowed in the current zoning for the Project site.

In addition, the proposed Project would also be considered exempt under Section 15305 of the State CEQA Guidelines, which provides that minor alterations in land use limitations in areas with an average slope of less than 20% and does not result in changes in land use or density would be allowed. The Project meets this criteria in that the Project site is generally flat (ranges in elevation from 1124 amsl to 1148 amsl) and the proposed Change of Zone would not result in any changes to allowable land uses or density as currently. The Change of Zone will result in consistency with the General Plan in terms of density and allowable land uses.

## **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 Community Development: Medium Density Residential (CD: MDR) (2 -5 du/acre).
2. The project site currently has a Zoning Classification of Rural Residential (R-R) and Light Agriculture 10-acre lot minimum (A-1-10), and a General Plan land use designation of MDR 2-5 du/acre. The proposed Change of Zone to One-Family Dwelling, (R-1) will provide greater consistency with the Riverside County General Plan in terms of density and permitted uses.

### **Entitlement Findings:**

#### **Change of Zone:**

1. The Project site is comprised of seven parcels for a total of 145.70 gross acres. The General Plan's land use designation for the Project site is Community Development: Medium Density Residential (CD: MDR). Uses encouraged in this land use designation are single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted. Lot sizes in this land use designation range in size from 5,500 to 20,000 square feet with typical 7,200 square foot lots allowed. The proposed Change of Zone to R-1 would result in consistency with the General Plan in that uses permitted in the R-1 zone include single-family development along with limited agricultural uses and animal keeping. The allowable lot size in the R-1 zone of not less than 7,200 square feet would be consistent with the MDR density of 2-5 du/acre. Therefore, the proposed Change of Zone is consistent with the General Plan's land use designation.

**Other Findings:**

1. The Project site is located in cell numbers 7182, 7273, and 7274 of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). Since, the Project was for a change of zone and was not a part of a development plan, the applicant was allowed to go through a Habitat Acquisition and Negotiation Strategy (HANS) Lite Process. The HANS Lite process still includes being reviewed by the Regional Conservation Authority (RCA) and goes through Joint Project Review; however once an implementing development project is submitted for review the habitat assessments and focused survey, along with a MSHCP Consistently Analysis would be required for review and approval by the EPD staff, before transmitting to the RCA for Joint Project Review (JPR) follow-up

On June 4, 2019 the County provided a letter to the applicant stating that through the review of the HANS Lite application EPD staff determined that the MSHCP criteria does not describe conservation for this property. On June 25, 2019, the County provided a follow-up letter to the applicant stating that the HANS Lite application and the County's determination was sent to RCA and they concurred with the County that no conservation is described for this property. In addition, the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife have reviewed the case and found it to be consistent with the MSHCP. It was noted in the letter that the applicant can proceed with their change of zone; however, a Full HANS would be required once an implementing project is proposed. (HAN190012)

2. Since the Project is exempt from CEQA pursuant to Sections 15061 (b) (3), 15305, AB 52 notification is not required.
3. The Project site is located within Zones A and B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). All future development of the Project site would be required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zones A and B.

**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**

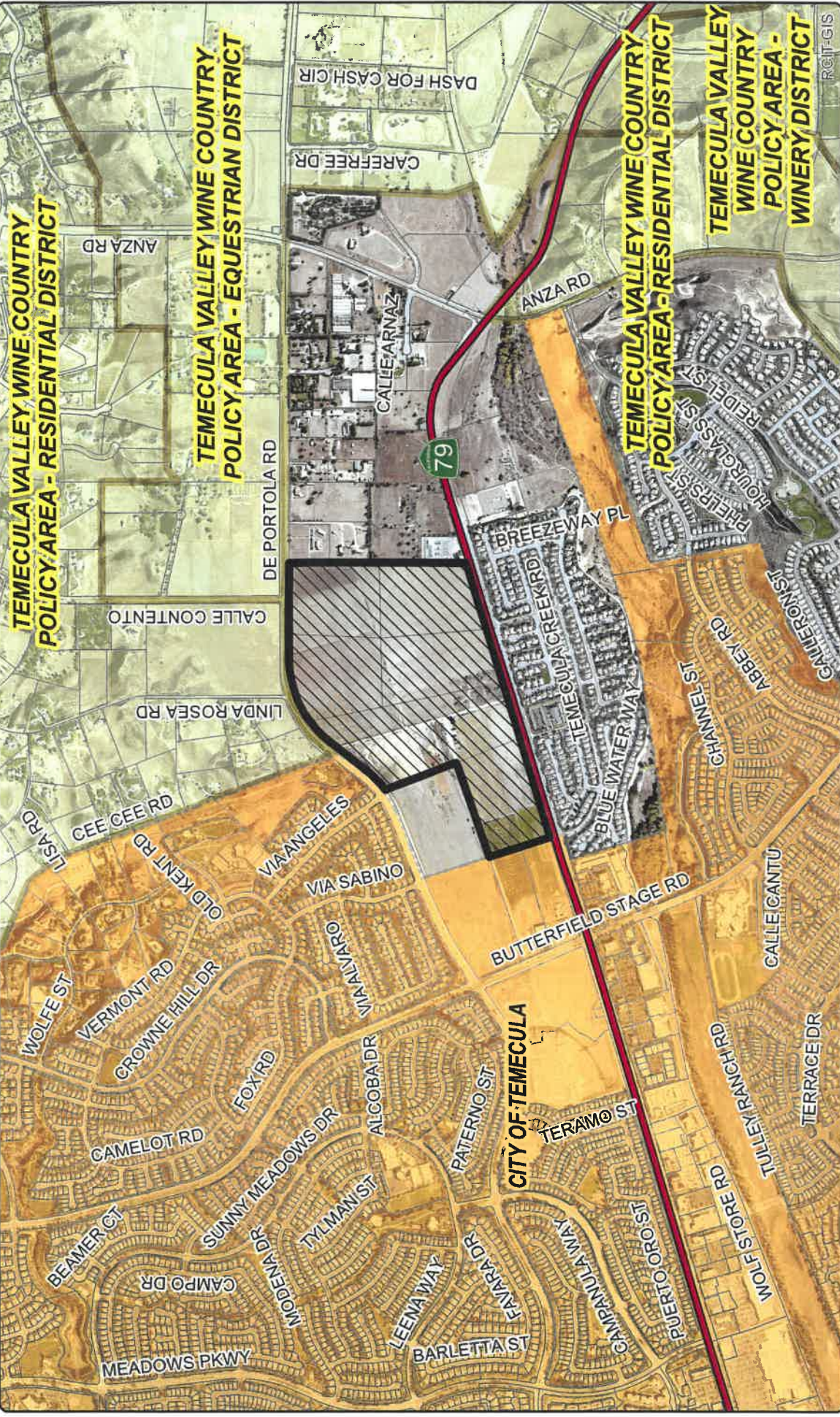
This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from any persons indicating support/opposition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



# RIVERSIDE COUNTY PLANNING DEPARTMENT CZ1900004 VICINITY/POLICY AREAS

Supervisor: Washington  
District 3

Date Drawn: 07/29/2019  
Vicinity Map



Zoning Area: Rancho California

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 types of land use than is provided on this map. For more information on the new General Plan, please contact the Planning Department offices in Riverside at (951) 552-5200 (Western County) or in Palm Desert at (760) 965-8277 (Eastern County) or visit our website at <http://www.riverside.ca.gov>

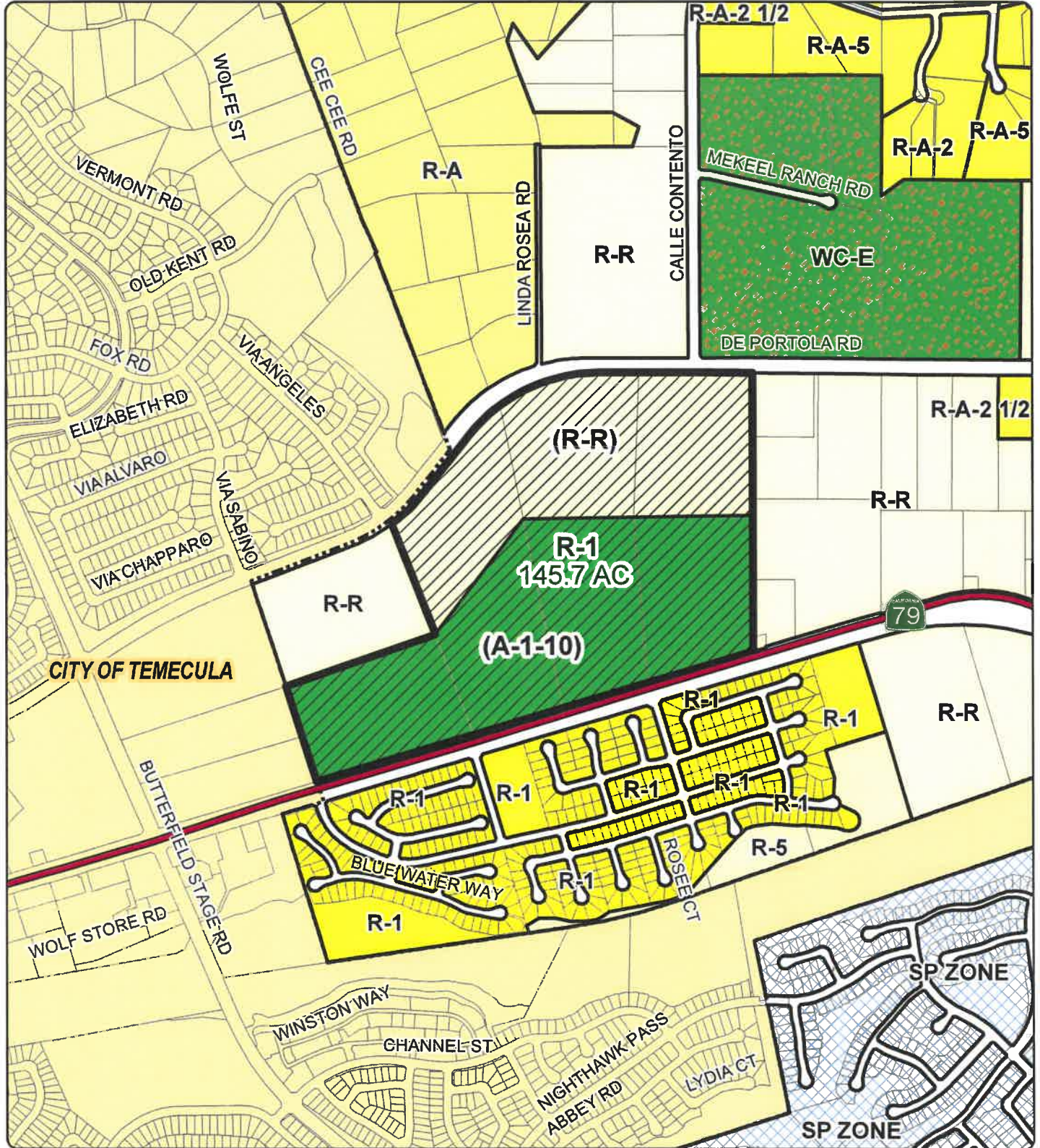
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1900004

PROPOSED ZONING

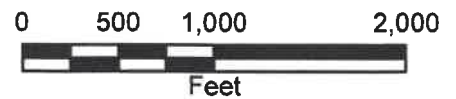
Supervisor: Washington  
District 3

Date Drawn: 07/29/2019  
Exhibit 3



Zoning Area: Rancho California

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)863-6277 (Eastern County) or Website <http://planning.rctlma.org>

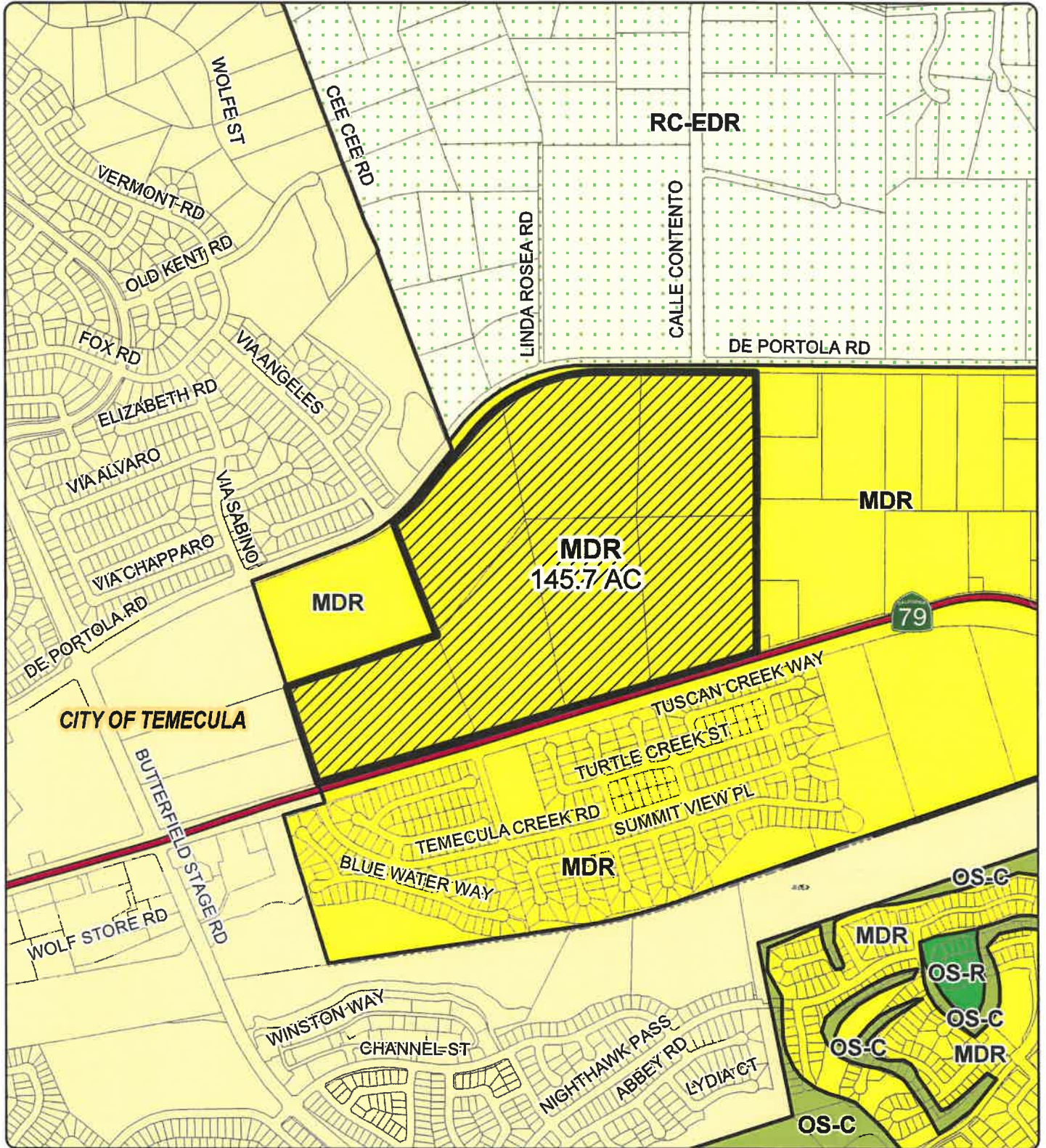
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1900004

EXISTING GENERAL PLAN

Supervisor: Washington  
District 3

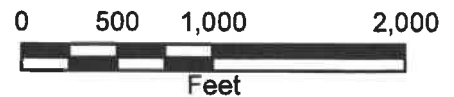
Date Drawn: 07/29/2019  
Exhibit 5



CITY OF TEMECULA

Zoning Area: Rancho California

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.rctlma.org>

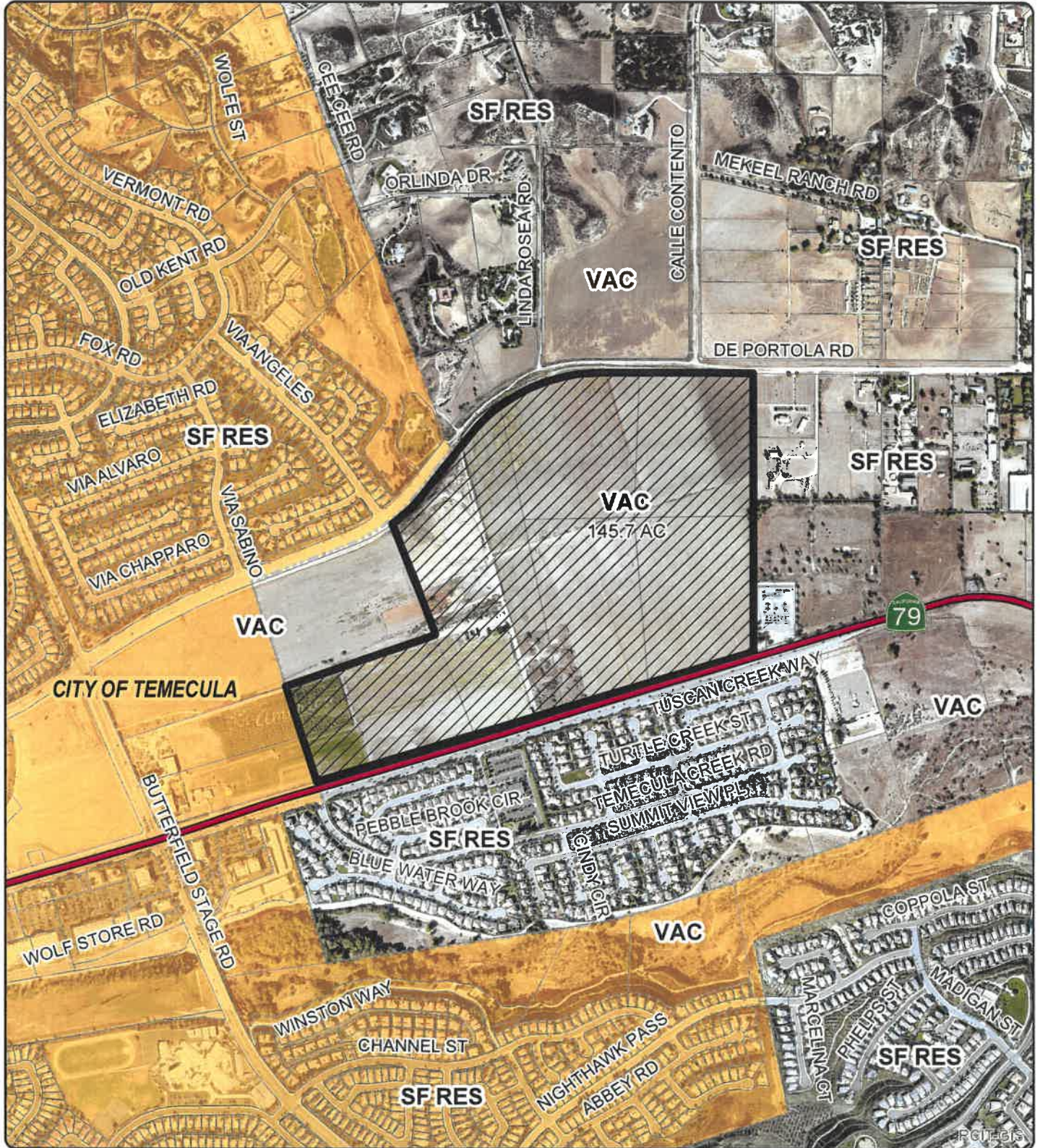
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1900004

LAND USE

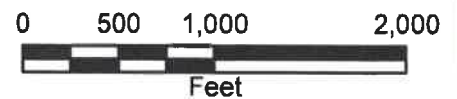
Supervisor: Washington  
District 3

Date Drawn: 07/29/2019  
Exhibit 1



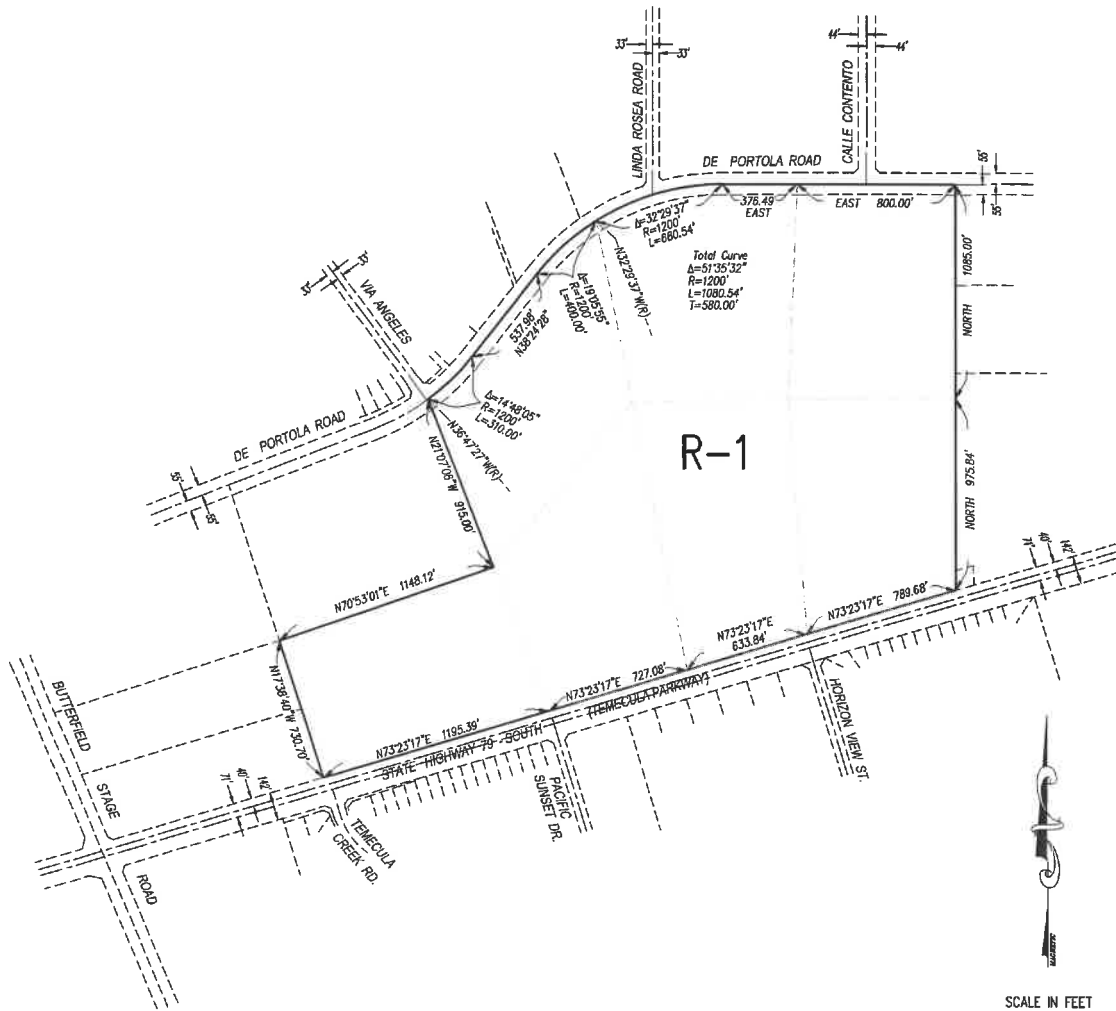
Zoning Area: Rancho California

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.rctlma.org>

RANCHO CALIFORNIA AREA  
 SEC. 10 and 11, T.8S., R.2W. S.B.B & M.



LEGEND:  
R-1 ONE FAMILY DWELLINGS

MAP NO. 2.xxxx  
 CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2 ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. xxxx

ADOPTED BY ORDINANCE NO. 348.xxxx  
 xxxx, xx, 2019  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS BK. NO.  
 965-410-001  
 965-420-001 thru 003  
 965-430-001 thru 003



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

June 4, 2019

Dear: MDS, LLC/Agent  
41593 Winchester Rd. Suite 200  
Temecula, CA. 92590

**RE: HANS (Lite) No. HAN190002**  
**Assessor's Parcel Number(s): 965-410-001/965-420-001,002,003/965-410-001,002,003**

Pursuant to the Multiple Species Habitat Conservation Plan (MSHCP) and the County's General Plan, we have reviewed your Habitat Acquisition and Negotiation Strategy (HANS Lite) application for the subject property. The MSHCP criteria does not describe conservation for this property.

We will proceed with preparing a file for Joint Project Review (JPR) by the Regional Conservation Authority (RCA). Please see the attached checklist for other MSHCP requirements that must be met prior to transmittal to the RCA. All HANS cases must be processed through JPR before being scheduled for public hearing.

**Effective August 1, 2006, the RCA** implemented the attached cost recovery policy that requires those projects that are subject to the JPR process to tender a deposit of \$1,500 to the RCA.<sup>1</sup> **The RCA will contact you when the deposit for JPR is due.**

Please note that habitat assessments and focused surveys, along with a MSHCP Consistency Analysis will be required for review and approval by the EPD staff prior to transmitting to the RCA for JPR follow-up, once an implementing project is submitted. Also, other state and federal regulations may be applicable to the development of your property. If you have any questions, please contact the Environmental Programs Division at (951) 955-8632.

Sincerely,

PLANNING DEPARTMENT

Ken Baez  
Principal Planner

xc: Matthew Poonamalle, Ecological Resource Specialist

<sup>1</sup>Authority: RCA Board Resolution No. 06-05, Adopted 07-05-06

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-6892 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Checklist of Actions Necessary to Implement the Terms and Conditions of the MSHCP

**Date: 05/21/2019**

**HANS Case#: 190012**

**Case Number(s): NA**

**Assessor's Parcel Number(s): 965-420-001, -002, -003, 965-410-001, 965-430-001, -002, -003**

Report(s) must be prepared by a consultant with an Agreement on file with the County of Riverside.

A list of Biological Consultants can be found at:

<http://www.rctima.org/epd/documents/BioConsultantsList.pdf>

Requires Compliance with MSHCP Riparian/Riverine Areas, Vernal Pool, and Fairy Shrimp Requirements (MSHCP, Section 6.1.2)

Requires Compliance with MSHCP Narrow Endemic Plants Policies (MSHCP, Section 6.1.3 and Errata to MSHCP). Habitat Assessments and Potentially Focused Surveys are required for:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Brand's phacelia        | <input type="checkbox"/> Munz's mariposa lily           | <input type="checkbox"/> Slender-horned spine flower |
| <input type="checkbox"/> California Orcutt grass | <input type="checkbox"/> Munz's onion                   | <input type="checkbox"/> Spreading navarretia        |
| <input type="checkbox"/> Hammitt's clay-cress    | <input type="checkbox"/> San Diego ambrosia             | <input type="checkbox"/> Wright's trichocoronis      |
| <input type="checkbox"/> Johnston's rockcress    | <input type="checkbox"/> San Jacinto Mountains bedstraw | <input type="checkbox"/> Yucaipa onion               |
| <input type="checkbox"/> Many-stemmed dudleya    | <input type="checkbox"/> San Miguel savory              |  |

Requires Compliance with Urban/Wildlands Interface Policies (MSHCP, Section 6.1.4)

Requires Compliance with Database Updates/Additional Survey Requirements (MSHCP, Section 6.3.2 and Errata to MSHCP). Habitat Assessments and Potentially Focused Surveys are required for:

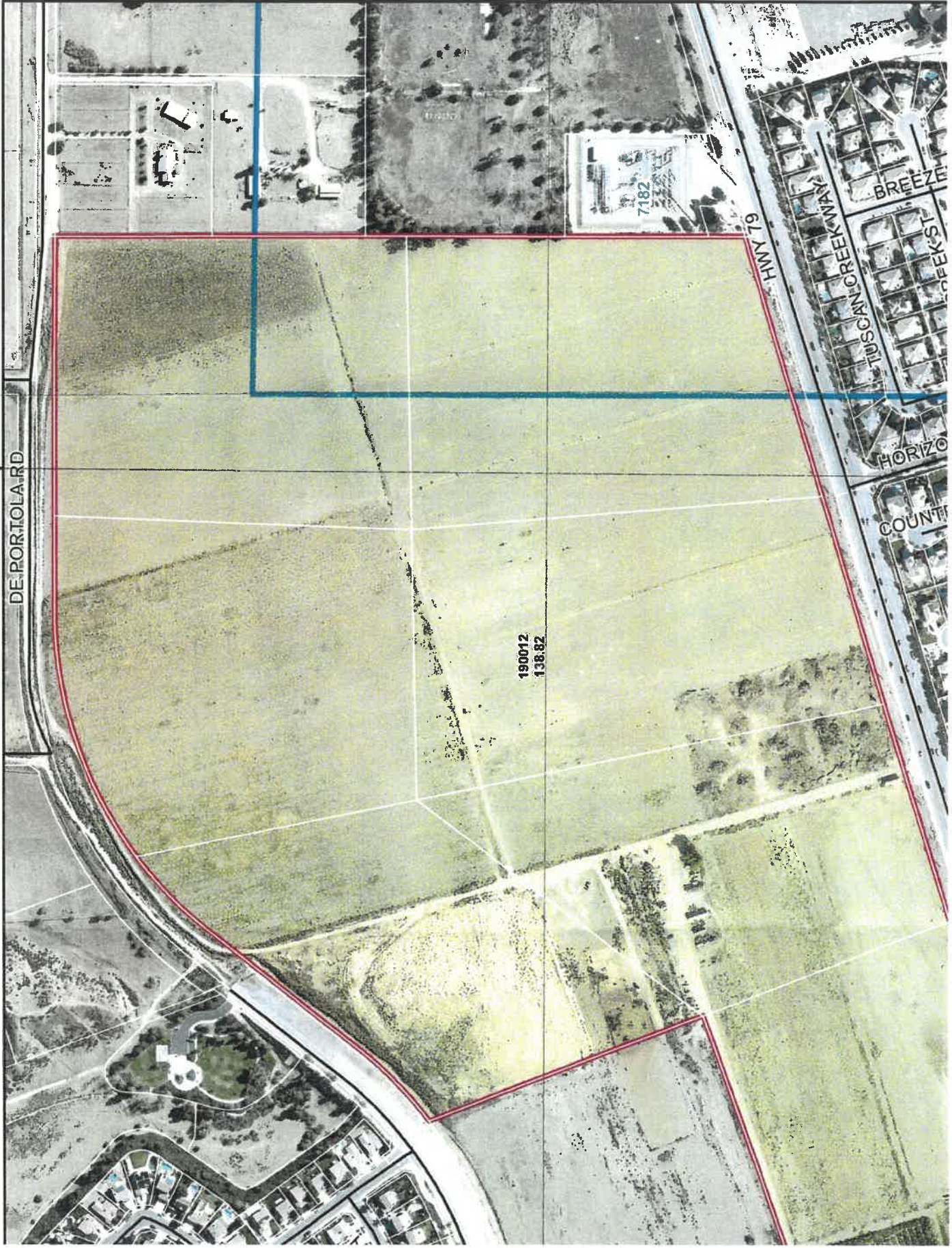
<p><b>Plants</b></p> <input type="checkbox"/> Coulter's goldfields <input type="checkbox"/> Davidson saltscale <input type="checkbox"/> Heart-leaved pitcher sage <input type="checkbox"/> Little mousetail <input type="checkbox"/> Mud nama <input type="checkbox"/> Nevin's barberry	<input type="checkbox"/> Parish's brittlescale <input type="checkbox"/> Prostrate navarretia <input type="checkbox"/> Round-leaved filaree <input type="checkbox"/> San Jacinto Valley crownscale <input type="checkbox"/> Smooth tarplant <input type="checkbox"/> Thread-leaved brodiaea <input type="checkbox"/> Vail Lake Ceanothus	<p><b>Bird</b></p> <input checked="" type="checkbox"/> <b>Burrowing owl</b>
<p><b>Amphibian</b></p> <input type="checkbox"/> Arroyo toad <input type="checkbox"/> California red-legged frog <input type="checkbox"/> Mountain yellow-legged frog	<p><b>Mammal</b></p> <input type="checkbox"/> Aguanga kangaroo rat <input type="checkbox"/> San Bernardino kangaroo rat <input type="checkbox"/> Los Angeles pocket mouse	
		<p><b>Invertebrate</b></p> <input type="checkbox"/> Delhi Sands Flower Loving Fly

Riverside Office · 4080 Lemon Street, 12th Floor  
 P.O. Box 1409, Riverside, California 92502-1409  
 (951) 955-6892 · Fax (951) 955-1811

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# MSHCP HAN 190012

117°40'W



33°29'30"N

HAN 190012

190012  
438.82

7182

DE PORTOLA RD

TUDSCAN CREEK WAY  
BREEZE  
HORIZO  
COUNTR





# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach**  
*Assistant TLMA Director*

June 25, 2019

Corona Family LLC  
33320 Temecula Parkway  
Temecula, CA 92592

Dear Corona Family LLC:

**RE: JPR 19-05-28-01 (HAN190012) Determination Letter – No Conservation/HAN Lite Assessor’s Parcel Number(s): 965-410-001, 965-430—001, 002, -003, 965-420-001, -002, -003  
EPD Case Number(s): HAN190012**

This letter is to inform you that the HANS Lite determination for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). As stated in the attached “RCA JPR Review”, the RCA has concurred with the County that no conservation is described for this property. Additionally the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife have reviewed the case and found it to be consistent with the MSHCP.

You may proceed with the planning process for the Change of Zone on the property. Please note that this determination does not preclude compliance with any conditions incorporated into your final project approval, including but not limited to a Full HANS once a project is proposed on the property.

If you have any questions or concerns, please contact Matthew Poonamallee with the Environmental Programs Division of the Planning Department at (951) 955-2706 or via mail at [mpoonama@rivco.org](mailto:mpoonama@rivco.org).

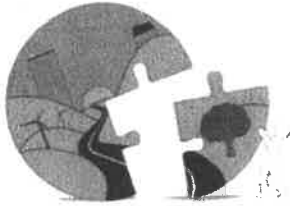
Sincerely,

PLANNING DEPARTMENT

Matthew Poonamallee  
Ecological Resources Specialist II

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

Desert Office • 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## 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: Corona Family LLC.

Contact Person: STEVE CORONA E-Mail: SCORONA@MCKENNACO.COM

Mailing Address: 33320 TEMECULA PARKWAY  
TEMECULA <sup>Street</sup> CA 92592  
<sub>City State ZIP</sub>

Daytime Phone No: (951) 676-4800 Fax No: ( )

Engineer/Representative Name: MDS, LLC / LARRY MARKHAM AGENT

Contact Person: LARRY MARKHAM E-Mail: \_\_\_\_\_

Mailing Address: 41593 WINCHESTER ROAD SUITE 200  
TEMECULA <sup>Street</sup> CA 92590  
<sub>City State ZIP</sub>

Daytime Phone No: (909) 322-8482 Fax No: ( )

Property Owner Name: Corona Family LLC.

Contact Person: STEVE CORONA E-Mail: SCORONA@MCKENNACO.COM

Mailing Address: 33320 TEMECULA PARKWAY  
<sub>Street</sub>

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 CHANGE OF ZONE**

TEMECULA, CA 92592

*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**

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.)

Corona Family LLC.

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

MDS, LLC / LARRY MARKHAM AGENT

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 965-410-001; 965-420-001 thru 003; 965-430-001 thru 003

Approximate Gross Acreage: 145.70

General location (nearby or cross streets): North of HWY 79 TEMECULA PARKWAY, South of

**APPLICATION FOR CHANGE OF ZONE**

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---

DE PORTOLA RD \_\_\_\_\_, East of BUTTERFIELD STAGE RD \_\_\_\_\_, West of ANZA ROAD \_\_\_\_\_.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Consistency Change of Zone from RR & A1-10 to MDR which is the current Land Use Designation;

Current Land Designation MDR Medium Density Residential 2-5 du/ac Single Family detached & attached residences

with a density range of 2-5 dwelling units per acre. Limited agriculture & animal keeping is permitted, however intensive

animal keeping discouraged. Lot sizes range from 5500 to 20,000 sq ft with typical 7200 sq ft lots allowed

Related cases filed in conjunction with this request:

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**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



# 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 Corona Family LLC hereafter "Applicant" and Corona Family LLC "Property Owner".

Description of application/permit use:  
Change of 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): 965-410-001, 965-420-001 thru 003, 965-430-001 thru 003

Property Location or Address:

De Portola Road & State Hwy 79/Temecula Parkway

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Corona Family LLC

Phone No.: 951-676-4800

Firm Name: \_\_\_\_\_

Email: scorona@mckennaco.com

Address: 33320 Temecula Parkway

Temecula, CA 92592

**3. APPLICANT INFORMATION:**

Applicant Name: Larry Markham

Phone No.: 909-322-8482

Firm Name: MDS, LLC

Email: lrm@markhamds.com

Address (if different from property owner)


41593 Winchester Rd Suite 200

Temecula, CA 92590

**4. SIGNATURES:**

Signature of Applicant:  Date: 3/15/19

Print Name and Title: Larry Markham Agent

Signature of Property Owner:  Date: 3/15/19

Print Name and Title: Larry Markham Agent

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.

MDS, LLC / LARRY MARKHAM AGENT 3/15/19

Property Owner(s) Signature(s) and Date

Corona Family LLC.

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

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. 1900004 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (General Rule) and 15305 (Minor Alterations in Land Use Limitations) – Applicant: Corona Family, LLC – Steve Corona – Representative: MDS, LLC/Larry Markham – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – General Plan: Medium Density Residential (GP-MDR) – Zoning: Rural Residential (R-R) – Light Agriculture 10-acre minimum (A-1-10) – Location: Northerly of Highway 79 (Temecula Parkway), southerly of De Portola Road, easterly of Butterfield Stage Road, and westerly of Anza Road – 145.70 Acres – **REQUEST: Change of Zone No. 1900004**, proposes to change the site's zoning classification from Rural Residential (R-R) and Light Agriculture, 10-acre lot minimum (A-1-10), to One-Family Dwelling, (R-1). The change of zone is to provide consistency with the General Plan Land Use Designation of Community Development: Medium Density Residential (CD-MDR) (2-5 DU's/acre). The Project site is comprised of seven (7) lots with a total gross acreage of 145.70.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **SEPTEMBER 18, 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 the Project Planner Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@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 12<sup>th</sup> 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: Deborah Bradford  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I,     VINNIE NGUYEN     certify that on     July 30, 2019    ,

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

APN (s) or case numbers     CZ1900004     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    

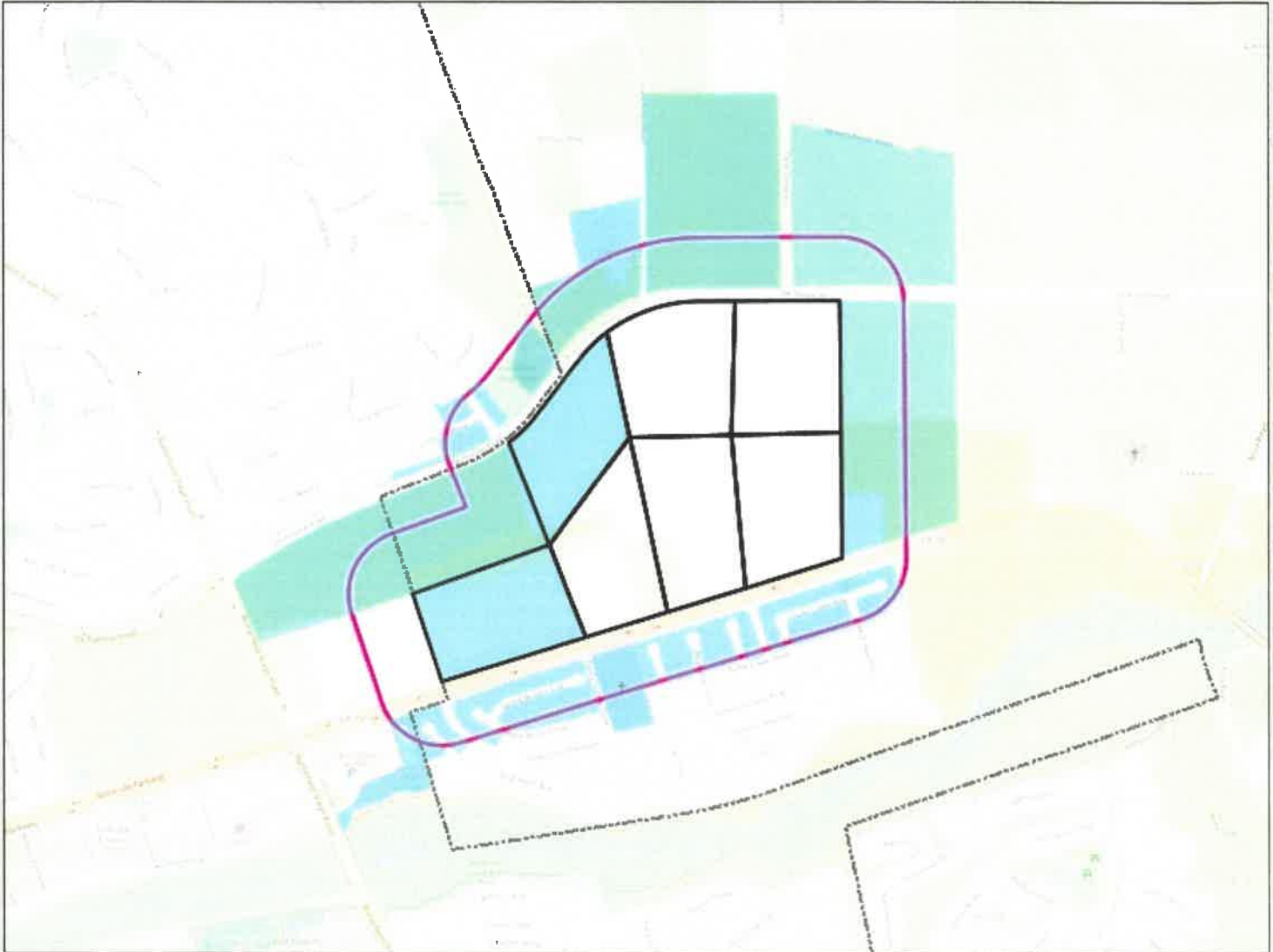
ADDRESS:     4080 Lemon Street 9<sup>TH</sup> Floor    

    Riverside, Ca. 92502    



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

# Riverside County GIS Mailing Labels

CZ1900004 ( 600 feet buffer )



## Legend

-  County Boundary
-  Cities

## Notes



0 1,505 3,009 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... 7/30/2019 8:44:53 AM

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966010008  
TEMECULA PKWY SELF STORAGE  
10531 SORRENTO VALLEY A  
SAN DIEGO CA 92121

966020008  
JIN GUO  
PING LING  
10741 CALSTON WAY  
SAN DIEGO CA 92126

965450003  
KALI P CHAUDHURI  
1225 E LATHAM AVE NO A  
HEMET CA 92543

965440003  
KALI CHAUDURI  
1225 E LATHAM AVE STE A  
HEMET CA 92543

965361047  
CALIFORNIA TRADEWINDS HOMEOWNERS  
12626 HIGH BLUFF DR NO 400  
SAN DIEGO CA 92130

965372004  
CALIFORNIA TRADEWINDS HOMEOWNERS  
12626 HIGH BLUFF STE 400  
SAN DIEGO CA 92130

965440002  
EQUIPMENT VALLEY INV  
13930 OAKS AVE  
CHINO CA 91710

965400002  
JOSEPH D MERKIN  
ELLEN P MERKIN  
1509 ANGELBERRY ST  
LAS VEGAS NV 89117

966040042  
TEMECULA CREEK NORTH MAINTENANCE  
15661 RED HILL AVE NO 201  
TUSTIN CA 92780

965400001  
STAGE & PORTOLA  
16402 CONSTRUCTION CIR E  
IRVINE CA 92606

966020015  
PENG ZHEN  
JING HU  
1661 ABBOTSBURY ST  
LAKE SHERWOOD CA 91361

966020010  
HP CALIF I  
180 N STETSON AVE 3650  
CHICAGO IL 60601

966060037  
BERRINGER CREEK HOMEOWNERS ASSN  
1800 E IMPERIAL HWY 200  
BREA CA 92821

966040023  
ARSENIO FRANCISCO  
JEAN FRANCISCO  
189 MACDONALD PL  
HONOLULU HI 96818

966021026  
MARK POUSTINCHIAN  
2017 CASTELLI BLVD  
MOUNT DORA FL 32757

965372001  
STEPHEN BOWLES  
TERRIE BOWLES  
26164 WHISPERING CREEK AVE  
MURRIETA CA 92562

966060023  
SHALINI PRADHAN  
26649 BRICKENRIDGE CIR  
MURRIETA CA 92563

965390008  
ANTONIO RAUL MUNIZ  
AIDA MUNIZ  
28041 PASEO ALDONZA  
SAN JUAN CAPISTRANO CA 92675

965390007  
RICHARD D CARTER  
MARY ANN CARTER  
32565 GOLDEN LANTERN NO B  
DANA POINT CA 92629

966060016  
VICTOR WECHTER  
LENORA L WECHTER  
32646 RANCHOS LADERA  
BONSALL CA 92003

965390005  
ALFREDO GONZALEZ  
FANNY GONZALEZ  
33175 LINDA ROSEA RD  
TEMECULA CA. 92592

965420001  
CORONA FAMILY LTD PARTNERSHIP  
STEPHEN JAMES CORONA  
ROSEMARIE CORONA  
3320 TEMECULA PKWY  
TEMECULA CA 92592

965410001  
CORONA FAMILY LTD PARTNERSHIP  
STEPHEN JAMES CORONA  
ROSEMARIE CORONA  
33320 TEMECULA PKWY  
TEMECULA CA 92592

965361044  
CHARLES A MARINO  
COLLEEN P MARINO  
33495 CORTE FIGUEROA  
TEMECULA CA. 92592

965361028  
ERNESTO GONZALEZ  
33504 CORTE FIGUEROA  
TEMECULA CA. 92592

965361045  
HOWARD R PARTH  
SHIRLEY S PARTH  
33505 CORTE FIGUEROA  
TEMECULA CA. 92592

965371017  
TIMOTHY G MCGONEGAL  
KIMBERLY S MCGONEGAL  
33516 CORTE FIGUEROA  
TEMECULA CA. 92592

965361046  
DONALD H KELLEY  
CHERYLE A KELLEY  
33517 CORTE FIGUEROA  
TEMECULA CA. 92592

965371016  
ALONSO RODRIGUEZ  
GABBY RODRIGUEZ  
33528 CORTE FIGUEROA  
TEMECULA CA. 92592

966021007  
ROBERT F TUTTLE  
BARBARA W TUTTLE  
33533 PEBBLE BROOK CIR  
TEMECULA CA. 92592

965371015  
MANUEL SILVA  
SOCORRO C SILVA  
33538 CORTE FIGUEROA  
TEMECULA CA. 92592

965372002  
MICHAEL RORY YOUNG  
ANGELA MARIE WIGGIN YOUNG  
33539 CORTE FIGUEROA  
TEMECULA CA. 92592

966021008  
INEGO P ANTONIO  
33542 PEBBLE BROOK CIR  
TEMECULA CA. 92592

966021006  
ANTHONY D SIMIELE  
RACHEL L SIMIELE  
33545 PEBBLE BROOK CIR  
TEMECULA CA. 92592

965372003  
SAUL S CROW  
DARLA M CROW  
33549 CORTE FIGUEROA  
TEMECULA CA. 92592

966021009  
ROSENDO M REYES  
JULIETA C REYES  
33554 PEBBLE BROOK CIR  
TEMECULA CA. 92592

966021004  
CONRADO N CATIBAYAN  
LOIDA O CATIBAYAN  
33569 PEBBLE BROOK CIR  
TEMECULA CA. 92592

966021010  
EUSTAQUIO C AGBULOS  
BEVENCIA V AGBULOS  
33588 SPRING BROOK CIR  
TEMECULA CA. 92592

966021035  
CLYDE BENTLEY DRAKE  
SONIA TURITZ  
33590 PEBBLE BROOK CIR  
TEMECULA CA. 92592

966021002  
HAN MINH PHAN  
HANH THUY NGUYEN  
33593 PEBBLE BROOK CIR  
TEMECULA CA. 92592

966021011  
ZHAO JOE HONG  
XIFAN HONG  
SEARICH HONG  
  
33600 SPRING BROOK CIR  
TEMECULA CA. 92592

966021036  
ANISSA MANUEL  
CARLOS MERINO FREYRE  
33602 PEBBLE BROOK CIR  
TEMECULA CA. 92592

966021013  
ANDRES BRISENO  
VERONICA BRISENO  
33624 SPRING BROOK CIR  
TEMECULA CA. 92592

966021034  
CIPRIANO M FALCON  
ELIZABETH G FALCON  
33627 SPRING BROOK CIR  
TEMECULA CA. 92592

966021044  
CIPRIANO M FALCON  
ELIZABETH G FALCON  
33627 SPRINGBROOK CIR  
TEMECULA CA 92592

966021014  
RHONA JONES  
33636 SPRING BROOK CIR  
TEMECULA CA. 92592

966021037  
MARIA LUISA E LINGAD  
ALMARIO DE GUZMAN SIWA  
33638 PEBBLE BROOK CIR  
TEMECULA CA. 92592

966021033  
DONNA L PERINICH  
JAMES M PENNINGTON  
MAFALDA T PENNINGTON  
  
33639 SPRING BROOK CIR  
TEMECULA CA. 92592

966021038  
TOM HONG  
33650 PEBBLE BROOK CIR  
TEMECULA CA. 92592

966021032  
PATRICK E VELARDE  
33651 SPRING BROOK CIR  
TEMECULA CA. 92592

966021016  
MARK J DANA  
LISA L DANA  
33660 SPRING BROOK CIR  
TEMECULA CA. 92592

966021039  
JOHN J JOUNG  
CATHERINE KYONG O JOUNG  
33662 PEBBLE BROOK CIR  
TEMECULA CA. 92592

966021040  
TODD E RASMUSSEN  
ASHLEY RASMUSSEN  
33674 PEBBLE BROOK CIR  
TEMECULA CA. 92592

966021030  
FRED POLLARD  
CHERYL A POLLARD  
33675 SPRING BROOK CIR  
TEMECULA CA. 92592

966021018  
ANGEL VINCENT GONZALES  
ESTELLA GONZALES  
33684 SPRING BROOK CIR  
TEMECULA CA. 92592

966021041  
ALFONSO NAVARRO  
IRMA NAVARRO  
33686 PEBBLE BROOK CIR  
TEMECULA CA. 92592

966021029  
CHARLES E RICE  
GALINA COPELAND RICE  
33687 SPRING BROOK CIR  
TEMECULA CA. 92592

966021019  
TRUNG TAN NGUYEN  
TAN VAN NGUYEN  
BANG THI LE TRUONG

33696 SPRING BROOK CIR  
TEMECULA CA. 92592

966021042  
LORENIA L VAUGHN  
TRACY L VAUGHN  
33698 PEBBLE BROOK CIR  
TEMECULA CA. 92592

966021028  
MARK S SROMALLA  
ROCHELLE M SROMALLA  
33699 SPRING BROOK CIR  
TEMECULA CA. 92592

966021020  
MICHAEL D VEST  
PAMELA G VEST  
33708 SPRING BROOK CIR  
TEMECULA CA. 92592

966021043  
HOWARD DURAN  
SHARON DURAN  
33710 PEBBLEBROOK CIR  
TEMECULA CA. 92592

966021021  
NAZIFA ATMAR  
33720 SPRING BROOK CIR  
TEMECULA CA. 92592

966021022  
KITISAK PONPIMOL  
33732 SPRING BROOK CIR  
TEMECULA CA. 92592

966021045  
DAVID A CUYCO  
KATHRYN LOMUNTAD  
33734 PEBBLE BROOK CIR  
TEMECULA CA. 92592

966021025  
BRUCE SHIMA  
GLORIA SHIMA  
33735 SPRING BROOK CIR  
TEMECULA CA. 92592

966021046  
MICHAEL P HENTZ  
KARI L HENTZ  
33746 PEBBLE BROOK CIR  
TEMECULA CA. 92592

966021024  
TOMMY E COOPER  
PASQUALENA COOPER  
33747 SPRING BROOK CIR  
TEMECULA CA. 92592

966060001  
DAVID W HARRIS  
DELLA W HARRIS  
33914 TUSCAN CREEK WAY  
TEMECULA CA. 92592

966060002  
ANNA D BENZ  
33924 TUSCAN CREEK WAY  
TEMECULA CA. 92592



966060003  
ROBERT LEE MILLER  
33934 TUSCAN CREEK WAY  
TEMECULA CA. 92592

966060004  
ALICE H BOU  
33944 TUSCAN CREEK WAY  
TEMECULA CA. 92592

966060005  
JEFFREY ROBERT CRACE  
YVONNE RAVELO CRACE  
33954 TUSCAN CREEK WAY  
TEMECULA CA. 92592

966060006  
JAGMOHAN S GREWAL  
SUKHWINDER K GREWAL  
33964 TUSCAN CREEK WAY  
TEMECULA CA. 92592

966060007  
LUIGI MAZZARO  
ANNA MAZZARO  
33974 TUSCAN CREEK WAY  
TEMECULA CA. 92592

966061008  
GERALD L ADRIANO  
33978 TURTLE CREEK ST  
TEMECULA CA. 92592

966061007  
ROBERT J CROSSON  
KATHLEEN A CROSSON  
33979 TUSCAN CREEK WAY  
TEMECULA CA 92592

966060008  
RHODESSA MARIE RUSIT  
33984 TUSCAN CREEK WAY  
TEMECULA CA. 92592

966061009  
FLORENCE WASHIZAKI  
ALAN WASHIZAKI  
33988 TURTLE CREEK ST  
TEMECULA CA. 92592

966061006  
LUIS A HERRERA  
MONICA P HERRERA  
33989 TUSCAN CREEK WAY  
TEMECULA CA. 92592

966060009  
VALERIE J SMITH  
33994 TUSCAN CREEK WAY  
TEMECULA CA. 92592

966061010  
YONG YIN  
PING ZHOU  
33998 TURTLE CREEK ST  
TEMECULA CA. 92592

966061005  
KATHENE L DEMPSTER  
GARY A DEMPSTER  
33999 TUSCAN CREEK WAY  
TEMECULA CA. 92592

966060010  
STEVEN P DORFLINGER  
JILL S DORFLINGER  
34004 TUSCAN CREEK WAY  
TEMECULA CA. 92592

966061011  
BRYAN D GLENN  
34008 TURTLE CREEK ST  
TEMECULA CA. 92592

966061004  
TERRY A CAMPBELL  
YVONNE V CAMPBELL  
34009 TUSCAN CREEK WAY  
TEMECULA CA. 92592

966060011  
VITO TARANTINO  
MELISSA TARANTINO  
34014 TUSCAN CREEK WAY  
TEMECULA CA. 92592

966021027  
ROBERT ALLEN BLEDSOE  
ROBERT A BLEDSOE  
DENISE J BLEDSOE

34015 BAYSTONE ST  
TEMECULA CA 92592

966061012  
JEFFREY M WELTY  
CINDY JEAN WELTY  
34018 TURTLE CREEK ST  
TEMECULA CA. 92592

966061003  
NORMAN H BLOCK  
LISA ANN BLOCK  
34019 TUSCAN CREEK WAY  
TEMECULA CA. 92592

966060012  
JOHNNY GONZALES  
VIRGINIA GONZALES  
34024 TUSCAN CREEK WAY  
TEMECULA CA. 92592

966061013  
DONALD WILLIAM SMITH  
ROBIN SMITH  
SMITH DONALD WILLIAM & ROBIN TRUST

34028 TURTLE CREEK ST  
TEMECULA CA 92592

966061002  
NOEMI F VAZQUEZ  
ULYSSES HERRERA  
34029 TUSCAN CREEK WAY  
TEMECULA CA. 92592

966060013  
TONYA M MANUEL  
NATHAN D MANUEL  
34034 TUSCAN CREEK WAY  
TEMECULA CA. 92592

966061014  
CELSO AMO  
34038 TURTLE CREEK ST  
TEMECULA CA. 92592

966061001  
NEIL SKOLNICK  
JUDY SKOLNICK  
34039 TUSCAN CREEK WAY  
TEMECULA CA. 92592

966060014  
KEVIN BAKER  
34044 TUSCAN CREEK WAY  
TEMECULA CA. 92592

966040005  
ROBERT D CHAMBERLIN  
BARBARA JEAN CHAMBERLIN  
3406 PENINSULA DR  
JAMESTOWN NC 27282

966060015  
BRIAN S WAUSCHEK  
KARI S WAUSCHEK  
34064 TUSCAN CREEK WAY  
TEMECULA CA. 92592

966060025  
JOHN M KELLEHER  
NANCY A KELLEHER  
34068 TURTLE CREEK ST  
TEMECULA CA. 92592

966060024  
RONALD B LENNAN  
MARY K LENNAN  
34069 TUSCAN CREEK WAY  
TEMECULA CA 92592

966060017  
RANDY LEWIS JOHNSON  
ASTRID M JOHNSON  
34084 TUSCAN CREEK WAY  
TEMECULA CA. 92592

966060027  
DAVID E LEVINTER  
KRISTIN LEVINTER  
34088 TURTLE CREEK ST  
TEMECULA CA. 92592

966060022  
SCOTT MICHAEL MARSHALL  
KARI M MARSHALL  
34089 TUSCAN CREEK WAY  
TEMECULA CA. 92592

966060018  
DAVID BRIAN KEESE  
CASSANDRA LEE KEESE  
34094 TUSCAN CREEK WAY  
TEMECULA CA. 92592

966060021  
ALBERT PRADO  
CRYSTAL PRADO  
SUZANNE WARD  
34099 TUSCAN CREEK WAY  
TEMECULA CA. 92592

966060020  
DAMIAN Z CLARK  
AMY L CLARK  
34109 TUSCAN CREEK WAY  
TEMECULA CA. 92592

965440001  
BARBARA G AFFOLTER  
34121 DE PORTOLA RD  
TEMECULA CA. 92592

966021012  
MICHAEL WOOTEN  
ALISON WOOTEN  
34279 LAMBORN ST  
TEMECULA CA 92592

966021005  
GREG FARRELL  
3713 CEDAR VALE WAY  
FALLBROOK CA 92028

966021003  
ALBERT H ABBOTT  
SANDRA M ABBOTT  
ALBERT H ABBOTT  
40350 CAMINO DEL VINO  
TEMECULA CA 92592

966021031  
YAPING JIN  
YU SUN  
4327 MERCED AVE  
BALDWIN PARK CA 91706

965370006  
DONALD J KALETA  
JENNFIER KALETA  
43330 VIA ANGELES  
TEMECULA CA. 92592

965370005  
TIM CARDWELL  
KRISTIN CARDWELL  
43340 VIA ANGELES  
TEMECULA CA. 92592

965370004  
DENNIS JOLLS  
43350 VIA ANGELES  
TEMECULA CA. 92592

965370003  
CHERYL CRAIG  
43360 VIA ANGELES  
TEMECULA CA. 92592

965370002  
ALBERT G CASTOLDI  
ROSEMARY M CASTOLDI  
43372 VIA ANGELES  
TEMECULA CA. 92592

965370001  
BEAVER JIMMY & LOIS LIVING TRUST  
JIMMY BEAVER  
LOIS J BEAVER

43384 VIA ANGELES  
TEMECULA CA. 92592

966060026  
HEANG U GOV  
MUY OEUNG  
4353 MAYCREST AVE  
LOS ANGELES CA 90032

966020012  
BEAU J BURCHELL  
JILLIAN LEE BURCHELL  
43871 BROOKHAVEN CT  
TEMECULA CA. 92592

966020011  
ALESHA TARANTINO  
ALLEN SIMON  
DEBBIE SIMON

966020013  
JASON LIM  
43883 BROOKHAVEN CT  
TEMECULA CA. 92592

43880 BROOKHAVEN CT  
TEMECULA CA. 92592

966040025  
ALFREDO TABANAO  
RUTH TABANAO  
43891 RUNNING BROOK CIR  
TEMECULA CA. 92592

966040024  
MARIA A TAZBAZ  
43894 RUNNING BROOK CIR  
TEMECULA CA. 92592

966040017  
SUSAN LEONARD  
JOHN T LEONARD  
43895 BLUEWOOD CIR  
TEMECULA CA. 92592

966040007  
KEITH B PORTER  
TSUTAE G PORTER  
43897 COUNTRY RIDGE CT  
TEMECULA CA. 92592

966040016  
STEPHEN R FERDERER  
MARISA P FERDERER  
43898 BLUEWOOD CIR  
TEMECULA CA. 92592

966040026  
MYOUNG S KIM  
43901 RUNNING BROOK CIR  
TEMECULA CA. 92592

966040006  
ROBERT A PROKESCH  
MONICA G PROKESCH  
43902 COUNTRY RIDGE CT  
TEMECULA CA. 92592

966020009  
GLENN S YOUNG  
43904 BROOKHAVEN CT  
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966040018  
LINDA FISHER  
ANDRE WRIGHT  
43905 BLUEWOOD CIR  
TEMECULA CA. 92592

966040008  
BYRON JAMES DUNNIGAN  
43907 COUNTRY RIDGE CT  
TEMECULA CA. 92592

966040015  
GRADY A BELYEU  
HELENE S BELYEU  
43908 BLUEWOOD CIR  
TEMECULA CA. 92592

966040027  
MARY K PHILLIPS  
43911 RUNNING BROOK CIR  
TEMECULA CA. 92592

966040022  
YONG CHOL HAN  
NAM SOON HAN  
43914 RUNNING BROOK CIR  
TEMECULA CA. 92592

966040019  
STEVE M BODMER  
SHANNON E BODMER  
43915 BLUEWOOD CIR  
TEMECULA CA. 92592

966040009  
NEWTON R BROWN  
DOROTHY L BROWN  
43917 COUNTRY RIDGE CT  
TEMECULA CA. 92592

966040014  
STEVEN FRANCIS  
HARMONIE UFEMA  
43918 BLUEWOOD CIR  
TEMECULA CA. 92592

966040028  
MARK D WOODARD  
RITA M WOODARD  
43921 RUNNING BROOK CIR  
TEMECULA CA. 92592

966040004  
LEONARD J HALPER  
TAMMY M E HALPER  
43922 COUNTRY RIDGE CT  
TEMECULA CA. 92592

966040021  
CHARLES WILLIAM KESSEL  
LESLIE ANN KESSEL  
43924 RUNNING BROOK CIR  
TEMECULA CA. 92592

966040020  
SCOTT T RESSLER  
JENNIFER L RESSLER  
43925 BLUEWOOD CIR  
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966040010  
JOHN BRODERSEN  
43927 COUNTRY RIDGE CT  
TEMECULA CA. 92592

966040013  
YVONNE M MESSER  
43928 BLUEWOOD CIR  
TEMECULA CA. 92592

966020007  
HARRY RHEE  
HEEYOUNG RHEE  
43928 BROOKHAVEN CT  
TEMECULA CA. 92592

966040029  
MARIE MADELEINE TINAZ  
43931 RUNNING BROOK CIR  
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966040003  
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JAMIE J HANKINS  
43932 COUNTRY RIDGE CT  
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966040011  
KURSTEN P ORR  
RALPH M ORR  
43937 COUNTRY RIDGE CT  
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966040012  
GUOYING CHEN  
43938 BLUEWOOD CIR  
TEMECULA CA. 92592

966020006  
GARY LE  
43940 BROOKHAVEN CT  
TEMECULA CA. 92592

966040002  
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965380004  
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# 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 P. O. Box 1409 Palm Desert, CA 92201  
 County of Riverside County Clerk Riverside, CA 92502-1409

**Project Title/Case No.:** CZ1900004

**Project Location:** North of Highway 79 (Temecula Parkway), South of DePortola Road, East of Butterfield Stage Road, and west of Anza Road

**Project Description:** Change of Zone No. 1900004 changes the property's zoning classification from Rural Residential (R-R) and Light Agriculture, 10-acre lot minimum (A-1-10) to One-Family Dwelling (R-1)

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** Corona Family LLC., Steve Corona

**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 ( )
- Statutory Exemption (\_\_\_\_\_)
- Other: 15061 (b) 3 – General Rule and 15305 (Minor Alterations in Land Use Limitations).

Reasons why project is exempt: The proposed Change of Zone is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 5 – Section 15061 (b) (3), which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment, known as the "common sense exemption" in that it can be determined with certainty that the proposed Change of Zone will not cause any significant environmental impacts. The proposed Change of Zone meets this criteria in that it is not attached to a development project, does not result in a change in allowable land uses and will provide consistency with the General Plan, therefore, it can be determined that there is no potential for causing a significant effect on the environment. In addition the proposed Project would also be considered exempt under Section 15305, which states that minor alterations in land use limitations in areas with an average slope of less than 20% and does not result in changes in land use or density would be allowed. The Project meets this criteria in that the Project site is generally flat, ranges in elevation from 1124 amsl to 1148 amsl and the proposed Change of Zone, would not result in changes to land uses and would be consistent with the general plan's land use designation and density.

Deborah Bradford (951) 955-6646  
County Contact Person Phone Number

\_\_\_\_\_  
Signature Title Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

### FOR COUNTY CLERK'S USE ONLY