

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

221B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 16, 2010

SUBJECT: RESOLUTION NO. 2010-253 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN-THIRD CYCLE OF GENERAL PLAN AMENDMENTS (LAND USE ELEMENT) FOR 2010 (GPA Nos. 815, 918, and 1095).

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2010-253 amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment (GPA) Nos. 815, 918, and 1095.

BACKGROUND: The General Plan Amendments comprising the third cycle of 2010 were

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL/ar

(Continued on page 2)

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE
BY: *Tina Grande*

Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: September 28, 2010
xc: Planning, Recorder

Kecia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

Prev. Agn. Ref. 16.1 of 06/22/10;
16.1 of 08/10/10; & 16.2 of 07/27/10

District: ALL

Agenda Number:

3.74

FOR APPROVED COUNTY COUNTY
 BY: *[Signature]*
 TIFFANY N. NORTH
 Departmental Concurrence

Dept's Recomm.: Consent Policy Policy
 Per Exec. Ofc.: Consent Policy

considered by the Board of Supervisors in the following public hearings: GPA 815 was heard on June 22, 2010 as agenda item 16.1; GPA 918 was heard on August 10, 2010 as agenda item 16.1; and GPA 1095 was heard on July 27, 2010 as agenda item 16.2. They include amendments to the Eastvale Area Plan, Temescal Canyon Area Plan, Jurupa Area Plan of the Riverside County General Plan.

Board of Supervisors Resolution No. 2010-253 for the third General Plan Amendment Cycle of 2010 is organized in numeric order. The table below groups the General Plan Amendments by Supervisorial District.

SUPERVISORIAL DISTRICT	AREA PLAN	CASE NO.	PAGE NO.	LETTER
First	Temescal Canyon Area Plan	GPA No. 815	1	A
Second	Eastvale Area Plan	GPA No. 918	5	B
Second	Jurupa Area Plan	GPA No. 1095	8	C

INDIVIDUAL AMENDMENTS:

The General Plan Amendments comprising the third cycle of 2010 are described below:

GPA No. 815 affects the Temescal Canyon Area Plan, and amends the designation on approximately 489.28 gross acres located easterly of Interstate 15, northeasterly of Temescal Canyon Road, and southerly of Clay Canyon Road from Community Development: Light Industrial (LI) and Community Development: Community Center (CC) to Specific Plan No. 353-Serrano Commerce Center Specific Plan as reflected on the Specific Plan Land Use Plan and amend the text of the Temescal Canyon Area Plan and Figure 4 "Policy Areas".

GPA No. 918 affects the Eastvale Area Plan, and amends the designation on approximately 16.24 gross acres located northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street and westerly of Hamner Avenue from Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) and Open Space: Recreation (OS-R) to Community Development: High Density Residential (CD:HDR) (8-14 dwelling units per acre).

GPA No. 1095 affects the Jurupa Area Plan, and amends the designation on approximately 0.41 gross acres located southerly of Mission Boulevard, easterly of Pontiac Avenue, and westerly of Rubidoux Boulevard from Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) to Community Development: Medium High Density Residential (CD: MHDR) (5-8 dwelling units per acre).

**RESOLUTION NO. 2010-253
AMENDING THE RIVERSIDE COUNTY
GENERAL PLAN
(Third Cycle General Plan Amendments for 2010)**

WHEREAS, pursuant to the provisions of Government Code Sections 65090 and 65350 et seq., notice was given and public hearings were held before the Riverside County Board of Supervisors and before the Riverside County Planning Commission to consider proposed amendments to the Temescal Canyon Area Plan, Jurupa Area Plan, and the Eastvale Area Plan of the Riverside County General Plan; and,

WHEREAS, all provisions of the California Environmental Quality Act ("CEQA") and Riverside County CEQA implementing procedures have been satisfied; and,

WHEREAS, the proposed general plan amendments were discussed fully with testimony and documentation presented by the public and affected government agencies; and,

WHEREAS, the proposed general plan amendments are hereby declared to be severable and if any proposed amendment is adjudged unconstitutional or otherwise invalid, the remaining proposed amendments shall not be affected thereby; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on September 28, 2010 that:

A. General Plan Amendment No. 815 (GPA00815) is a proposal to amend the Land Use Element by amending the Temescal Canyon Area Plan Land Use Map from Light Industrial (LI) (0.25 - 0.60 Floor to Area Ratio) within the Community Development Foundation and Community Center (CC) (5-40 dwelling units per acre, 0.10-0.30 Floor Area Ratio) within the Community Development Foundation to Specific Plan (SP), and in particular, Specific Plan No. 353 – Serrano Commerce Center Specific Plan, a Community Development Specific Plan, on approximately 489.28 acres generally located easterly of Interstate 15, northeasterly of Temescal Canyon Road, westerly of Park Canyon Road, and southerly of Clay Canyon Road ad in the First Supervisorial District, as shown on the exhibit entitled "CZ07365 PM32885 SP00353 GPA00815, Exhibit 6" a copy of which is attached hereto and incorporated herein by reference. Additionally, the amendment proposes to amend Figure 4 "Policy

FORM APPROVED COUNTY COUNSEL
BY: TITANYN NORTH
DATE: 9/16/10

1 Areas” of the Temescal Canyon Area Plan (TCAP), to modify the language of the “Serrano Policy Area”
2 to encompass the land use policies of “Specific Plan No. 353.” General Plan Amendment No. 815 is
3 associated with Specific Plan No. 353, Change of Zone No. 7365, Tentative Parcel Map No. 32885, and
4 Environmental Impact Report No. 492, which were considered concurrently with this amendment at the
5 public hearings before the Planning Commission on June 8, 2010 and the Board of Supervisors on June
6 22, 2010. Resolution No. 2010-130 Certifying Subsequent Environmental Impact Report No. 492,
7 Adopting Specific Plan No. 353 and Approving Tentative Parcel Map No. 32885, a copy of which is
8 attached hereto and incorporated herein by reference, was adopted by the Board of Supervisors on
9 September 28, 2010.

10 Specific Plan No. 353 proposes to develop 489.28 acres into an industrial park along with
11 commercial office park and community/retail center uses. The plan includes 172,150 square feet of
12 community center/retail use on 17.45 acres, 622,450 square feet of commercial office/industrial use on
13 39.37 acres, and 5,978,454 square feet of industrial use on 332.01 acres. The plan will dedicate a
14 conservation area totaling 48.77 acres along the eastern project boundary. Change of Zone No. 7365
15 proposes to change the zoning classifications of Rural Residential (R-R), Mineral Resources and Related
16 Manufacturing (MRA), Commercial Tourist (CT), and Scenic Highway Commercial (CPS) to Specific
17 Plan (SP Zone) and develop the SP zoning ordinance and SP development standards. Tentative Parcel
18 Map No. 32885 is a Schedule E subdivision into nineteen (19) parcels ranging in size from 0.35 to 48.77
19 acres: eighteen (18) parcels are for commercial/industrial purposes and one (1) parcel is an open space lot
20 for Multi Species Habitat Conservation Plan (“MSHCP”) conservation purposes. The parcel map does
21 not propose to subdivide the entire Specific Plan property, only a large portion of the property.
22 Environmental Impact Report No. 492 has been prepared to inform decision-makers and the public of the
23 potential significant environmental effects associated with changing the General Plan Land Use
24 designation, creation of a Specific Plan, rezoning, and tentative parcel map approvals for the proposed
25 industrial/commercial Specific Plan.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
27 on this matter, both written and oral, including Environmental Impact Report No. 492, that:

28 1. The site is located in the Temescal Canyon Area Plan (TCAP).

- 1 2. The Temescal Canyon Area Plan Land Use Map determines the extent, intensity, and
2 locations of land uses within the TCAP.
- 3 3. The site currently has the following land use designations: Community Development: Light
4 Industrial (LI), Community Development: Community Center (CC) and Open Space: Open
5 Space-Water.
- 6 4. General Plan Amendment No. 815 proposes to change the TCAP land use designation on
7 the site from Light Industrial (LI) and Community Center (CC), both within the
8 Community Development Foundation Component to Specific Plan No. 353, which is
9 designated as a Community Development Specific Plan, as reflected in the Specific Plan
10 Land Use Diagram.
- 11 5. The site is surrounded by properties which are designated Community Development: Light
12 Industrial (LI), Community Development: Community Center (CC) and Open Space: Open
13 Space-Water to the north, Community Development: Light Industrial (LI), Open Space:
14 Open Space-Water (OS-W), Open Space: Open Space-Conservation (OS-C) and
15 Community Development: Commercial Retail (CR) to the east, Community Development:
16 Light Industrial (LI) and the I-15 Freeway to the south and Community Development:
17 Commercial Tourist (CT), Community Development: Commercial Retail (CR),
18 Community Development: Medium Density Residential – 2-5 Dwelling Units per acre
19 (MDR) and Community Development: Business Park (BP) to the west.
- 20 6. The site is currently zoned Rural Residential (R-R), Scenic Highway Commercial (C-P-S),
21 Commercial Tourist (C-T) and Mineral Resources and Related Manufacturing (M-R-A)
- 22 7. The associated Change of Zone No. 7365 proposes to change the zoning on the site from
23 Rural Residential (R-R), Scenic Highway Commercial (C-P-S), Commercial Tourist (C-T)
24 and Mineral Resources and Related Manufacturing (M-R-A) to Specific Plan Zone (SP
25 Zone).
- 26 8. The site is surrounded by properties zoned Mineral Resources and Related Manufacturing
27 (M-R-A), Medium Manufacturing (M-M), to the north, Mineral Resources and Related
28 Manufacturing (M-R-A) and Watercourse, Watershed and Conservation Area (W-1) to the

1 east, Manufacturing Service Commercial (M-SC) to the south, and Commercial Tourist (C-
2 T), One Family Dwellings (R-1) and Scenic Highway Commercial (C-P-S) to the west.

- 3 9. The project sites existing land use is currently vacant land and limited mining.
- 4 10. Surrounding land uses include industrial buildings to the north, single family residential
5 and vacant land to the east, railroad tracks and vacant land to the south, and vacant land,
6 Interstate 15, and single family residences to the west.
- 7 11. General Plan Amendment No. 815 is consistent with the goals and policies of the Temescal
8 Canyon Area Plan and with all policies of the Riverside County General Plan.
- 9 12. General Plan Amendment No. 815 does not involve a change in the Riverside County
10 Vision, any General Plan Principle, or any Foundation Component designation in the
11 General Plan.
- 12 13. The proposed amendment would either contribute to the achievement of the purposes of the
13 General Plan or, at a minimum, would not be detrimental to them.
- 14 14. General Plan Amendment No. 815 will not be detrimental to public health, safety, and
15 welfare.
- 16 15. Special circumstances or conditions have emerged that were unanticipated in preparing the
17 General Plan.
- 18 16. The following potentially significant environmental impacts associated with the proposed
19 amendment and related cases (General Plan Amendment No. 815, Specific Plan No. 353,
20 Change of Zone No. 7365, and Tentative Parcel Map No. 32885) were identified in
21 Environmental Impact Report No. 492: Land Use and Planning, Aesthetics, Agricultural
22 Resources, Air Quality, Cultural Resources, Biological Resources, Circulation and Traffic,
23 Geology and Slope Stability, Global Climate Change, Hazardous Materials, Hydrology and
24 Water Quality, Mineral Resources, Noise, Open Space, Parks, and Recreation, Public
25 Services, Soils and Erosion, and Utilities. These impacts will be avoided or substantially
26 lessened (reduced to a level of insignificance) by the mitigation measures listed in Board of
27 Supervisors' Resolution No. 2010-130 Certifying Subsequent Environmental Impact
28 Report No. 492, Adopting Specific Plan No. 353 and Approving Tentative Parcel Map No.

1 32885 (a copy of which is attached hereto and incorporated herein by reference in its
2 entirety). Environmental Impact Report No. 492 also addressed potential impacts on Air
3 Quality (Short-Term Construction Emissions), Air Quality (Long-Term Operational
4 Emissions), and Circulation and Traffic – Cumulative and Direct Impacts which will be
5 only partially avoided or lessened by the mitigation measures listed in Resolution 2010-
6 130. Accordingly, overriding findings were prepared in Resolution 2010-130 which are
7 incorporated herein by reference.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** Environmental
9 Impact Report No. 492 (“EIR”) and finds that the EIR has been completed in compliance with CEQA and
10 that the EIR was presented to, reviewed, and considered by the Board of Supervisors prior to rendering its
11 decision and that the EIR reflects the independent judgment and analysis of the Board of Supervisors.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigation
13 Monitoring Plan, and **ADOPTS** the findings required by Public Resources Code Section 21081 with
14 respect to each of the significant environmental impacts of the project identified in the EIR, including the
15 Statement of Overriding Considerations which are set forth in Resolution No. 2010-130 and incorporated
16 herein by reference.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** General Plan
18 Amendment No. 815 (GPA00815) from Light Industrial (LI) (0.25 -0.60 Floor to Area Ratio) within the
19 Community Development Foundation and Community Center (CC) (5-40 dwelling units per acre, 0.10-
20 0.30 Floor Area Ratio) within the Community Development Foundation to Specific Plan (SP), and in
21 particular, Specific Plan No. 353 – Serrano Commerce Center Specific Plan, a Community Development
22 Specific Plan, and to amend Figure 4 “Policy Areas” of the Temescal Canyon Area Plan (TCAP), to
23 modify the language of the “Serrano Policy Area” to encompass the land use policies of “Specific Plan
24 No. 353, as described herein and as shown on the exhibit entitled “CZ07365 PM32885 SP00353
25 GPA00815, Exhibit 6.”

26 B. General Plan Amendment No. 918 (GPA00918) is a proposal to amend the Land Use
27 Element by amending the Eastvale Area Plan Land Use Map from Community Development: Medium
28 Density Residential (CD:MDR) (allowing 2-5 dwelling units per acre) and Open Space: Recreation

1 (OS:R) to Community Development: High Density Residential (CD:HDR) (allowing 8-14 dwelling units
2 per acre) on an approximately 16.24 acre site located northerly of the Santa Ana River, easterly of
3 Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue in the Prado-Mira Loma
4 Zoning District of the Second Supervisorial District, as shown on exhibit entitled "Exhibit No. 6
5 GPA00918 Proposed General Plan," a copy of which is attached hereto and incorporated herein by
6 reference. This General Plan Amendment was approved at the public hearings before the Planning
7 Commission on July 14, 2010 and the Board of Supervisors on August 10, 2010.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
9 this matter, both written and oral, including Environmental Assessment No. 41740, that:

- 10 1. The site is located in the Eastvale Area Plan.
- 11 2. The Eastvale Area Plan Land Use Map determines the extent, intensity, and location of land
12 uses within the Eastvale Area Plan.
- 13 3. The site is currently designated Medium Density Residential (CD:MDR) allowing 2-5
14 dwelling units per acre within the Community Development Foundation Component and
15 Recreation (OS:R) within the Open Space Foundation Component.
- 16 4. General Plan Amendment No. 918 proposes to change the Eastvale Area Plan land use
17 designation on approximately 16.24 acres from Medium Density Residential (MDR) within
18 the Community Development Foundation Component and Recreation (R) in the Open Space
19 Foundation Component to High Density Residential (HDR) in the Community Development
20 Foundation Component.
- 21 5. Surrounding land use designations include: Low Density Residential and Open Space-
22 Recreation to the south, Medium Density Residential to the north and east.
- 23 6. The project sites current zoning is Heavy Agriculture (with a 10 acre minimum) (A-2-10).
- 24 7. The site is surrounded by properties zoned Planned Residential (R-4) to the north,
25 Watercourse, Watershed and Conservation Areas to the east and south (W-1) and
26 Residential Agricultural (R-A-1) (allowing a 1 acre minimum) to the west.
- 27 8. Surrounding land uses include single family residences to the north, vacant land to the east,
28 and south and a single family residence to the west.

1 9. General Plan Amendment No. 918 is both a Technical and Entitlement/Policy Amendment.

2 10. The following findings support the Technical Amendment:

3 a. The proposed technical amendment would not change any policy direction or intent
4 of the General Plan. The project site is in close proximity to the cities of Corona
5 and Norco. It is the intent of the General Plan to foster variety and choice in
6 community development, particularly in the choice and opportunity for housing in
7 various styles and densities, a wide range of prices and accommodating a wide
8 range of life styles in diverse community settings. Development of implementing
9 projects, such as condos or apartments, will result in an increase in housing, and
10 will provide the community a choice and variety of housing opportunities, thus
11 satisfying the Community Design Principle of the General Plan.

12 b. A minor change in boundary will more accurately reflect geographical and
13 topographical features, or legal or jurisdictional boundaries. The proposed
14 amendment will more accurately reflect the FEMA Map Flood Plain for the project
15 site.

16 11. The following findings support the Entitlement/Policy Amendment:

17 a. The proposed change does not involve a change in or conflict with: 1) the Riverside
18 County Vision, 2) any General Plan Principle, and 3) any Foundation Component
19 designation in the General Plan. The proposed amendment conforms to the
20 fundamental values stated in the Riverside County Integrated Plan Vision

21 b. The proposed amendment would either contribute to the achievement of the
22 purposes of the General Plan or, at a minimum, would not be detrimental to
23 them. The Land Use Element of the General Plan states that development should
24 be clustered around community centers. The proposed amendment is within the
25 community of Eastvale which is composed primarily of residential subdivisions.
26 The proposed amendment is conditionally consistent with the existing General Plan
27 Land Use designation and the pattern of approved development adjacent to the site
28 and along Citrus Street, Hamner Avenue, and Cleveland Avenue.

1 c. Special circumstances or conditions have emerged that were unanticipated in
2 preparing the General Plan.

3 12. The proposed amendment would contribute to the achievement of the purposes of the
4 General Plan.

5 13. General Plan Amendment No. 918 is consistent with the goals and policies of the Eastvale
6 Area Plan and with all policies of the Riverside County General Plan.

7 14. The proposed general plan amendment will not be detrimental to public health, safety, and
8 welfare.

9 15. The findings of the initial study performed pursuant to Environmental Assessment No.
10 41740, a copy of the Mitigated Negative Declaration is attached hereto, are incorporated
11 herein by reference. The Environmental Assessment determined that the proposed general
12 plan amendment would have unavoidable impacts on, or be impacted by Cultural
13 Resources, and Hazards and Hazardous Materials. However, it was determined that each of
14 these impacts was insignificant or would be mitigated to a level of non-significance
15 through the application of adopted County Ordinances, through the measures indicated in
16 the initial study, and through conditions of approval (including referenced government
17 agency letters) applied to the associated project. The initial study concluded that the
18 project, as mitigated, would not have a significant effect on the environment.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
20 Negative Declaration for Environmental Assessment No. 41740, and **ADOPTS** General Plan Amendment
21 No. 918 (GPA00918) from Community Development: Medium Density Residential (CD:MDR) and Open
22 Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) as described
23 herein and shown on the exhibit entitled "Exhibit 6, GPA00918 Proposed General Plan."

24 C. General Plan Amendment No. 1095 (GPA01095) is a proposal to amend the Land Use
25 Element by amending the Jurupa Area Plan Land Use Map designation from Commercial Retail (CD:CR)
26 (allowing 0.20-0.35 Floor Area Ratio) to Medium High Density Residential (CD:MHDR) (allowing 5-8
27 dwelling units per acre) both within the Community Development Foundation Component on an
28 approximately 0.41 gross acre site, located southerly of Mission Boulevard, easterly of Pontiac Avenue,

1 and westerly of Rubidoux Boulevard in the Rubidoux zoning district of the Second Supervisorial District,
2 as show on Exhibit No. 6, entitled "Riverside County Planning Department, GPA01095 CZ07730
3 Proposed General Plan," a copy of which is attached hereto and incorporated herein by reference. General
4 Plan Amendment No. 1095 is associated with Change of Zone No. 07730 (CZ7730) which was
5 considered concurrently with this amendment at the public hearings before the Planning Commission on
6 June 2, 2010 and the Board of Supervisors on July 27, 2010. Change of Zone No. 7730 proposes to
7 change the existing zoning classification from Rubidoux-Village Commercial (RV-C) - Center to
8 Multiple Family Dwellings (R-2).

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
10 on this matter, both written and oral, that:

- 11 1. The site is located in the Jurupa Area Plan.
- 12 2. The Jurupa Land Use Map determines the extent, intensity and location of land uses within
13 the Jurupa Area Plan.
- 14 3. The site is currently designated Commercial Retail (CD:CR) (allowing 0.20-0.35 Floor
15 Area Ratio) on approximately 0.41 gross acres within the Community Development
16 Foundation Component.
- 17 4. General Plan Amendment No. 1095 proposes to change the land use designation on the site
18 to Medium High Density Residential (CD:MHDR) (allowing 5-8 Dwelling Units per Acre)
19 within the Community Development Foundation Component.
- 20 5. The site is bordered by properties designated as Commercial Retail (CD:CR) (0.20-0.35
21 Floor Area Ratio) within the Community Development Foundation Component to the
22 north, south, east and west.
- 23 6. The site is currently zoned Rubidoux-Village Commercial (R-VC)-Center.
- 24 7. The site is surrounded by properties which are zoned Rubidoux-Village Commercial (R-
25 VC)-Center to the north, south, east and west.
- 26 8. Change of Zone No. 7730 would change the zoning on the site from Rubidoux-Village
27 Commercial (R-VC)-Center to Multiple Family Dwellings (R-2) and is being processed
28 concurrently with this general plan amendment.

- 1 9. The surrounding land uses include vacant land and commercial to the north, single family
2 residences to the south, single family residences and commercial to the east and
3 commercial to the west.
- 4 10. General Plan Amendment No. 1095 does not involve a change in or conflict with the
5 Riverside County Vision. The approval of General Plan Amendment No. 1095 and Change
6 of Zone No. 7730 allows for the future development of two affordable single family homes
7 and provides an opportunity for the County to show its support of Habitat for Humanity
8 Riverside's efforts and commitment to fulfillment of the housing fundamental values stated
9 in the Riverside County Integrated Plan Vision Chapter and in the Jurupa Area Plan Vision
10 Summary section. Riverside County "[A]cknowledges shelter as one of the most basic
11 community needs and value the willingness of our communities and their leaders to accept
12 housing for our growing population in our communities, particularly with respect to the
13 ongoing shortage of affordable housing and its negative impacts on our communities."
- 14 11. The proposed amendment conforms to the fundamental values stated in the Riverside
15 County Integrated Plan Vision.
- 16 12. General Plan Amendment No. 1095 does not involve a change in or conflict with any
17 General Plan Principle.
- 18 13. General Plan Amendment No. 1095 does not involve a change in or conflict with any
19 Foundation Component designation. The proposed land use designation is within the same
20 Community Development Foundation Component.
- 21 14. The proposed amendment would either contribute to the achievement of the purposes of
22 the General Plan or, at a minimum, would not be detrimental to them. The Housing
23 Element of the General Plan recognizes that "housing policies must be responsive to the
24 special housing needs of persons who cannot afford market-rate housing, such as those of
25 persons with disabilities, elderly, large families, farm workers, families with female heads
26 of households, and families and persons in need of emergency shelter."
- 27 15. The proposed amendment will protect public health, safety and welfare through project
28 design.

- 1 16. The proposed amendment is consistent with the goals and policies of the Jurupa Area Plan
2 and with all policies of the Riverside County General Plan.
- 3 17. Habitat for Humanity Riverside's actions assist in the development of housing to meet the
4 needs of the very low, low, and moderate income households within the northwestern part
5 of Riverside County and help Riverside County meet the goals, policies and actions
6 specified in the adopted Riverside County Housing Element.
- 7 18. Special circumstances or changes have emerged that were unanticipated in preparing the
8 General Plan.
- 9 19. The proposed amendment is compatible with the present and future logical development of
10 the area.
- 11 20. The proposed Amendment allows the development of two affordable single-family homes
12 in the Community of Rubidoux where there is an imbalance between jobs and housing due
13 to the current economic downturn unanticipated in preparing the General Plan, and is
14 expected to provide a range of housing prices to meet the needs of future area residents.
- 15 21. General Plan Amendment No. 1095 and its associated change of zone (Change of Zone
16 No. 7730) are covered by the general rule that the California Environmental Quality Act
17 (CEQA) applies only to projects which have the potential for causing a significant effect
18 on the environment. Where it can be seen with certainty that there is no possibility that the
19 activity in question may have a significant effect on the environment, the activity is not
20 subject to CEQA (CEQA Guidelines Section 15061(b)(3)). It can be seen with certainty
21 that there is no possibility that the proposed project will have a significant effect on the
22 environment. Two single-family residences will be constructed on the amendment site
23 with a total building area of 3,704 square feet, in an urbanized area. The project is not
24 located within an environmentally sensitive area or in a Criteria Area of the Multi-Species
25 Habitat Conservation Plan. The project site is located southerly of Mission Boulevard in
26 the Community of Rubidoux which is the most of intensely commercially and residentially
27 developed of all the communities in the Jurupa Area Plan.
- 28

1 22. General Plan Amendment No. 1095 and its associated change of zone (Change of Zone
2 No. 7730) are also exempt from CEQA pursuant to CEQA Guidelines Section 15303, New
3 Construction or Conversion of Small Structures. This section states "Class 3 consists of
4 construction and location of limited numbers of new, small facilities or structures;
5 installation of small new equipment and facilities in small structures; and the conversion of
6 existing small structures from one use to another where only minor modifications are made
7 in the exterior of the structure. The numbers of structures described in this section are the
8 maximum allowable on any legal parcel. Examples of this exemption include but are not
9 limited to: a. One single-family residence or a second dwelling unit in a residential
10 zone. In urbanized areas, up to three single-family residences may be constructed or
11 converted under this exemption."

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Notice of
13 Exemption from CEQA pursuant to Sections 15061(b)(3) and 15303, and **ADOPTS** General Plan
14 Amendment No. 1095 (GPA01095) from Commercial Retail within the Community Development
15 Foundation (CD:CR) to Medium High Density Residential (CD:MHDR) within the Community
16 Development Foundation (CD:MHDR), as described herein, and as show on Exhibit No. 6 entitled
17 "Riverside County Planning Department GPA01095 CZ07730 Proposed General Plan."

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
19 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County
20 Planning Department, and that such documents are located at 4080 Lemon Street, Riverside, California.

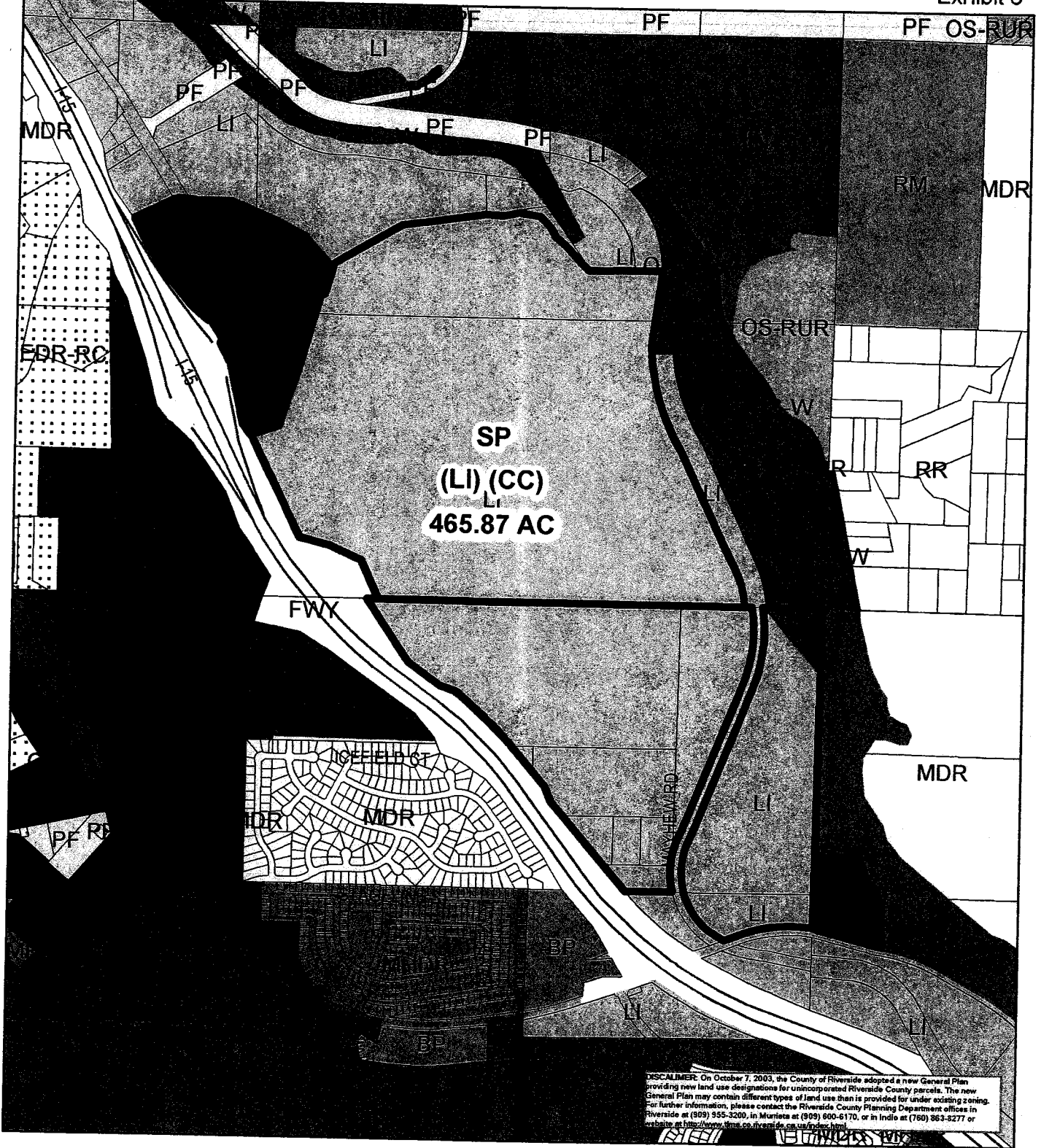
21
22 G:\Property\TNorth\GPA Amendment Materials\Cycle 3 GPA Reso 2010-253 tnn.doc

23 ROLL CALL:

24 Ayes: Buster, Stone, Benoit, and Ashley
25 Nays: None
26 Absent: Tavaglione

27 The foregoing is certified to be a true copy of a resolution duly
28 adopted by said Board of Supervisors on the date therein set forth.

 KECIA HARPER-IHEM, Clerk of said Board
By: _____
 Deputy



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 for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murietta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.wms.ca.gov/riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 Area: **Glen Ivy**

Township/Range: **T4SR6W T5SR6W**

Section : **35 & 2**

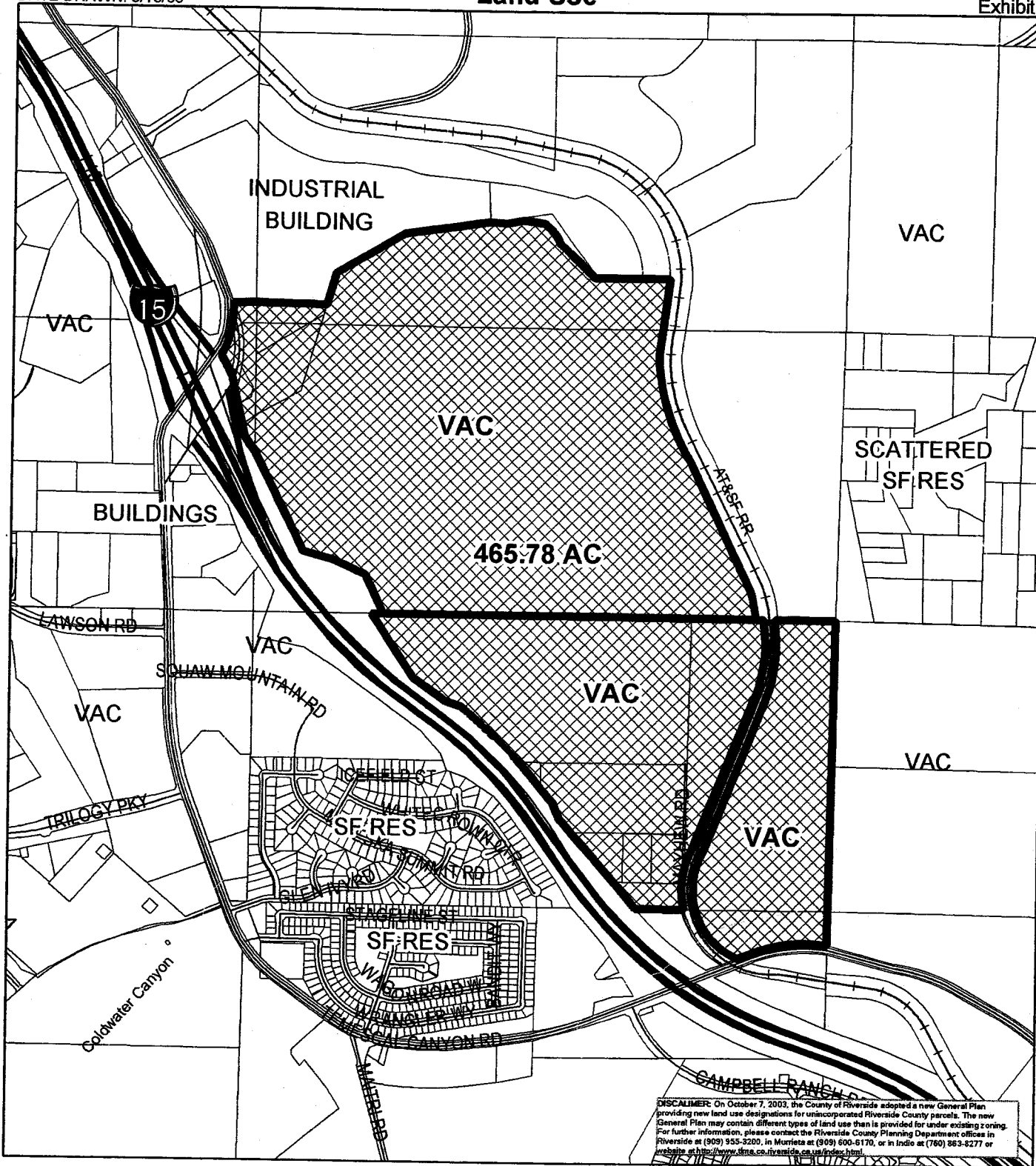


0 625 1,250 2,500 3,750



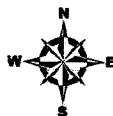
ASSESSORS
 BK. PG. **283-16,17,19,20**
290-50,60

THOMAS
BROS.PG 804 E5



RIVERSIDE COUNTY PLANNING DEPARTMENT

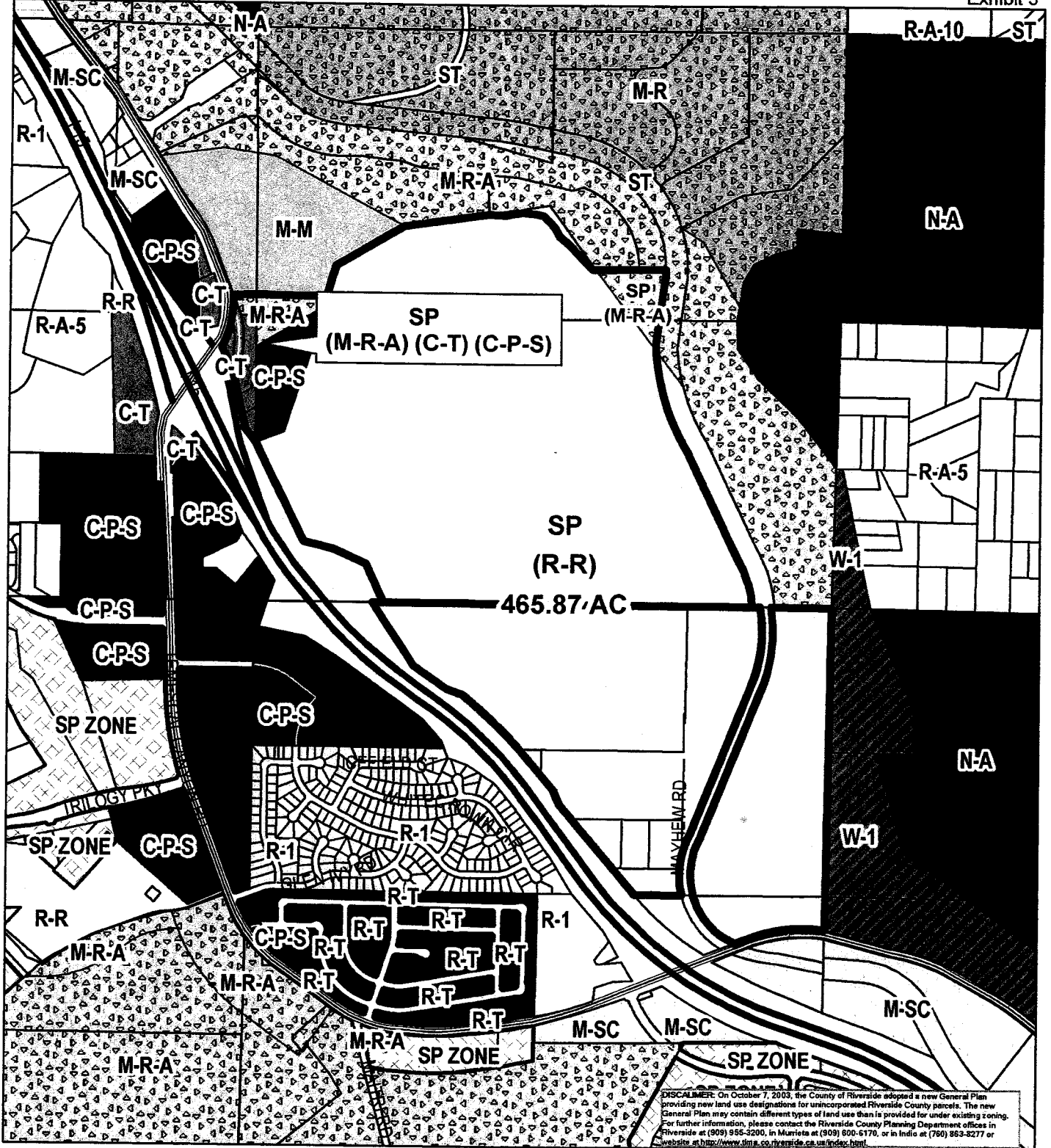
Zone
Area: **Glen Ivy**
Township/Range: **T4SR6W**
Section : **35 & 2**



ASSESSORS
BK. PG. **283-16,17,19,20**
290-50,60
THOMAS
BROS.PG 804 E5

DATE DRAWN: 9/15/06

PROPOSED ZONING



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: **Glen Ivy**
Township/Range: T4SR6W T5SR6W
Section : 35 & 2

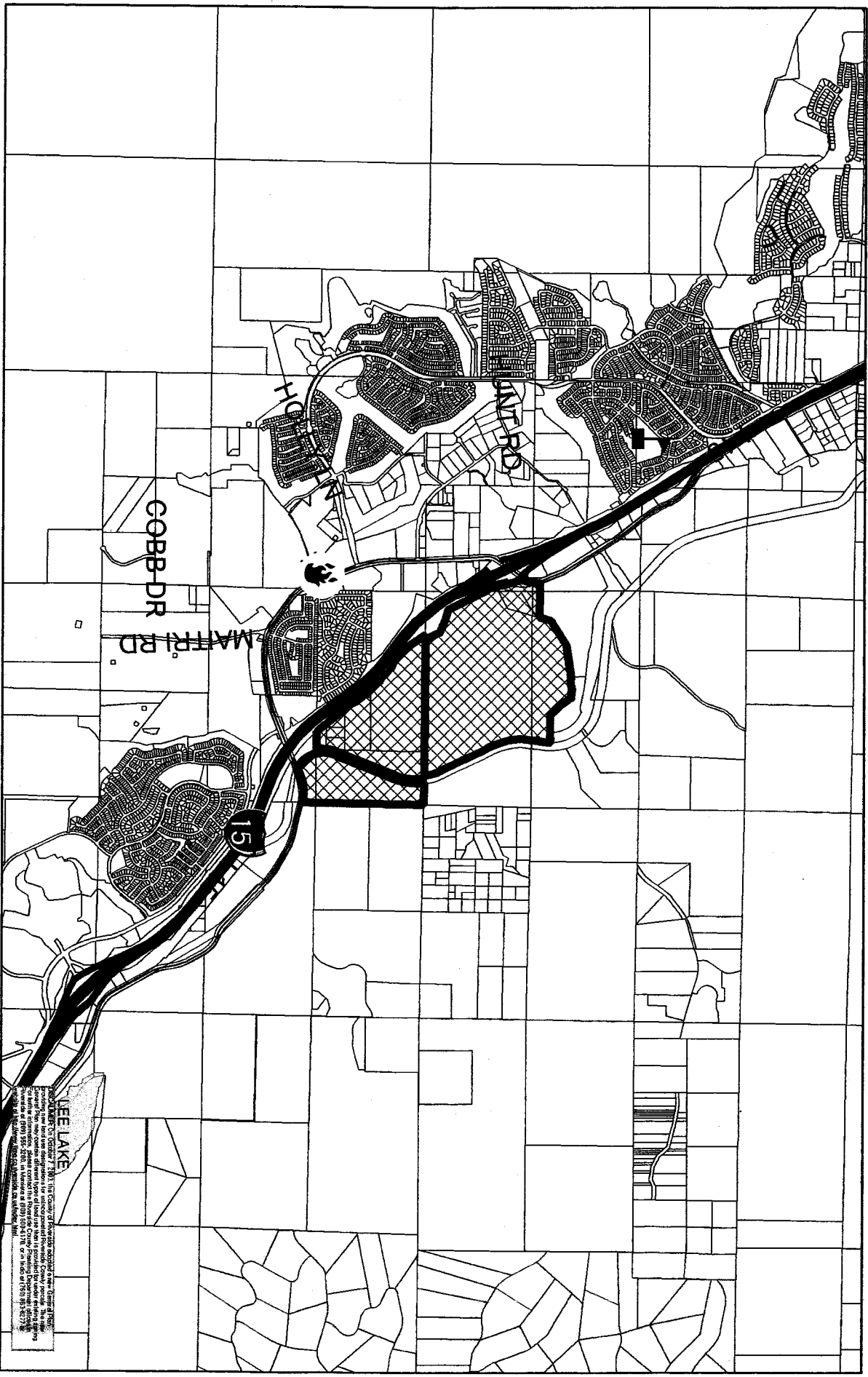


ASSESSORS
BK. PG. 283-16,17,19,20
290-50,60
THOMAS
BROS.PG 804 E5

Supervisor: Buster
District: 1
DATE DRAWN: 9/15/06

CZ07365 PM32885 SP00353 GPA00815 VICINITY MAP

Planner: Vanessa Ng
Date: 10/2/06
Vicinity Map



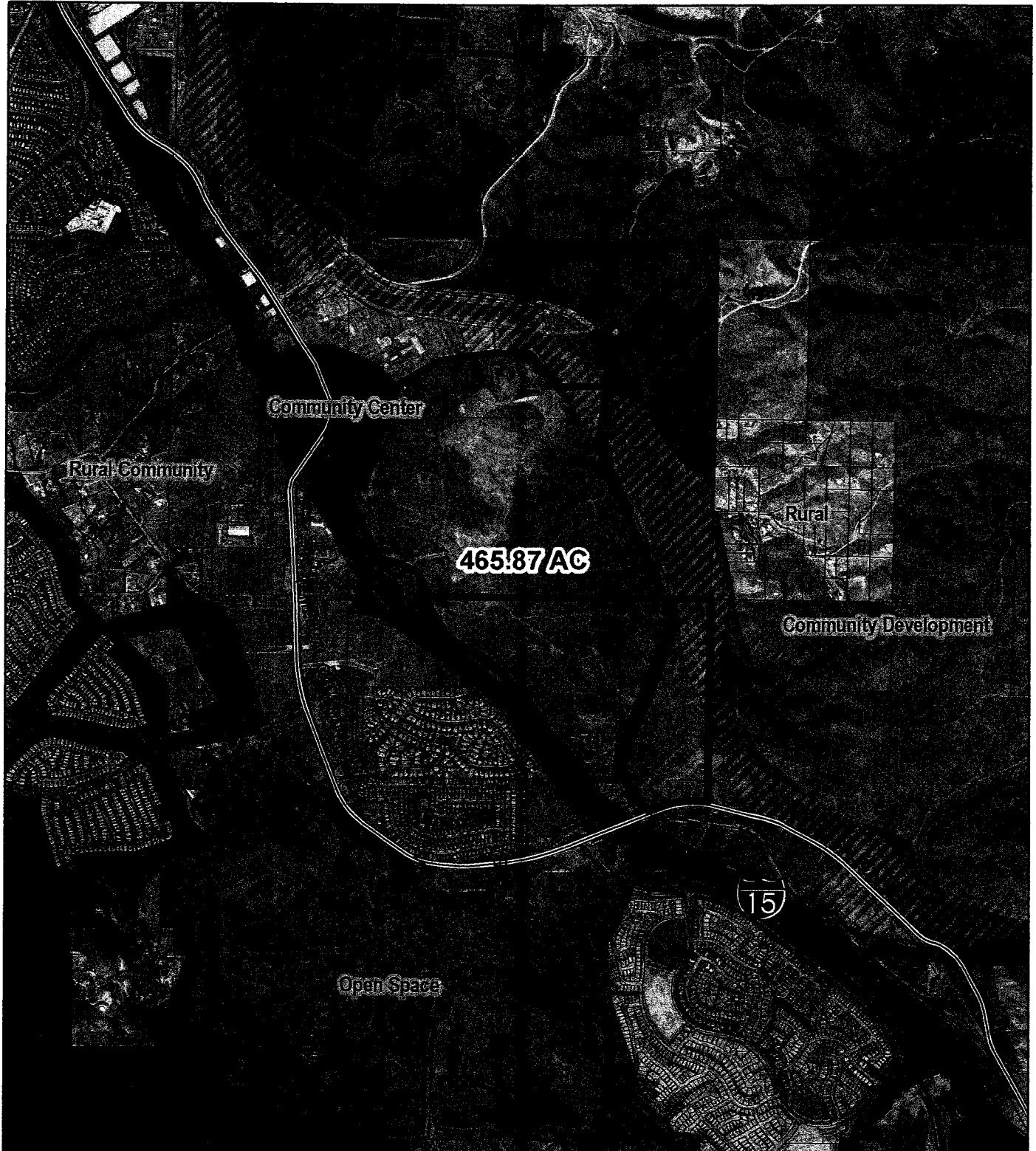
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: Glen Ivy
Area: T4SR6W T5SR6W
Township/Range: T4SR6W T5SR6W
Section: 35 & 2



ASSASSORS 283-16,17,19,20
BK PG. 290-50,60
THOMAS
BROS.PG 804 E5

LEE LAKE
NOTICE TO COUNTY: The County of Riverside adopted new zoning and planning maps, which contain different types of land use than is provided for under existing zoning and planning maps. The County of Riverside Planning Department, 4000 N. Orange Avenue, Suite 100, Orange, CA 92668, is providing this notice to the public. The County of Riverside Planning Department is available to answer questions and provide information regarding the new zoning and planning maps. The County of Riverside Planning Department is available to answer questions and provide information regarding the new zoning and planning maps. The County of Riverside Planning Department is available to answer questions and provide information regarding the new zoning and planning maps.

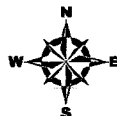


RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Glen Ivy
Plan:

Township/Range: T4SR6W T5SR6W

SECTION: 35 & 2



ASSESSORS

BK. PG. 283-16,17,19,20
290-50,60

THOMAS 804 E5
BROS.PG

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

9/30/10

lcs

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, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

Date 38686 El Cerrito Road
Palm Desert, California 92211
Initial

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Specific Plan No. 353, Change of Zone No. 7365, General Plan Amendment No. 815, Tentative Parcel Map No. 32885, Environmental Impact Report No. 492
Project Title/Case Numbers

Matt Straite
County Contact Person 951-955-8631
Phone Number

2006081015
State Clearinghouse Number (if submitted to the State Clearinghouse)

Rosetta Advisors
Project Applicant P.O. Box 549 Corona, Ca 92878
Address


Easterly of Interstate 15, northeasterly of Temescal Canyon Road, westerly of Park Canyon Road, and southerly of Clay Canyon Road
Project Location

The General Plan Amendment proposes to amend the Temescal Canyon Area Plan (TCAP) Figure 4 "Policy Areas" to redesignate the Project Site from "Serrano Policy Area" to "Specific Plan No. 353," and to amend TCAP Table 3, Adopted Specific Plans in Temescal Canyon Area Plan, to include the Serrano Specific Plan No. 353. The Change of Zone proposes to redesignate the site from "Rural Residential (R-R)," "Tourist Commercial (C-T)," "Scenic Highway Commercial (C-P-S)," and "Mineral Resources and Related Manufacturing (M-R-A)" to "Specific Plan (SP)". The Tentative Parcel Map proposes a Schedule E subdivision of 477.45 acres into 19 developable parcels. The Environmental Impact Report has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with changing the General Plan Land Use designation, creation of a Specific Plan, rezoning, and tentative parcel map approvals for the proposed industrial/commercial Specific Plan.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,792.25 + \$64.00).
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted for the project.

This is to certify that the Final Environmental Impact Report, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.


Signature

Board Assistant
Title

September 28, 2010
Date

Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors
Date Received for Filing and Posting at OPR: _____

Revised on 3/15/10 by R. Juarez
Y:\Planning Case Files-Riverside office\SP00353\PC Hearings\NOD Form.doc

06.22.10 16.2

Please charge deposit fee case#: ZEIR00492 ZCFG No. 04111 - **SELECT**

FOR COUNTY CLERK'S USE ONLY

SEP 28 2010 3.72

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director
Notice of Determination was routed to County Clerks for posting on.

Planning Department

Ron Goldman · Planning Director

9/30/10
Date

KB
Initial

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, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38636 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

General Plan Amendment No. 918 and Environmental Assessment No. 41740

Project Title/Case Numbers

Adam Rush
County Contact Person

951-955-6646
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Albert A. Webb Associates

3788 McCray Street, Riverside, CA 92506

Project Applicant

Address

Northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street and westerly of Hamner Avenue

Project Location

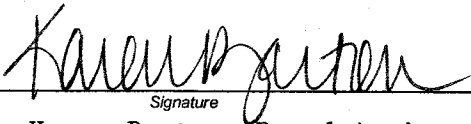
General Plan Amendment No. 918 proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre).

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,010.25 + \$64.00).
A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.



Signature

Board Assistant

Title

September 28, 2010

Date

Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA41740 ZCFG05089 .

08.10.10 16.1 09.28.10 3.74

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

NOTICE OF EXEMPTION

9/30/10
Date

WJ
Initial

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, 9th Floor P. O. Box 1409 Riverside, CA 92502-1409

38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case Nos.: General Plan Amendment No. 1095 and Change of Zone No. 7730

Project Location: The project site is located in the Community of Rubidoux within the Jurupa Area Plan in Western Riverside County; more specifically, southerly of Mission Boulevard, easterly of Pontiac Avenue and westerly of Rubidoux Boulevard.

Project Description: General Plan Amendment No. 1095 proposes to amend the existing General Plan Land Use Designation for the subject property from Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to Community Development: Medium High Density Residential (CD: MHDR) (5 - 8 Dwelling Units per Acre) for a 0.41 gross acre site. Change of Zone No. 7730 proposes to amend the existing zoning classification for the subject property from Rubidoux-Village Commercial (R-VC) - Center to Multiple Family Dwellings (R-2).

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: County Initiated

Exempt Status: (Check one)

Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15303)

Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption ()

Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: (15061)

Reasons why project is exempt:

The proposed amendment is subject to the California Environmental Quality Act Section No. 15061, Review for Exemption (b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Two single-family residences will be constructed on the amendment site with a total building area of 3,704 square feet, in an urbanized area. The project is not located within an environmentally sensitive area or in a Criteria Area of the Multi-Species Habitat Conservation Plan. The project site is located southerly of Mission Boulevard in the Community of Rubidoux which is the most intensely commercially and residentially developed of all the communities in the Jurupa Area Plan. Urban development has been approved to the north, east and west. Vacant land, single-family residences and commercial areas currently surround the amendment site. The amendment site is currently vacant.

The proposed amendment is also subject to the California Environmental Quality Act Section No. 15303, New Construction or Conversion of Small Structures. This section states "Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. 1. Upon adoption by the Board of Supervisor's, Change of Zone No. 7730 will amend the existing zoning classification for the subject property from Rubidoux-Village Commercial (R-VC) - Center to Multiple Family Dwellings (R-2). 2. Two single-family residences will be constructed on the amendment site with a total building area of 3,704 square feet, in an urbanized area. 3. The amendment site currently has public water, sewer, gas, and electric on site and is served by the applicable utilities. The amendment site is located southerly of Mission Boulevard. The General Plan Circulation Element designates Mission Boulevard as an Arterial 128' Right-Of-Way roadway where public services and facilities are available to existing and/or future urban development.

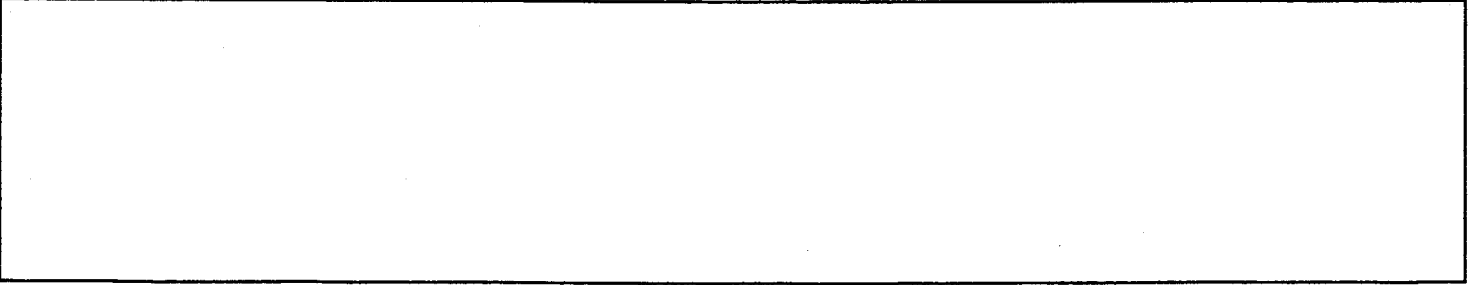
Christian Hinojosa 951-955-0972
County Contact Person Phone Number

[Signature] Project Planner April 22, 2010
Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: FREE POSTING PER CA GOVERNMENT CODE 6103 AND 27383.
FOR COUNTY CLERK'S USE ONLY

7/27/10 16.2
SEP 28 2010 3.73



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA 41740, General Plan Amendment No. 918

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

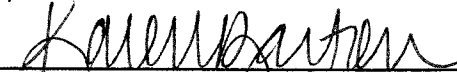
PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Adam Rush Title: Principal Planner Date: March 2, 2010

Applicant/Project Sponsor: Albert A. Webb Associates Date Submitted: February 4, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption:  Date: September 28, 2010

Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors

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

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Adam Rush at 951-955-3200.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\GPA00918\MND form.doc

Please charge deposit fee case#: ZEA41740 ZCFG05089

08.10.10 16.1 09.28.10 3.74

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * R0801200

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: MID-HILL PLACE \$64.00
paid by: CK 19272
CALIFORNIA FISH AND GAME FOR EA41740
paid towards: CFG05089 CALIF FISH & GAME: DOC FEE
at parcel: 12758 DAIRY ST COR
appl type: CFG3

By _____ Feb 04, 2008 15:19
MBRASWEL posting date Feb 04, 2008

Account Code	Description	Amount
58353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department

Carolyn Syms Luna · Director

221B

DATE: September 28, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: RESOLUTION NO. 2010-253 AMENDING THE RIVERSIDE COUNTY COMPREHENSIVE GENERAL PLAN-THIRD CYCLE OF GENERAL PLAN AMENDMENTS (LAND USE ELEMENT) FOR 2010 (GPA No.s 815, 918, 1095)

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input checked="" type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:

****SELECT Advertisement****

Need Director's signature by September 16, 2010
Please schedule on the September 28, 2010 BOS Agenda

Documents to be sent to County Clerk's Office for Posting within five days:

****SELECT****
Fish & Game Receipt (CFG _____)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

806B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 13, 2010

REVIEWED BY EXECUTIVE OFFICE

DATE 5/13/10
Tina Grande

DATE

Departmental Concurrence

SPECIFIC PLAN NO. 353 / GENERAL PLAN AMENDMENT NO. 815 / CHANGE OF ZONE NO. 7365 / ENVIRONMENTAL IMPACT REPORT NO. 492/ TENTATIVE PARCEL MAP NO. 32885 - Fast Track No. 2008-22 - Applicant: Rosetta Advisors – Engineer/Representative: T&B Planning and Stantec - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 FAR) and Community Center (CC) – Location: Easterly of Interstate 15, northeasterly of Temescal Canyon Road, westerly of Park Canyon Road, and southerly of Clay Canyon Road - 487.96 acres - 487.96 gross acres- Zoning: Rural Residential (R-R), Tourist Commercial (C-T), Scenic Highway Commercial (C-P-S), Mineral Resources and Related Manufacturing (M-R-A) - **REQUEST:** The Specific Plan proposes to develop 487.96 acres into an industrial park along with commercial office and community center uses. The plan includes 172,150 square feet of community center/retail use on 16.99 acres, 622,450 square feet of commercial office/industrial use on 47.32 acres, and 5,978,454 square feet of industrial use on 299.30 acres. The plan will dedicate a conservation area totaling 48.77 acres along the eastern project boundary. The General Plan Amendment proposes to amend the Temescal Canyon Area Plan (TCAP) Figure 4 "Policy Areas" to redesignate the Project Site from "Serrano Policy Area" to "Specific Plan No. 353," and to amend the Land Use Designation from Community Development: Light Industrial (LI), Community Development: Community Center (CC) and Open Space: Open Space-Water to Commercial Retail (CR), Light Industrial (LI), Open Space- Conservation (OS-C), and Open Space- Water (OS-W) as reflected on the Specific Plan Land Use Plan, and to amend TCAP Table 3, Adopted Specific Plans in Temescal Canyon Area Plan, to include the Serrano Specific Plan No. 353. The Change of Zone proposes to reclassify the sites zoning classification from "Rural Residential (R-R)," "Tourist Commercial (C-T)," "Scenic Highway Commercial (C-P-S)," and "Mineral Resources and Related Manufacturing (M-R-A)" to "Specific Plan (SP)". The

Ron Goldman
Planning Director

Initials:
RG:vd
vd

(continued on attached pages)

Dep't Recomm.: Policy Policy
Per Exec. Ofc.: Consent Consent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is approved as recommended with added condition to specify West Side of Temescal.

Ayes: Buster, Benoit and Ashley
Nays: None
Absent: Tavaglione and Stone
Date: June 22, 2010
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref. | District: First | Agenda Number:

16.2

The Honorable Board of Supervisors

Re: SPECIFIC PLAN NO. 353 / GENERAL PLAN AMENDMENT NO. 815 / CHANGE OF ZONE NO. 7365 / ENVIRONMENTAL IMPACT REPORT NO. 492/ TENTATIVE PARCEL MAP NO. 32885

Page 2 of 3

Tentative Parcel Map proposes a Schedule E subdivision of 477.45 acres into 19 developable parcels. The Environmental Impact Report has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with changing the General Plan Land Use designation, creation of a Specific Plan, rezoning, and tentative parcel map approvals for the proposed industrial/commercial Specific Plan.- APN(s): 283-160-009, 283-170-012, 283-170-013, 283-170-014, 283-170-015, 283-170-021, 283-190-013, 283-190-014, 283-190-027, 283-200-008, 283-200-009, 283-200-010, 290-050-013, 290-050-003, 290-050-002, 290-060-006, 290-050-012, 290-060-016, 290-050-020, 290-050-023, 290-050-027, 290-050-028, 290-050-029 & 290-050-026.

RECOMMENDED MOTION:

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 492**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA implementation procedures; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 815** amending the Land Use designation for the subject property from Community Development: Very Low Density Residential (VLDR) 1 Acre Minimum to Commercial Retail (CR), Light Industrial (LI), Open Space- Conservation (OS-C), and Open Space- Water (OS-W) as reflected on the Specific Plan Land Use Plan and as well as amend the text of the Temescal Canyon Area Plan and Figure 4 "Policy Areas" to modify the language of the Serrano Policy Area to encompass the land use policies of the Serrano Commerce Center Specific Plan No. 353;

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 353**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7365**, amending the zoning classification for the subject property from Rural Residential (R-R), Mineral Resources and Related Manufacturing (MRA), Commercial Tourist (CT), and Scenic Highway Commercial (CPS) to Specific Plan (SP zone) and develop the SP zoning ordinance;

TENTATIVE APPROVAL of **TENTATIVE PARCEL MAP NO. 32885** subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

BACKGROUND:

May 5, 2009

The Board of Supervisors concurred with the Planning Commission to initiate proceedings for the General Plan Amendment.

April 15, 2009

The General Plan Amendment was heard at the April 15, 2009 Planning Commission for initiation of the General Plan Amendment. The Planning Commission found the General Plan

The Honorable Board of Supervisors

Re: SPECIFIC PLAN NO. 353 / GENERAL PLAN AMENDMENT NO. 815 / CHANGE OF ZONE
NO. 7365 / ENVIRONMENTAL IMPACT REPORT NO. 492/ TENTATIVE PARCEL MAP NO.
32885

Page 3 of 3

Amendment could be supported and therefore recommended to the Board of Supervisors to initiate proceedings for the General Plan Amendment.

The following comment(s) were provided by the Planning Commission on April 15, 2009:

Commissioner John Roth: Commissioner Roth commented that the proposal was a good project that will add to the ability for those whom live in the Temescal Valley to find a job near their homes. Commissioner Roth also stated that the Open Space located along the Temescal Wash was a preferable land use designation for that area.

Commissioner John Snell: No comment

Commissioner John Petty: No comment

Commissioner Jim Porras: No comment

Commissioner Jan Zuppardo: No comment

6/22/10 Board - PROCEEDINGS)

- 15.2 TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN AMENDMENT NO. 977 (FOUNDATION - REGULAR) - Norman Gritton and Gritton & Gritton/Dave Jeffers - Good Hope/Meadowbrook Zoning Area - Mead Valley/Elsinore Area Plan - 5th District. The Planning Director recommends that the Board **tentatively decline** to adopt an order initiating proceedings for the above-referenced general plan amendment to amend the General Plan Foundation Component of the subject site from Rural to Rural Community and to amend the land use designation of the subject site from Rural Mountainous (10 acre minimum) and Rural Residential (5 acre minimum) to Very Low Density Residential (1 acre minimum).
(APPROVED TO CONTINUE WITH GPA PROCEEDINGS)
- 15.3 TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN AMENDMENT NO. 1022 (FOUNDATION - REGULAR) - JBL Investment Inc./Medofer Engineering Inc. - Mead Valley Zoning District - Mead Valley Area Plan - 5th District. The Planning Director recommends that the Board **tentatively decline** to adopt an order initiating proceedings for the above-referenced general plan amendment to amend the General Plan Foundation Component of the subject site from Rural to Community Development and to amend the land use designation of the subject site from Rural Residential (5 acre minimum) to Low Density Residential (1/2 acre minimum). (CONT'D. TO 7/13/10 @ 1:30 P.M.)
- 16.1 TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on SPECIFIC PLAN NO. 286 Substantial Conformance No. 2 / CHANGE OF ZONE NO. 7647 / TENTATIVE TRACT MAP NO. 35161 - Applicant: Joseph Turley - Engineering/Representative: Hunsaker & Associates, Inc. - 3rd District - Rancho California Zoning Area - Southwest Area Plan. Recommendation of The Planning Commission For Adoption Of A Mitigated Negative Declaration For Environmental Assessment No. 41909; Approval Of Specific Plan No. 286, Substantial Conformance No. 2 to change the Specific Plan to reflect the text change of the ordinance as a result of the change of zone ; Approval of Change of Zone 7647 to change the text of the zoning ordinance in the Specific Plan to revise the zoning ordinance standards for Planning Area 34 so that it is not subject to the 50' rear yard setback, but is instead required to have a 20' yard setback except where adjacent to low density residential uses, or such other zones as the Board may find appropriate; Approval of Tentative Tract Map No. 35161, Schedule A, which proposes to subdivide 19.4 gross acres into 51 single family residential lots with a minimum lot size of 7,200 square feet, one (1) lot for a detention basin, and one (1) open space lot for roadway landscape treatments.
(APPROVED AS RECOMM.)
- TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on [REDACTED]
[REDACTED]
[REDACTED] - Applicant: Rosetta Advisors - Engineering/Representative: T&B Planning and Stantec - 1st District - Glen Ivy Zoning Area - Temescal Canyon Area Plan. Recommendation for Tentative Certification of Environmental Impact Report No. 492; Tentative Approval of Specific Plan No. 353 to develop 487.96 acres into an industrial park along with commercial office and community center uses, and which includes 172,150 square feet of community center/retail use on 16.99 acres, 622,450 square feet of commercial office/industrial use on 47.32 acres, and 5,978,454 square feet of

Agenda Item No.:
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisory District: First
Project Planner: Matt Straite
Board of Supervisors: June 8, 2010

ENVIRONMENTAL IMPACT REPORT NO. 492
SPECIFIC PLAN NO. 353
GENERAL PLAN AMENDMENT NO. 815
CHANGE OF ZONE NO. 7365
TENTATIVE PARCEL MAP NO. 32885
Applicant: Rosetta Advisors
Engineer: T&B Planning Consultants, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Environmental Impact Report No. 492 has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with changing the General Plan Land Use designation, creation of a Specific Plan, rezoning, and tentative parcel map approvals for the proposed industrial/commercial Specific Plan.

Specific Plan No. 353 proposes to develop 489.28 acres into an industrial park along with commercial office park and community/retail center uses. The plan includes 172,150 square feet of community center/retail use on 17.45 acres, 622,450 square feet of commercial office/industrial use on 39.37 acres, and 5,978,454 square feet of industrial use on 332.01 acres. The plan will dedicate a conservation area totaling 48.77 acres along the eastern project boundary.

General Plan Amendment No. 815 proposes to amend the Riverside County General Plan Land Use Element from Community Development: Light Industrial (CD:LI) (0.25 -0.60 Floor to Area Ratio) and Community Development: Community Center (CD:CC) Land Used Designations to Commercial Retail (CR), Light Industrial (LI), Open Space- Conservation (OS-C), and Open Space- Water (OS-W) as reflected on the Specific Plan Land Use Plan, as well as amend the text of the Temescal Canyon Area Plan (TCAP) Figure 4 "Policy Areas" to modify the language of the "Serrano Policy Area" to encompass the land use policies of "Specific Plan No. 353."

Change of Zone No. 7365 proposes to change the zoning from Rural Residential (R-R), Mineral Resources and Related Manufacturing (MRA), Commercial Tourist (CT), and Scenic Highway Commercial (CPS) to Specific Plan (SP zone) and develop the SP zoning ordinance and SP development standards.

Tentative Parcel Map No. 32885 is a Schedule E subdivision into nineteen (19) parcels ranging in size from 0.35 to 48.77 acres: eighteen (18) parcels are for commercial/industrial purposes and one (1) parcel is an open space lot for MSHCP conservation purposes. The Parcel Map does not propose to subdivide the entire Specific Plan property, only a large portion of the property.

The project is located easterly of Interstate 15, northeasterly of Temescal Canyon Road, westerly of Park Canyon Road, and southerly of Clay Canyon Road.

BACKGROUND:

May 5, 2009

The Board of Supervisors concurred with the Planning Commission to initiate proceedings for the General Plan Amendment.

April 15, 2009

MS for AM

The General Plan Amendment was heard at the April 15, 2009 Planning Commission for initiation of the General Plan Amendment. The Planning Commission found the General Plan Amendment could be supported and therefore recommended to the Board of Supervisors to initiate proceedings for the General Plan Amendment.

From the April 15, 2009 Planning Commission Hearing the following comment(s) have been provided by the Planning Commission for the Board of Supervisors:

Commissioner John Roth: Commissioner Roth commented that the proposal was a good project that will add to the ability for those whom live in the Temescal Valley to find a job near their homes. Commissioner Roth also stated that the Open Space located along the Temescal Wash was a preferable land use designation for that area.

Commissioner John Snell: No comment

Commissioner John Petty: No comment

Commissioner Jim Porras: No comment

Commissioner Jan Zuppardo: No comment

ISSUES OF POTENTIAL CONCERN:

Trails:

The Temescal Valley Design Guidelines call for a Class 1 Bike Path/Regional Trail along a re-routed Temescal Canyon Road. This will help elevate traffic burdens and keep truck traffic from residential neighborhoods. Given the final design of the street through the Specific Plan, and in an effort to implement the goals of the Guidelines, the Transportation Department, The Regional Parks Department, the Trail Committee and Planning are supporting a final design although it is not in conformance with the Guidelines. At the northern portion of the project, the Regional Trail will now follow along Temescal Canyon Road until it enters the project site, at which point the trail will turn and follow the 100 year flood plain limits to the east of the project site, reconvening with the Temescal Canyon Road as the trail leaves the project site to the south. This will also act as a buffer between the project uses, and the MSHCP conservation dedication. This modified trail alignment is consistent with the intentions of the Guidelines and with the Temescal Wash Policy Area. Please see the trail section of the Specific Plan and Parcel Map for more details.

Mining-

The site currently features clay mining activities, consistent with the General Plan Policies for the area. The mining activities will be phased out as the project develops. Conditions of approval and mitigation measures have been added to the project in order to ensure consistency with the reclamation plan.

SUMMARY OF FINDINGS:

1. Existing Land Use (Ex. #1): Vacant Land and limited mining
2. Proposed Land Use (Ex. #1): Community Development Specific Plan
3. Surrounding Land Use (Ex. #1): Industrial buildings to the north, single family residential and vacant land to the east, railroad tracks and vacant land to the south, and vacant land, Interstate 15, and single family residences to the west.
4. Existing Zoning (Ex. #2): Rural Residential (R-R), Scenic Highway Commercial (C-P-S), Commercial Tourist (C-T) and Mineral Resources and Related Manufacturing (M-R-A)
5. Proposed Zoning (Ex. #2): Specific Plan (SP Zone)
4. Surrounding Zoning (Ex. #2): Mineral Resources and Related Manufacturing (M-R-A), Medium Manufacturing (M-M) to the north, Mineral Resources and Related Manufacturing (M-R-A) and Watercourse, Watershed and Conservation Area (W-1) to the east, Manufacturing Service Commercial (M-SC) to the south, and Commercial Tourist (C-T), One Family Dwellings (R-1) and Scenic Highway Commercial (C-P-S) to the west
5. Existing General Plan: (Ex. #6): Community Development: Light Industrial (LI), Community Development: Community Center (CC) and Open Space: Open Space-Water
6. Proposed General Plan (Ex. #6): Commercial Retail (CR), Light Industrial (LI), Open Space- Conservation (OS-C), and Open Space- Water (OS-W) as reflected on the Specific Plan Land Use Plan
6. Project Data: Total Specific Plan Acreage: 489.28 Acres
Total Parcel Map Acreage: 380.3 Acres
7. Environmental Concerns: See included Environmental Impact Report

RECOMMENDATIONS:

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 492**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA implementation procedures; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 815** amending the Land Use designation for the subject property from Community Development: Very Low Density Residential (VLDR) 1 Acre Minimum to Commercial Retail (CR), Light Industrial (LI), Open Space- Conservation (OS-C), and Open Space- Water (OS-W) as reflected on the Specific Plan Land Use Plan and as well as amend the text of the Temescal Canyon Area Plan and Figure 4 "Policy Areas" to modify the language of the Serrano Policy Area to encompass the land use policies of the Serrano Commerce Center Specific Plan No. 353;

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 353**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7365**, amending the zoning classification for the subject property from Rural Residential (R-R), Mineral Resources and Related Manufacturing (MRA), Commercial Tourist (CT), and Scenic Highway Commercial (CPS) to Specific Plan (SP zone) and develop the SP zoning ordinance;

TENTATIVE APPROVAL of **TENTATIVE PARCEL MAP NO. 32885** subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the proposed Specific Plan Land Use Designations (SP353), and with all other elements of the Riverside County General Plan and the Specific Plan's Land Use Plan.
2. Upon adoption of the proposed specific plan zoning ordinance text by the Board of Supervisors, the proposed project will be consistent with the proposed Specific Plan zoning classification of Ordinance No. 348 and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).
6. The proposed project will have a significant affect on the environment.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings.

1. The Serrano Policy area explains that the site will serve as a Job Center for area residents. Specifically the area includes the following policies:
 - TCAP 4.1 requires that the area be designed and developed as one specific plan of land use. This proposed project is compatible with this policy.
 - TCAP 4.2 requires the incorporation of park and ride facilities and pedestrian friendly access to jobs and area residences, which have been included as standards within the Specific Plan.
 - TCAP 4.3 requires that commercial areas be designed to bear a direct relationship to the employment uses proposed in the project in terms of size, location, access and use. This proposed project is compatible with this policy.
 - TCAP 4.4 allows limited scale interim uses, prior to adoption of a specific plan. This policy does not pertain to the proposed project.
2. The Temescal Wash Policy area requires that development be kept out of the floodplain. More specifically, TCAP 6.1 requires that any project protect the multipurpose open space attributes of the Temescal Wash through adherence to policies in the Flood and Inundation Hazards section of the Safety Element, the Watershed Management section of the Multipurpose Open Space Element, and the Open Space, Habitat and Natural Resource Preservation section of the Land Use Element in the General Plan. The proposed project is consistent with all aspects of the policy. Trails have been added to buffer the MSHCP conservation dedication and the light industrial uses permitted on the project site.
2. The land use on the subject site is currently vacant with limited mining.
3. The land uses on surrounding parcels are industrial buildings to the north, single family residential and vacant land and the Temescal Valley Wash to the east, railroad tracks and vacant land to the south, and vacant land, Interstate 15, and single family residences to the west.
4. The project site is currently designated Community Development: Light Industrial (LI), Community Development: Community Center (CC) and Open Space: Open Space-Water (OS-W) on the Temescal Canyon Area Plan.
5. The proposed General Plan Amendment does not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.
6. The proposed General Plan Amendment contributes to the achievement of the purposes of the General Plan and is not be detrimental to them.
7. The proposed General Plan Amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
8. In accordance with Section 3.2.J. of Ordinance No. 460, the applicant has not provided written assurances from all of the owners of the properties underlying the off-site flood improvements to the Mayhew Canyon Channel (as shown on the Tentative Map) providing that sufficient right-of-

way can and will be provided. In the event the above referenced property owners or their successors-in-interest do not provide to the Flood Control District the necessary dedications, eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors. See conditions of approval 10.Flood Ri.22, 50.Flood RI. 3, and 4.

9. The project site is surrounded by properties which are designated Community Development: Light Industrial (LI), Community Development: Community Center (CC) and Open Space: Open Space-Water (OS-W) to the north, Community Development: Light Industrial (LI), Open Space: Open Space-Water (OS-W), Open Space: Open Space-Conservation (OS-W) and Community Development: Commercial Retail (CR) to the east, Community Development: Light Industrial (LI) and the I-15 Freeway to the south and Community Development: Commercial Tourist (CT), Community Development: Commercial Retail (CR), Community Development: Medium Density Residential – 2-5 Dwelling Units Per Acre (MDR) and Community Development: Business Park (BP) to the west.
10. The proposed zoning for the subject site is Specific Plan (SP Zone).
11. The proposed project is consistent with the development standards set forth in the proposed Specific Plan Zoning Ordinance.
12. The project site is surrounded by properties which are zoned Mineral Resources and Related Manufacturing (M-R-A) and Manufacturing - Medium (M-M) to the north, Mineral Resources and Related Manufacturing (M-R-A) and Specific Plan (SP Zone) to the east, Manufacturing – Service Commercial (M-SC) to the south and One Family Dwellings (R-1), Scenic Highway Commercial (C-P-S), Tourist Commercial (C-T) to the west.
13. The proposed project is consistent with the Temescal Valley Design Guidelines, except as noted in the staff report.
14. This project is partially located within Criteria Areas 3036, 3039, 3142, 3245, and 3348 of the Multi-Species Habitat Conservation Plan.
15. Pursuant to CEQA Guidelines 15162, the Riverside County Planning Department has determined that the proposed project will have a significant effect on the environment. Most potentially significant effects have been adequately analyzed in the Environmental Impact Report (492) pursuant to applicable legal standards; and have been avoided or mitigated, including mitigation measures that are imposed upon the proposed project. However, the following impacts cannot be mitigated to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures:
 - a. Air Quality (direct and cumulative short term impacts) – Significant short-term direct and cumulative emissions of ROG, NOx, and CO during Project construction.
 - b. Air Quality (cumulative long term impacts) – Significant long-term direct and cumulative emissions of ROG, NOx, CO, PM10 and PM2.5 resulting from increased vehicular trips and operation of the proposed Project.

- c. Traffic (direct short term impacts) – Significant short-term cumulative impact from the incremental contribution of Project traffic to I-15 mainline segments operating at unacceptable levels of service, until planned freeway improvements are constructed by others to improve levels of service.
- d. Traffic (cumulative short term impacts) – Significant short term cumulative impact (during the Project's first phase of development) from the addition of traffic to: (a) the I-15 Southbound Ramp at Indian Truck Trail, (b) the I-15 Northbound Ramp at Indian Truck Trail, and (c) the intersection of Temescal Canyon Road with Indian Truck Trail. These impacts would be relieved after the construction of planned improvements at these intersections by others.
- e. Traffic (cumulative long term impacts) – Significant long-term cumulative (during the Project's second phase of development through buildout) from the addition of traffic to: (a) the I-15 Southbound Ramp at Indian Truck Trail and (b) the I-15 Northbound Ramp at Indian Truck Trail.

INFORMATIONAL ITEMS:

- 1. As of this writing, no letters, in support or opposition have been received.
- 2. The project site is not located within:
 - a. An Agricultural Preserve,
 - b. An Airport Influence Area, or
 - c. Ord. No. 655 Mount Palomar Lighting Influence Area.
- 3. The project site is located within:
 - a. A MSHCP Criteria Area, Cell Groups F, G, H and I , Cell Numbers: 3035, 3036, 3039, 3142, 3245, and 3248
 - b. Partially within the El Cerrito/Temescal Canyon Redevelopment Area;
 - c. A High Fire Area;
 - d. The City of Corona Sphere of Influence;
 - e. The Community of Glen Ivy Hot Springs;
 - f. The Serrano Policy Area;
 - g. ½ mile of a Fault Zone;
 - h. Partially within a flood zone;
 - i. Ord. No. 663.10 Stephen's Kangaroo Rat Fee Area; and,
- 4. The subject site is currently designated as Assessor's Parcel Numbers: 283-200-008, 283-190-027, 283-180-001, 283-190-014, 283-190-013, 283-170-021, 283-170-015, 283-170-014, 283-170-013, 283-170-012, 283-170-010, 283-200-010, and 283-200-009
- 5. The Specific Plan application was filed with the Planning Department on February 9, 2006.
- 6. This project was reviewed by the Land Development Committee four times on the following dates October 19, 2006, February 7, 2008, November 2008, and June 25, 2009.
- 7. Deposit Based Fees charged for the Specific Plan Set, as of the time of staff report preparation, total \$125,000.

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning 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, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Specific Plan No. 353, Change of Zone No. 7365, General Plan Amendment No. 815, Tentative Parcel Map No. 32885, Environmental Impact Report No. 492

Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

2006081015

State Clearinghouse Number (if submitted to the State Clearinghouse)

Rosetta Advisors
Project Applicant

P.O. Box 549 Corona, Ca 92878
Address

Easterly of Interstate 15, northeasterly of Temescal Canyon Road, westerly of Park Canyon Road, and southerly of Clay Canyon Road

Project Location

The General Plan Amendment proposes to amend the Temescal Canyon Area Plan (TCAP) Figure 4 "Policy Areas" to redesignate the Project Site from "Serrano Policy Area" to "Specific Plan No. 353," and to amend TCAP Table 3, Adopted Specific Plans in Temescal Canyon Area Plan, to include the Serrano Specific Plan No. 353. The Change of Zone proposes to redesignate the site from "Rural Residential (R-R)," "Tourist Commercial (C-T)," "Scenic Highway Commercial (C-P-S)," and "Mineral Resources and Related Manufacturing (M-R-A)" to "Specific Plan (SP)". The Tentative Parcel Map proposes a Schedule E subdivision of 477.45 acres into 19 developable parcels. The Environmental Impact Report has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with changing the General Plan Land Use designation, creation of a Specific Plan, rezoning, and tentative parcel map approvals for the proposed industrial/commercial Specific Plan.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,792.25 + \$64.00).
3. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted for the project.

This is to certify that the Final Environmental Impact Report, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Revised on 3/15/10 by R. Juarez

Y:\Planning Case Files-Riverside office\SP00353\PC Hearings\NOD Form.doc

Please charge deposit fee case#: ZEIR00492 ZCFG No. 04111 - **SELECT**

FOR COUNTY CLERK'S USE ONLY

**RESOLUTION NO. 2010-130
CERTIFYING SUBSEQUENT ENVIRONMENTAL IMPACT REPORT NO. 492
ADOPTING SPECIFIC PLAN NO. 353 AND
APPROVING TENTATIVE PARCEL MAP NO. 32885**

WHEREAS, pursuant to the provisions of Government Code Section 65450 et. seq., a public hearing was held before the Riverside County Board of Supervisors in Riverside, California on June 8, 2010 and June 22, 2010 to consider Specific Plan No. 353, General Plan Amendment No. 815, Change of Zone No. 7365, and Tentative Parcel Map No. 32885.

WHEREAS, all procedures of the California Environmental Quality Act (CEQA) and Riverside County CEQA implementing procedures have been satisfied, and Subsequent Environmental Impact Report (EIR) No. 492, prepared in connection with Specific Plan No. 353, General Plan Amendment No. 815, Change of Zone No. 7365, and Tentative Parcel Map No. 32885 (referred to alternatively herein as "the project"), is sufficiently detailed so that all of the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Supervisors of the County of Riverside, in regular session assembled on September 28, 2010 that:

- A. Specific Plan No. 353 (Serrano Commerce Center Specific Plan, "SP No. 353") includes a land use plan, infrastructure plans, phasing plan, design guidelines, and development standards to guide the specific development of a 489.28-acre site with light industrial, commercial retail, and open space land uses. The SP No. 353 proposes to develop light industrial land uses on 372.06 acres and commercial retail uses on 17.45 acres. A maximum of 6,773,144 square feet of building space would be permitted by the SP No.353. A total of 48.77 acres would be set aside as a conservation area pursuant to the County's MSHCP. The remaining 51.01 acres of the site would consist of circulation and

FORWARDED TO COUNTY CLERK
 BY: MICHELLE CLACK
 DATE: 8/19/10

1 flood control facilities. As part of the project, Temescal Canyon Road would be extended
2 though the project site.

3 B. SP No. 353 is associated with General Plan Amendment No. 815 which was considered
4 concurrently at the public hearing before the Board of Supervisors. General Plan
5 Amendment No. 815 proposes to amend the Riverside County General Plan Land Use
6 Element by changing the land use designation applied to the site from Community
7 Development: Light Industrial (CD-LI) (0.25 - 0.60 FAR) and Community Development:
8 Community Center (CD-CC) to Specific Plan (SP), and to amend the text of the Temescal
9 Canyon Area Plan (TCAP) Serrano Policy Area policies to ensure consistency with the
10 land use policies of Specific Plan No. 353.

11 C. SP No. 353 is associated with Change of Zone (CZ No. 7365) which was considered
12 concurrently at the public hearing before the Board of Supervisors. CZ No. 7365 proposes
13 to change the zoning designations on the 489.28-acre project site from Rural Residential
14 (R-R), Tourist Commercial (C-T), Scenic Highway Commercial (C-P-S), and Mineral
15 Resources and Related Manufacturing (M-R-A) to "Specific Plan Zone (S-P)," and to
16 implement the SP No. 00353 zoning ordinance.

17 D. SP No. 353 is associated with Tentative Parcel Map (TPM No. 32885) which was
18 considered concurrently at the public hearing before the Board of Supervisors. TPM No.
19 32885 subdivides 380.3 acres of the 489.28-acre Specific Plan area into 19 parcels to
20 accommodate future development in a manner consistent with SP No. 353.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
22 impacts associated with the project are potentially significant unless otherwise indicated, but each of these
23 impacts will be avoided or substantially lessened by the identified mitigation measures:

24 A. Land Use and Planning

25 1. Impacts.

26 Implementation of the Serrano Commerce Center Specific Plan will result
27 in a substantial land use change as compared to existing conditions;
28

1 however, the project will be consistent with the planned Community Center
2 and Light Industrial land use designations applied to the site by the
3 Riverside County General Plan and Temescal Canyon Area Plan.

4 The project is located within the Sphere of Influence for the City of Corona,
5 and is consistent with applicable land use designations applied to the site by
6 the City of Corona General Plan.

7 The project will be consistent with the planned zoning of the site, which
8 will in turn be consistent with the land use designations applied to the site
9 by the Temescal Canyon Area Plan.

10 The project is compatible with the existing surrounding zoning.

11 The project is compatible with the existing and planned surrounding land
12 uses.

13 Implementation of the project will not result in the disruption or division of
14 the physical arrangement of an established community.

15 The project is consistent with the adopted land use designations and policies
16 of Riverside County's General Plan, Temescal Canyon Area Plan, Multiple
17 Species Habitat Conservation Plan, and the Community and Environmental
18 Transportation Acceptability Process.

19 The project will not conflict or be inconsistent with any adopted regional
20 plans, such as SCAG's Regional Comprehensive Plan and Regional
21 Transportation Plan, and the SCAQMD's Air Quality Management Plan.

22
23 2. Mitigation.

24 None required.

25 B. Aesthetics

26 1. Impacts.

27 The segment of I-15 adjacent to the project site is designated as state
28 eligible scenic highway. With mandatory adherence to the SP No. 353

1 Design Guidelines, a significant impact to scenic highway corridors would
2 not occur.

3 There are no scenic resources on the project site visible from off-site areas.
4 Project implementation would not substantially interfere or damage any
5 scenic resources in the surrounding area.

6 The introduction of new lighting sources is regarded as a potentially
7 significant impact because it could potentially conflict with the Mt. Palomar
8 Observatory Special Lighting Area; however, mandatory compliance with
9 Riverside County Ordinance No. 655 and the SP No. 353 Design Guidelines
10 would reduce impacts to a less than significant level.

11 With adherence to the Design Guidelines of the SP No. 353, project
12 implementation would not produce substantial amounts of glare or
13 adversely affect day or nighttime views in the area.

14 With compliance to Riverside County Ordinance No. 655 and incorporation
15 of the SP No. 353 Design Guidelines relating to project lighting, project
16 implementation would not expose residential property to unacceptable light
17 levels.

18 2. Mitigation.

19 None required.

20 C. Agricultural Resources

21 1. Impacts.

22 The project site does not contain any lands designated as Prime Farmland,
23 Unique Farmland or Statewide Important Farmland; thus, the project would
24 not convert Important Farmland to a non-agricultural use because no
25 designated Farmland exists on the site.

26 Project implementation would not result in a conflict with any Williamson
27 Act Contracts, nor would it conflict with an existing agricultural use.
28

1 There are no lands within 300 feet of the project site that are zoned for
2 agricultural use; therefore, no impact would occur.

3 Implementation of the project would not result in changes to the
4 environment having the potential to convert other farmland uses to non-
5 agricultural use.

6 2. Mitigation.

7 None required.

8 D. Air Quality (Air Quality Management Plan)

9 1. Impacts.

10 Implementation of the project would not conflict with or obstruct
11 implementation of the South Coast Air Quality Management District's Air
12 Quality Management Plan.

13 2. Mitigation.

14 None required.

15 E. Air Quality (Exposure of Off-Site Sensitive Receptors to Point-Source Emissions)

16 1. Impacts.

17 The project would not expose sensitive receptors to substantial point-source
18 emissions or diesel particulate matter emissions.

19 2. Mitigation.

20 None required.

21 F. Air Quality (Exposure of On-Site Sensitive Receptors to Point-Source Emissions)

22 1. Impacts.

23 The project does not propose any sensitive receptors that could be impacted
24 by point-source emitters.

25 2. Mitigation.

26 None required.

1 G. Air Quality (Odors)

2 1. Impacts.

3 With mandatory adherence to SCAQMD requirements, any potential uses
4 that emit odors would be controlled, and reduced to below a level of
5 significance.

6 2. Mitigation.

7 None required.

8 H. Cultural Resources

9 1. Impacts.

10 Implementation of the project would result in significant impacts to historic
11 resources, specifically, Site P-33-03832, a locally important historic
12 resource (railroad bed) and Site P-33-004111, a California Historic
13 Landmark (No. 186) (tanning vats). Site P-33-006441, a California Historic
14 Landmark (No. 224) (Third Serrano Adobe), could not be found on the
15 project site during recent field surveys; however, if it is uncovered during
16 ground disturbing construction activities, impacts would be significant.

17 Significant impacts would occur to archaeological resources. Although the
18 precise location of Site P-33-000108 (a possible habitation site) is unknown,
19 the site could be unearthed during project construction activities. If the site
20 is uncovered and is found to be intact, Site P-33-000108 would be
21 considered a significant resource under CEQA (Section 15064.5) and
22 impacts to the site would be significant. Site P-33-000034 (a petroglyph
23 site) is a California Historic Landmark and a significant archaeological
24 resource as defined by CEQA. Tentative Parcel Map No. 32885 would
25 preserve the petroglyphs associated with this site in an undisturbed area
26 protected from general public access, but would provide access to the
27 appropriate Native American tribe (Pechanga Band of Luiseño Indians).
28

1 Although no significant direct impacts to P-33-000034 would occur,
2 indirect impacts to Site P-33-000034 have the potential to occur.

3 In addition, significant direct impacts to previously undiscovered buried
4 resources may occur throughout the Specific Plan area during ground
5 disturbing activities associated with project construction.

6 Human remains are not known to be present on the property; nonetheless,
7 human remains have the potential to be uncovered during grading and
8 excavation activities. If human remains of Native American decent are
9 discovered, significant impacts to cultural resources have the potential to
10 occur.

11 Significant indirect impacts to a sacred site have the potential to occur. Site
12 P-33-000034, a significant archaeological site, contains petroglyphs that are
13 considered sacred. Project implementation would preserve the petroglyphs
14 associated with this site; however, indirect impacts to Site P-33-000034
15 may result due to the close proximity of proposed development.

16 No known paleontological resources are present on the property. However,
17 if significant resources are found to be present beneath the ground surface
18 during ground disturbing activities, impacts to paleontological resources
19 would be significant.

20
21 2. Mitigation.

22 The project has been modified to mitigate or avoid the potentially
23 significant impacts by the following mitigation measures, which are hereby
24 adopted and will be implemented as provided in the Mitigation, Monitoring,
25 and Reporting Program.

26 **Historical Resources**

27 **Site P-33-03832**

1 a. Prior to the issuance of grading permits, Site P-33-003832, including
2 the railroad bed, culvert, and loading bin, shall be documented
3 through archival quality photography. Copies of the photographs
4 shall be given to the Corona Library and other appropriate
5 repositories.

6 **Site P-33-004111**

7 b. The master developer and/or the project's qualified archaeologist
8 shall contact the E. Clampus Vitus, the group that previously
9 relocated Site P-33-004111 (the tanning vats) to their current
10 position. E. Clampus Vitus shall be informed that the tanning vats
11 will be impacted by the extension of Temescal Canyon Road and
12 shall be presented with the option to collect the California Historical
13 Landmark plaque and/or allow it to remain with the tanning vats.
14 They shall also be provided with the option of relocating the vats. If
15 E. Clampus Vitus cannot be contacted or are uninterested in
16 relocating the tanning vats, the Property Owner shall be responsible
17 for mitigating impacts to the vats as described below.

18 i. The party determined to be responsible for relocating the
19 vats (either E. Clampus Vitus or the Property Owner) shall
20 determine its new potential location, which should be located
21 near the original location. Upon selection of the new
22 potential location for the tanning vats, the necessary State-
23 approved forms must be submitted to the California Office of
24 Historic Preservation to re-assess the Site's status as a
25 California Historical Landmark. At that time, the California
26 Office of Historic Preservation may either accept or deny the
27 Landmark status based upon existing data. In the event that
28

1 Landmark status is approved, Site P-33-004111 must be
2 removed from its existing location prior to the issuance of
3 grading permits that would authorize grading in the existing
4 location of the Site. The tanning vats shall be relocated to
5 the new location with the E. Clampus Vitus plaque or a
6 Property Owner-provided plaque. The project Archaeologist
7 shall also monitor grading of the tanning vat area.

8 c. If the California Office of Historic Preservation denies Site P-33-
9 004111's status as a California Historical Landmark, the Property
10 Owner or the E. Clampus Vitus shall either (1) remove and donate
11 the tanning vats to a local museum or historical society that is
12 willing to display the artifacts, or (2) relocate the tanning vats within
13 the project, where it may be suitably displayed. This Removal of
14 the vats from its existing location must occur prior to the issuance of
15 grading permits that would authorize grading in the existing location
16 of the Site. Under either scenario (presentation at a museum or
17 historical society or at a secondary place within the project site), the
18 Property Owner shall provide a plaque to be prominently displayed
19 at or near the location of the removed vats indicating that the
20 location is the "Site of California Historical Landmark No. 186" and
21 with a description of the tanning vats, the tanning vats' importance
22 to the community, and where the tanning vats can be viewed.

23
24 d. Prior to dismantling the tanning vats, archival photographs, detailed
25 measurements, and site information must be recorded by the
26 qualified project Archaeologist, who must be present during the
27 removal and reconstruction of the tanning vats so that the vats can
28 be reconstructed to exactly the same dimensions and appearance as

1 they are currently. These shall be compared with any available
2 historic records of the original configuration. This information shall
3 be utilized during reconstruction of the tanning vats. Once the
4 tanning vats have been permanently placed in their new location, the
5 project Archaeologist shall file a State-approved DPR form with the
6 Eastern Information Center at the University of California, Riverside
7 and with the California Office of Historic Preservation in
8 Sacramento, indicating the final location of the vats and their
9 configuration. The project Archaeologist shall also monitor grading
10 of the tanning vat area.

11 **Site P-33-000034**

- 12 e. The petroglyphs at Site P-33-000034 will be preserved in an
13 undisturbed area with an appropriate protection buffer and will not
14 be subject to development activities or disturbance. Tentative Parcel
15 Map No. 32885 will preserve and protect the petroglyphs from
16 disturbance, development activities, and general public access, but
17 would provide access to the appropriate Native American tribe
18 (Pechanga Band of Luiseño Indians).¹ Because the potential exists
19 for indirect impacts to the site, a Preservation Plan for the site shall
20 be completed and executed by and between the landowner and the
21 Pechanga Band of Luiseño Indians to address access issues, long-
22 term protection of the site, permitted activities within the site area,
23 responsibilities for preservation and maintenance, and other issues
24 of importance in preservation of the site. The Pechanga Band of
25

26
27 ¹ It is anticipated that the Pechanga Band of Luiseño Indians will be the "culturally affiliated" Luiseño tribe due to its prior and
28 extensive coordination with the County in determining potentially significant impacts and appropriate mitigation measures and
due to its demonstrated cultural affiliation with the Project area.

1 Luiseño Indians will be given the opportunity to hold a conservation
2 easement over the site area for the purposes of preservation and
3 protection of the site.

4 **Site P-33-000108**

5 f. Upon the completion of grubbing and/or brushing of the general
6 location of Site P-33-000108, the project's qualified archaeologist
7 shall survey the area to determine if any artifacts associated with P-
8 33-000108 remain. If the site no longer exists, no further action is
9 required. If the intact site is located, any additional clearing or
10 earth-moving activities shall be diverted temporarily around the site
11 until it has been evaluated through Phase II Significance Testing,
12 recorded, excavated, and/or recovered as necessary. Earth moving
13 shall be allowed to proceed through the area when the
14 archaeological supervisor, in consultation with the appropriate
15 Native American tribe (Pechanga Band of Luiseño Indians) and the
16 County of Riverside, determines P-33-000108 is recovered and/or
17 impacts to P-33-000108 is mitigated to the extent necessary.

18 **Site P-33-006441**

19 g. Any grubbing and/or brushing activities that take place within the
20 general location of Site P-33-006441 shall be monitored by the
21 project's qualified archaeologist and a qualified Historian. Prior to
22 the commencement of grading activities, the project's archaeologist
23 shall survey the area to determine if any artifacts associated with P-
24 33-006441 remain. If no artifacts are located during the survey, the
25 project's archaeologist shall define an area where modified grading
26 shall occur. Standard grading procedures may proceed outside of t
27 his defined area. Modified grading procedures shall include the
28

1 removal of soil at a slower rate than normal, utilizing a paddlewheel,
2 road scraper, or other equipment capable of removing a minimum
3 amount (inches) of soil at a time; i.e., controlled grading. The
4 project's archaeologist shall supervise this work to ensure no
5 artifacts are disturbed. Modified grading procedures in the defined
6 area shall continue until the archaeological supervisor, in
7 consultation with the County of Riverside, determine that there is a
8 low likelihood that any artifacts will be found. If site remains are
9 located, any additional clearing, brushing, grading, or earth-moving
10 activities shall be diverted temporarily around the site until it has
11 been evaluated through Phase II Significance Testing, recorded,
12 excavated, and/or recovered as necessary. Earth moving shall be
13 allowed to proceed through the area when the archaeological
14 supervisor, in consultation with the County of Riverside, determines
15 P-33-006441 is recovered and/or impacts to P-33-006441 is
16 mitigated to the extent necessary.

17
18 **Other Archaeological Resources**

- 19 h. Prior to any clearing, grubbing and/or earth-moving activities, a
20 qualified archaeologist approved by the Riverside County
21 Environmental Programs Department shall be retained by the project
22 developer. The potential for discovery of archaeological resources
23 on and beneath the surface of the site has been indicated as high;
24 therefore, consultation with the appropriate Native American tribe
25 (Pechanga Band of Luiseño Indians) is required to continue until the
26 completion of ground-disturbing construction activities or until all
27 parties agree that consultation has been completed, whichever
28 occurs sooner. A pre-grading meeting between the archaeologist,

1 Pechanga Band of Luiseño Indians, and the grading contractor shall
2 take place to ensure an understanding of the mitigation measures
3 required during earth-moving activities and construction.

4 i. Prior to issuance of a grading permit, the archaeologist shall develop
5 a mitigation plan and a discovery clause/treatment plan, which shall
6 include mitigation monitoring to be implemented during earth
7 moving on the project site. The treatment plan shall be developed in
8 consultation with the appropriate Native American tribe (Pechanga
9 Band of Luiseño Indians) and shall account for treatment of any
10 archaeological remains and associated data uncovered by brushing,
11 grubbing, or earth moving.

12 j. The project applicant shall use all reasonable efforts to enter into a
13 Cultural Resources Treatment and Tribal Monitoring Agreement
14 with the appropriate Native American tribe (Pechanga Band of
15 Luiseño Indians). The agreement(s) shall address tribal monitoring
16 requirements and treatment and disposition of all archaeological
17 resources discovered during earth-moving and grading activities.

18 k. The landowner shall relinquish ownership of all cultural resources,
19 including all Luiseño cultural sacred items, burial goods and all
20 archaeological artifacts that are found on the project site in accord
21 with approved cultural resources treatment agreement(s) to the
22 appropriate Native American tribe (Pechanga Band of Luiseño
23 Indians) for proper treatment and disposition.

24 l. Native American monitors from the appropriate Native American
25 tribe (Pechanga Band of Luiseño Indians) shall be allowed to
26 monitor all grading, excavation, and ground-breaking activities. The
27 Native American monitors will have the authority to temporarily
28

1 stop and redirect grading activities to evaluate the significance of
2 any archaeological sites or resources discovered on the property, in
3 conjunction with the consulting archeologist and the Riverside
4 County Archaeologist.

5 m. Archaeological and tribal monitoring shall be conducted on a full-
6 time basis for all grading and ground disturbing activities, including
7 archaeological testing, until the project archaeologist in consultation
8 with the appropriate Native American tribe (Pechanga Band of
9 Luiseño Indians) and the County of Riverside determines that
10 resources are not likely to be encountered. If archaeological remains
11 are found by the archaeological monitor, earth moving shall be
12 diverted temporarily around the deposits until they have been
13 evaluated, recorded, excavated, and/or recovered as necessary.
14 Earth moving shall be allowed to proceed through the site when the
15 archaeological supervisor, in consultation with the appropriate
16 Native American tribe (Pechanga Band of Luiseño Indians) and the
17 County of Riverside, determines the artifacts are recovered and/or
18 the site is mitigated to the extent necessary.

19 n. Compliance with California Health and Safety Code Section 7050.5
20 "Discovery of Human Remains" is required. If possible human
21 remains are encountered during any earth-moving activities, all
22 work shall stop in the area in which the find(s) are present, and the
23 Riverside County Coroner must be notified. State law dictates that
24 the Native American Heritage Commission (NAHC) shall be
25 notified in the event that remains are determined to be human and of
26 Native American decent.
27
28

1 o. If a previously unknown archaeological site or resource is
2 encountered or unearthed during project grading or construction and
3 it requires additional mitigation beyond the methods outlined in the
4 treatment plan to reduce impacts to below a level of significance, a
5 plan or proposal shall be prepared by the qualified archaeologist, in
6 consultation with the appropriate Native American tribe (Pechanga
7 Band of Luiseño Indians) and the County of Riverside
8 Archaeologist, outlining the plan of action that needs to be
9 implemented to mitigate the new site or resource. If the developer
10 and the appropriate Native American tribe (Pechanga Band of
11 Luiseño Indians) cannot agree on the significance of the site or
12 resource, or the mitigation for such sites or resources, these issues
13 will be presented to the Riverside County Planning Director for
14 decision. The Planning Director shall make the determination based
15 on the provisions of the California Environmental Quality Act with
16 respect to archaeological resources and shall take into account the
17 religious beliefs, customs, and practices of the appropriate Native
18 American tribe (Pechanga Band of Luiseño Indians).

19 p. Archaeological resources that are not considered ceremonial or
20 sacred by the appropriate Native American tribe (Pechanga Band of
21 Luiseño Indians) shall be identified, recorded, and mapped, and
22 artifacts catalogued as required by standard archaeological practices.
23 Examination by an archaeological specialist shall be included where
24 necessary, dependent upon the artifacts, features or sites that are
25 encountered. Specialists shall identify, date, and/or determine
26 significance potential.
27
28

- 1 q. At the completion of earth-moving activities, a final report of
2 findings shall be prepared by the archaeologist for submission to the
3 Eastern Information Center and the County of Riverside
4 Archaeologist. The report shall describe parcel history, summarize
5 field and laboratory methods used, if applicable, and include any
6 testing or special analysis information conducted to support the
7 findings.

8 **Paleontological Resources**

- 9 r. Prior to any earth moving in the parcel, a vertebrate paleontologist
10 retained by the project developer and approved by the County of
11 Riverside shall develop a storage agreement with the LACM
12 Vertebrate Paleontology Section, Western Center for Archaeology
13 & Paleontology, San Bernardino County Museum, or another
14 acceptable museum repository to allow for the permanent storage
15 and maintenance of any fossil remains recovered in the project area
16 as a result of the monitoring program, and for the archiving of
17 associated specimen data and corresponding geologic and
18 geographic site data at the museum repository.
- 19 s. The paleontologist shall develop a mitigation plan and a discovery
20 clause/treatment plan that, when implemented during earth-moving
21 activities in the project area, will allow for the recovery and
22 subsequent treatment of any fossil remains and associated specimen
23 and site data uncovered by these activities.
- 24 t. The paleontologist and a paleontological construction monitor shall
25 attend a pre-grade meeting to explain the monitoring program to
26 pipeline contractor staff and to develop procedures and lines of
27 communication to be implemented if fossil remains are uncovered
28

1 by earth-moving activities, particularly when a monitor may not be
2 on site.

3 u. Paleontological monitoring of earth-moving activities shall be
4 conducted on a full-time basis by the monitor during all earth-
5 moving activities due to the exposure of sensitive strata. Earth-
6 moving activities in areas of the project area where previously
7 undisturbed strata will be buried but not otherwise disturbed will not
8 be monitored. The Supervising Paleontologist will have the
9 authority to reduce monitoring once he determines the probability of
10 encountering fossils has dropped below an acceptable level.

11 v. If the monitor finds fossil remains, earth-moving activities shall be
12 diverted temporarily around the fossil site until the remains have
13 been recovered and these activities allowed to proceed through the
14 site by the monitor.

15 w. If fossil remains are encountered by earth-moving activities when
16 the monitor is not on site, these activities shall be diverted around
17 the fossil site and the monitor called to the site by the construction
18 supervisor immediately to recover the remains.

19 x. If fossil remains are found, approximately 2,000 pounds (1 ton) of
20 fossiliferous rock shall be recovered from the fossil site and
21 processed to allow for the recovery of smaller fossil remains. Test
22 samples may be recovered from other sampling sites in the rock
23 unit.

24 y. Any recovered fossil remains shall be prepared to the point of
25 identification and identified to the lowest taxonomic level possible
26 by knowledgeable paleontologists. The remains then will be rated
27 (assigned and labeled with museum repository fossil specimen
28

1 numbers and corresponding fossil site numbers, as appropriate;
2 placed in specimen trays and, if necessary, vials with completed
3 specimen data cards) and catalogued, and associated specimen data
4 and corresponding geologic and geographic site data will be
5 archived (specimen and site numbers and corresponding data
6 entered into appropriate museum repository catalogs and
7 computerized data bases) at the museum repository by a laboratory
8 technician. The remains then will be accessioned into the museum
9 repository fossil collection, where they will be permanently stored,
10 maintained, and, along with associated specimen and site data, made
11 available for future study by qualified scientific investigators.

12 I. Biological Resources

13 1. Impacts.

14 Project implementation would result in impacts to sensitive natural
15 communities, including impacts to the following: mulefat scrub (1.40
16 acres), arroyo willow/mulefat scrub (1.96 acres), and eucalyptus woodland
17 with arroyo woodland understory (8.24 acres).

18 Project implementation would result in impacts to endangered, threatened,
19 candidate, sensitive, and special status species, including small-flowered
20 microseris, Coulter's matilija poppy and San Diego tarplant (plants).
21 Impacts to burrowing owl, nesting birds, and fairy shrimp (animals) would
22 be significant if the species are present in disturbance areas at the time of
23 clearing and grading. Other candidate, sensitive, or special status species
24 observed on the site or with potential to occur on the site are Covered
25 Species under the MSHCP. As such, mandatory compliance with the
26 federal Migratory Bird Treaty Act and payment of the MSHCP Mitigation
27 Fee in accordance with Riverside County Ordinance No. 810.2 would
28

1 provide complete mitigation for any impacts to nesting birds and MSHCP
2 Covered Species. Also, because the project site lies within Riverside
3 County's Stephens' kangaroo rat (SKR) Habitat Conservation Plan and
4 SKR Fee Assessment Area, the project applicant is required to pay fees in
5 accordance with County Ordinance No. 633, which would reduce any
6 impacts to the SKR to below a level of significance.

7 Project implementation would result in impacts to 15.94 acres of state-
8 regulated streambeds, including 3.88 acres of state wetlands. In addition,
9 the project would impact 8.16 acres of federally-regulated waters, including
10 0.36 acres of federal wetlands.

11 Project implementation would conflict with the MSHCP conservation
12 requirements, including: (a) direct, indirect impacts to riparian/riverine
13 habitats (1.4 acres of mulefat scrub, of which 0.05 acres would be
14 temporarily impacted; 1.96 acres of arroyo willow/mulefat scrub, of which
15 0.74 acres would be temporarily impacted; and 2.6 acres of eucalyptus
16 woodland with arroyo woodland understory); and (b) impacts to burrowing
17 owl, a species with MSHCP conservation criteria. Implementation of the
18 Project could also result in direct and indirect impacts to the MSHCP area
19 due to the juxtaposition of the developed portion of the project site and the
20 conservation area.

21 Project implementation would result in significant impacts to 30 oak trees
22 regulated by Riverside County's Oak Tree Management Guidelines.

23 The project would not significantly impact the movement of any native
24 resident or migratory fish or wildlife species.

25
26 2. Mitigation.

27 The project has been modified to mitigate or avoid the potentially
28 significant impacts by the following mitigation measures, which are hereby

1 adopted and will be implemented as provided in the Mitigation, Monitoring,
2 and Reporting Program.

3 a. Prior to the issuance of clearing or grading permits, the project
4 applicant shall pay Local Development Mitigation Fees (per County
5 Ordinance No. 810.2) for implementation of the MSHCP.

6 b. Prior to the issuance of a grading permit, the applicant shall obtain
7 certification under Section 401 of the Clean Water Act from the
8 Regional Water Quality Control Board (RWQCB). The RWQCB
9 requires restrictions to control urban runoff from the site, requires
10 on-site treatment of runoff to improve water quality, and imposes
11 Best Management Practices (BMPs) on the construction.

12 c. Prior to the issuance of a grading permit, the applicant shall obtain a
13 permit under Section 404 of the Clean Water Act from the U.S.
14 Army Corps of Engineers (ACOE). The ACOE has a no net loss
15 policy which requires that any unavoidable impacts to wetland
16 values and functions be replaced. Replacement of ACOE
17 jurisdictional waters and wetlands is required to occur at a ratio no
18 less than 1:1. Mitigation for permanent impacts to wetlands is
19 expected to occur at a ratio of 3:1 and mitigation for permanent
20 impacts to that portion of federal waters that are not wetlands is
21 expected to occur at a ratio of 1:1. Mitigation for temporary impacts
22 is expected at a ratio of 1:0.5. (The mitigation acreage requirements
23 for federal waters and wetlands, state waters and wetlands, and
24 MSHCP riparian/riverine areas are not intended to be added
25 together, rather the largest acreage will be used and will encompass
26 mitigation for all of the separate jurisdictions.)
27
28

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- d. Prior to the issuance of a grading permit, the applicant shall consult with the California Department of Fish and Game to obtain any required streambed alteration agreement pursuant to CDFG Code Section 1600. Replacement of CDFG jurisdictional streambed and associated riparian habitat is required to occur at a ratio no less than 1:1. Mitigation for permanent impacts to wetlands is expected to occur at a ratio of 3:1 and mitigation for permanent impacts to that portion of state waters that are not wetlands is expected to occur at a ratio of 1:1. Mitigation for temporary impacts is expected at a ratio of 1:0.5. (The mitigation acreage requirements for federal waters and wetlands, state waters and wetlands, and MSHCP riparian/riverine areas are not intended to be added together, rather the largest acreage will be used and will encompass mitigation for all of the separate jurisdictions.)
 - e. Pursuant to Condition No. 5b of the Federal Fish and Wildlife Permit TE-088609-0 issued in conjunction with the Western Riverside County MSHCP, no grading permit may be issued between March 1 and August 15 of any given year unless the applicant for said grading permit provides written documentation to the County Biologist indicating that a focused survey of the project site has been conducted by a permitted biologist and confirms that habitat occupied by the coastal California gnatcatcher does not exist on said site.
 - f. Prior to the issuance of grading permits, the project applicant shall pay fees in accordance with Riverside County Ordinance No. 633 (Stephens' Kangaroo Rat Fee Assessment Area) for implementation of the Stephens' Kangaroo Rat Habitat Conservation Plan as

1 approved by the US Fish and Wildlife Service and the California
2 Department of Fish and Game.

3 g. The project shall comply with permitting and other regulations of
4 the U.S. Army Corps of Engineers, California Department of Fish
5 and Game and the Regional Water Quality Control Board relative to
6 water quality to prevent the release of toxins, chemicals, petroleum
7 products, exotic plant material or other elements into the MSHCP
8 Conservation Area that have the potential to harm biological
9 resources during construction.

10 h. The project shall comply with all applicable standards, regulations
11 and guidelines of the EPA, State, County and local agencies related
12 to the storage, use, and disposal of hazardous waste such that no
13 toxics impacts would occur to the MSHCP Conservation Area.

14 i. Prior to the issuance of a grading permit, a Mitigation Monitoring
15 Plan (MMP) shall be submitted to the United States Fish and
16 Wildlife Service and California Department of Fish and Game for
17 review and comment and to the Environmental Programs
18 Department of Riverside County for review and approval. The MMP
19 shall be prepared by a biologist who holds an MOU with Riverside
20 County, and shall propose mitigation measures consistent with the
21 findings of the document entitled "Determination of Biologically
22 Equivalent or Superior Preservation (DBESP), Serrano Specific
23 Plan, HANS #441" dated July 2005. Mitigation for permanent
24 impacts to riparian habitat is expected at a ratio of 2:1, while
25 mitigation for permanent impacts to riverine (upland, non-native or
26 unvegetated) areas are expected at a ratio of 1:1. Mitigation for
27 temporary impacts is expected at a ratio of 1:0.5. (The mitigation
28

1 acreage requirements for federal waters and wetlands, state waters
2 and wetlands, and MSHCP riparian/riverine areas are not intended
3 to be added together, rather the largest acreage will be used and will
4 encompass mitigation for all of the separate jurisdictions.)

5 j. Prior to the issuance of building permits or as required by USFWS
6 and CDFG, enhancements shall be provided to replace the lost
7 functions and values of 1.4 acres of mulefat scrub and 1.96 acres of
8 arroyo willow. The below measures are subject to modification by
9 the project's Mitigation Monitoring Plan (MMP) that will be
10 prepared and submitted to the United States Fish and Wildlife
11 Service for review and comment and to the Environmental Programs
12 Department of Riverside County for review and approval.

13 i. To the extent feasible as determined by the project biologist,
14 mulefat scrub habitat shall be conserved on-site at the west
15 end of Mayhew Wash.

16 ii. Individual plant counts shall be taken of the arroyo willow
17 (understory of the Eucalyptus woodland), arroyo
18 willow/mulefat scrub and mulefat scrub habitats where
19 impacted, and the plants shall be replaced at a 2:1 ratio
20 within disturbed portions of Temescal Wash owned by the
21 project applicant. No new drainage area will be created;
22 rather, an existing portion of the Temescal Wash shall be
23 enhanced.

24 iii. Plant installation is required to occur with the utmost care.
25 The plants shall be installed within the Temescal Wash
26 where water will be expected to flow periodically,
27 preventing the need for watering and the potential for further
28

1 disturbance. Installation shall not occur during the migratory
2 bird nesting season (February 1 through August 31). The
3 project biologist will supervise the installation and
4 establishment of the habitat before conveying that area to the
5 RCA as part of the on-site MSHCP Conservation Area.

6 iv. No heavy machinery shall be brought off-road and into the
7 Temescal Wash. All refuse or debris from the plant
8 installation and installation crew or in the immediate area
9 where planting is being conducted shall be immediately
10 removed from the site. To prevent any unnecessary impacts
11 to Temescal Wash, no ongoing maintenance including
12 weeding or refuse pick-up is required.

13 v. The enhanced habitat shall provide biological, hydrological,
14 and biogeochemical function equivalent or superior to that
15 lost due to project impacts.

16 vi. The channelization of Coldwater Canyon Wash and Mayhew
17 Wash on the project site will include approximately 7.27
18 acres of soft bottom (0.7 acres within the Mayhew Wash
19 Channel and 6.57 acres in the Coldwater Canyon Wash
20 Channel). Although these areas shall not be considered as
21 revegetation area due to the potential for future flood control
22 disturbance to vegetation, the channels may be used to offset
23 the loss of those portions of the washes that are currently
24 unvegetated or vegetated by non-native grasses and have
25 water flow.

26
27 vii. The project applicant shall purchase 14 acres of credits in an
28 approved off-site mitigation bank.

1 k. Pursuant to Objective 6 of the Species Account for the burrowing
2 owl included in the Western Riverside County Multiple Species
3 Habitat Conservation Plan, within 30 days prior to the issuance of a
4 grading permit, a pre-construction presence/absence survey for the
5 burrowing owl shall be conducted. The survey shall be conducted by
6 a qualified biologist and the results of this presence/absence survey
7 shall be provided in writing to the Environmental Programs
8 Department (EPD) at Riverside County. If it is determined that the
9 project site is occupied by burrowing owl, take of "active" nests
10 shall be avoided pursuant to the MSHCP and the Migratory Bird
11 Treaty Act. However, when the burrowing owl is present, relocation
12 outside of the nesting season (March 1 through August 31) by a
13 qualified biologist shall be required. The EPD shall be consulted to
14 determine appropriate type of relocation (active or passive) and
15 translocation sites.

16 l. To ensure that no active migratory bird nests are disturbed during
17 clearing and grading, vegetative removal activities shall be
18 scheduled outside of nesting seasons (February 1 through August
19 31). If vegetation is to be removed during the nesting migratory bird
20 season, recognized from February 1 through August 31, a qualified
21 biologist shall conduct a nesting bird survey of potentially suitable
22 nesting vegetation three days prior to vegetation removal. If active
23 nests are identified during nesting bird surveys, then the nesting
24 vegetation shall be avoided until the nesting event has completed
25 and the juveniles can survive independently from the nest. The
26 biologist shall flag the nesting vegetation and shall establish an
27 adequate buffer (e.g. construction fencing) around the nesting
28

1 vegetation. The size of the buffer will be based on the type of bird
2 nesting (i.e. raptors shall be afforded larger buffers).
3 Clearing/grading shall not occur within the buffer until the nesting
4 event has completed.

5 m. With the exception of the existing dirt access road that crosses the
6 proposed MSHCP Conservation Area on the northeast side of the
7 site, there shall be no physical disturbance to the on-site 48.77-acre
8 MSHCP Conservation Area during construction. Prior to the
9 issuance of grading permits, the on-site MSHCP Conservation Area
10 shall be demarked by orange construction fencing and temporary
11 signs shall be posted stating that construction activities are
12 prohibited beyond the marked area. In addition, construction
13 fencing shall be installed along the perimeter of the existing dirt
14 access road to prevent construction vehicles from encroaching upon
15 undisturbed portions of the on-site MSHCP Conservation Area. The
16 location of the construction fencing shall be shown on grading plans
17 and installed prior to grading.

18 n. Prior to the issuance of a grading permit, a Construction Runoff
19 Management Plan shall be developed that addresses management of
20 erosion and minimization of transport of eroded material into the
21 stream system. Best management practices shall be installed and
22 maintained by the construction supervisor to prevent the degradation
23 of receiving waters downstream.

24 o. Night lighting shall not be permitted during construction, unless
25 necessary for safety and security. If lighting is necessary during
26 construction, all artificial light sources shall be shielded and directed
27 away from the MSHCP Conservation Area.
28

- 1 p. Street lights, parking lot lighting and other artificial illumination
2 sources shall be positioned, directed, and shielded where necessary
3 to avoid light spill-over in to the MHSCP Conservation Area.
4 Artificial light sources shall be restricted to the minimum necessary
5 for safety and security purposes in Specific Plan Planning Areas 5,
6 6, 7, and 9, in areas adjacent to the MSHCP Conservation Area.
- 7 q. All manufactured slopes that abut the MSHCP Conservation Area
8 shall be planted with Riversidean sage scrub species. The plant mix
9 shall be shown on the project's construction landscaping plans.
- 10 r. Invasive plant species listed in Section 6.1.4 of the MSHCP and in
11 the "California Exotic Pest Plant Council, List of Most Invasive
12 Wildland Pest Plants" shall be prohibited in the project area. The
13 project's CC&Rs shall specifically prohibit the planting of these
14 species by future owners and occupants of the project.
- 15 s. All grading and construction shall adhere to the Standard Best
16 Management Practices outlined in Appendix C of the MSHCP.
- 17 t. The project's CC&Rs shall include a provision that the permanent
18 fence constructed between the project's development areas and the
19 MSHCP Conservation Area shall be properly maintained at all times
20 to discourage human access between the development area and the
21 Conservation Area.
- 22 u. The project's CC&Rs shall include limitations on the use of
23 landscape fertilization overspray and runoff to avoid toxin impacts
24 to the MSHCP Criteria Area.
- 25 v. Land uses located adjacent to the MSHCP Conservation Area that
26 use chemicals or generate bioproducts that are potentially toxic or
27 adversely affect wildlife species, habitat or water quality shall
28

1 incorporate measures to ensure that application of such chemicals
2 does not result in discharge to the MSHCP Conservation Area.

3 w. Based on USFWS protocol for fairy shrimp surveys, either two (2)
4 full wet season surveys or one (1) full wet season and one (1) full
5 dry season survey are required to be completed prior to the issuance
6 of a grading permit for any on-site or off-site grading or clearing
7 activities. An additional wet season survey is required prior to the
8 issuance of grading permits. In the event that listed species of fairy
9 shrimp are found to occupy a portion of the project's impact
10 footprint, the following mitigation measures shall apply:

11 i. The occupied seasonal pool(s) shall be avoided unless or
12 until permits are issued by the ACOE and the USFWS
13 allowing take of the species on the project site.

14 ii. If take of listed species of fairy shrimp occurs within the
15 project's impact footprint, as part of the permit for take, a
16 written mitigation plan shall be submitted to the USFWS and
17 the ACOE allowing for relocation of the vernal pools within
18 the avoided areas of the project site or within a suitable
19 alternate, off-site property.

20 iii. Impacts for take of vernal species shall be mitigated via the
21 purchase of credits within an approved mitigation bank.

22 x. To ensure that no least Bell's vireo individuals or active nests are
23 disturbed during clearing or grading, the project shall observe the
24 following prior to the issuance of a grading and/or clearing permit:

25 i. Project construction shall avoid the removal of least Bell's
26 vireo habitat during the least Bell's vireo nesting season
27 (March 15 – September 15) unless or until a qualified
28

1 biologist has surveyed the area and determined that least
2 Bell's vireo is not utilizing the habitat. No grubbing,
3 clearing, or grading permit may be issued until the County of
4 Riverside Environmental Programs Department has received
5 and reviewed the least Bell's vireo survey report.

- 6 ii. In the event that least Bell's vireo is found to be occupying
7 habitat within the project's impact footprint after the least
8 Bell's vireo survey but before the habitat is removed,
9 construction shall halt in the immediate area and for a radius
10 of 500 feet around the occupied habitat. Ground-disturbing
11 construction activities shall not be permitted to proceed in
12 the area of occupied habitat or its 500-foot buffer until a
13 qualified biologist has determined that the habitat is no
14 longer occupied, nests have fledged their young, or nests are
15 otherwise inactive.

16
17 Mitigation Measures from the Lee Lake Water District's (LLWD's) MND
18 for Construction of the Wild Rose Reservoir II Project:

- 19 y. A protocol-level focused survey for coastal California gnatcatcher
20 will be conducted prior to construction to determine the
21 presence/absence of this species. If the gnatcatcher is detected in the
22 project direct and/or indirect impact area, LLWD will implement
23 mitigation measures to reduce the impact to a level considered less
24 than significant, including avoiding construction during the breeding
25 season (February 15 through August 31) or having a qualified
26 gnatcatcher biologist onsite to monitor construction to ensure that
27 habitat and birds are not disturbed. In addition LLWD would
28 coordinate with the USFWS to determine any necessary permit

1 requirements, including a federal Section 10(a) permit (MND
2 Mitigation Measure No. BIO-1).

3 z. If construction activity is to take place during the nesting bird
4 breeding season (i.e., January through October), a one-time
5 biological survey for nesting bird species would be conducted with
6 the proposed impact area no earlier than 72 hours prior to
7 construction. This survey is necessary to assure avoidance of
8 impacts to nesting active birds (per the federal Migratory Bird
9 Treaty Act). If nesting birds are detected within vegetation that is to
10 be impacted, the nest location(s) will be protected. A buffer of 25 to
11 300 feet (specific width to be determined by the project biologists
12 according to species of bird) around the nest will be avoided until
13 fledging of offspring (MND Mitigation Measure No. BIO-2).

14 aa. If construction is to occur during the raptor breeding season, prior to
15 construction and during the breeding season for most raptors,
16 including Cooper's hawk (March – August) and white-tailed kite
17 (February – October), a focused survey for nesting raptors will be
18 conducted to assess the presence/absence of sensitive nesting raptors
19 adjacent to the project study area. If any active raptor nests are
20 detected, the area will be flagged, along with a 300-foot buffer, and
21 will be avoided until the nesting cycle is completed, or it has been
22 determined that the nest has failed (MND Mitigation Measure No.
23 BIO-3).

24 **Mitigation Measure for Impacts to Oak Trees:**

25
26 bb. The project shall comply with the County's Oak Tree Management
27 Guidelines. All qualifying oaks permanently impacted shall be
28 mitigated through replacement with saplings of coast live oak or

1 other local native oak trees at a ratio of 3:1 for naturally occurring
2 oaks and 2:1 for planted oaks. Oaks indirectly impacted shall be
3 replaced with saplings at a ratio of 1:1. Prior to the issuance of a
4 grading permit, an Oak Tree Management Plan shall be prepared for
5 approval by the Riverside County EPD, establishing planting details
6 and success criteria for all replacement oak trees.

7 J. Circulation and Traffic – Cumulative and Direct Impacts

8 1. Impacts.

9 Implementation of the project would result in significant direct and
10 cumulative impacts to local intersections and roadway segments.

11 For 2010 traffic conditions, the project would result in a significant direct
12 and cumulative impact to the following intersections:

- 13 ▪ I-15 NB Ramps (NS) at:
 - 14 ○ Old Temescal Canyon Road (EW)
- 15 ▪ Old Temescal Canyon Road (NS) at:
 - 16 ○ Lawson Drive (EW)

17 In addition, the project would contribute to the need for signalization at the
18 following intersections, which is identified as a cumulatively significant
19 impact of project development:

- 20 ▪ Old Temescal Canyon Road (NS) at:
 - 21 ○ Lawson Drive (EW)
- 22 ▪ Temescal Canyon Road (NS) at:
 - 23 ○ Indian Truck Trail (EW)
 - 24 ○ Old Temescal Canyon Road North (EW)
 - 25 ○ Old Temescal Canyon Road South (EW)
 - 26 ○ Street "A"/Street "B" (EW)
 - 27 ○ Street "B"/Street "C" (EW)
 - 28 ○ Street "C"/Street "D" (EW)

26 Finally, implementation of the project would result in a significant
27 cumulative impact to the following two roadway segments under 2010
28 traffic conditions:

- Old Temescal Canyon Road North
 - south of Lawson Drive and north of Trilogy Parkway

For 2012 traffic conditions, implementation of the project would result in a significant direct and cumulative impacts to the following intersections, in addition to those intersections previously identified as cumulatively impacted under 2010 traffic conditions:

- Temescal Canyon Road (NS) at:
 - Weirick Road (EW)

The project would not have a significant parking impact because as a standard condition of project approval, the County would require the provision of on-site parking for all proposed land uses in accordance with the parking requirements specified in County Ordinance No. 348.

The project would contribute traffic to segments of Interstate 15 that operate below acceptable levels of service under existing conditions. Long-term impacts to these segments would be alleviated when planned improvements are constructed by Caltrans and service levels improve.

The project site is not located in proximity to an airport or within an airport influence area or safety zone, and would not result in a change to air traffic patterns or result in any substantial air safety risks.

Project implementation would not alter waterborne, rail, or air traffic.

Project implementation would not substantially increase hazards to a design feature on any roadways within the area, nor would it introduce incompatible uses which would create traffic hazards.

Although project implementation would create the need for new and altered maintenance of roads, the project would result in a net financial benefit to the County and the maintenance of proposed facilities would result in less than significant impacts to the environment.

1 During construction of the project, roadway segments and intersections
2 surrounding the site may be temporarily affected, resulting in a potentially
3 significant short-term impact.

4 Adequate emergency vehicle access would be provided to the project site at
5 all times. The project would not cause inadequate emergency access to
6 nearby uses.

7 The project would not conflict with any adopted policies supporting
8 alternative transportation.

9 2. Mitigation.

10 The project has been modified to mitigate or avoid the potentially
11 significant impacts by the following mitigation measures, which are hereby
12 adopted and will be implemented as provided in the Mitigation, Monitoring,
13 and Reporting Program.

- 14 a. Prior to final inspection of the first building permit in the Serrano
15 Commerce Center Specific Plan, the project proponent shall
16 construct a new two lane (one lane in each direction) extension of
17 Temescal Canyon Road from Old Temescal Canyon Road North to
18 Old Temescal Canyon Road South. Four lanes (two lanes in each
19 direction) shall be constructed before the end of Phase I (refer to the
20 Phasing Plan in Specific Plan No. 353). The project proponent shall
21 grade the ultimate full right-of-way width (128') for this roadway
22 and shall open to traffic the intersections of Temescal Canyon Road
23 at Old Temescal Canyon Road North to Old Temescal Canyon Road
24 South. Sufficient right-of-way shall be dedicated to Riverside
25 County to accommodate a six-lane roadway (three lanes in each
26 direction), subject to approval by the Riverside County
27 Transportation Department. An appropriate taper on Temescal
28

1 Canyon Road north of Old Temescal Canyon Road North and south
2 of Old Temescal Canyon Road South shall be provided, to join
3 existing lanes. The precise timing of improvements to Temescal
4 Canyon Road will be determined based on the findings of traffic
5 studies prepared for implementing Plot Plans.

6 b. The project shall participate in the funding of off-site improvements
7 through the payment of Transportation Uniform Mitigation Fees
8 (TUMF) in accordance with Riverside County Ordinance No. 824.
9 TUMF fees are paid by applicants based on the amount of building
10 square footage constructed. The project's cost to construct any
11 TUMF road improvements (including the realignment of Temescal
12 Canyon Road) shall be credited against the required fees or as
13 otherwise specified by a Project Development Agreement.

14 c. The project will be subject to the County of Riverside Traffic Signal
15 Fee program in accordance with Riverside County Ordinance No.
16 748.1, which requires the payment of a fee to the County to reduce
17 traffic congestion through signalization and which is administered
18 on a per-acre basis for commercial and industrial development.
19 (The project's cost to construct a signal at Temescal Canyon Road
20 and Lawson Road outlined in Mitigation Measures b shall be
21 credited against the required fees.)

22 d. At the intersection of Temescal Canyon Road (NS) at Lawson Road
23 (EW), the project shall be responsible for the design and installation
24 of a traffic signal, unless the signal is designed and installed by
25 others. This signal is eligible for fee credit against the Riverside
26 County Ordinance No. 748.1, the Traffic Signal Mitigation Program
27 Ordinance. The signal shall be installed and operational prior to this
28

1 issuance of any building permit that would bring the total
2 development to more than 1,999,400 square feet of building area in
3 Phase I of the Serrano Commerce Center Specific Plan, or earlier if
4 the need is indicated in traffic studies conducted for implementing
5 Plot Plans, or as approved by the Riverside County Transportation
6 Department.

7 e. The project shall be responsible for the design and installation of
8 traffic signals at the following intersections, unless the signals are
9 designed and installed by others. These signals are not eligible for
10 fee credit against the Riverside County Ordinance No. 748.1, the
11 Traffic Signal Mitigation Program Ordinance. The signals shall be
12 installed and operational prior to this issuance of any building
13 permit that would bring the total development to more than
14 1,999,400 square feet of building area in Phase I of the Serrano
15 Commerce Center Specific Plan, or earlier if the need is indicated in
16 traffic studies conducted for implementing Plot Plans, or as
17 approved by the Riverside County Transportation Department.

18 - Temescal Canyon Road (NS) at Old Temescal Canyon
19 Road North (EW);

20 - Temescal Canyon Road (NS) at Old Temescal Canyon
21 Road South (EW);

22 - Temescal Canyon Road (NS) at Street A/Street B (EW);

23 - Temescal Canyon Road (NS) at Street B/Street C (EW);

24 and

25 - Temescal Canyon Road (NS) at Street D/Street E (EW)

26 f. The project proponent or the applicant for implementing projects
27 shall be responsible for making improvements at the following
28

1 intersections, to the extent that these intersections are not provided
2 by others. While the intersection improvements are listed by Phase
3 (see Phasing Plan in Specific Plan No. 353), and they may be made
4 as the need arises, all improvements shall be designed and
5 constructed to be consistent with the ultimate configuration of the
6 intersection. Improvements for each phase shall be in place prior to
7 the issuance of any building permit that would bring total
8 development to more than 80% of the proposed maximum square
9 footage of building area for that phase, as established by Specific
10 Plan No. 353, or earlier if the need is indicated in traffic studies
11 prepared for implementing projects, or as approved by the Riverside
12 County Transportation Department.

13
14 i. At the intersection of I-15 Northbound ramps (N/S) and Old
15 Temescal Canyon Road (E/W), in accordance with the
16 geometric configurations specified in the project's conditions
17 of approval issued by the Riverside County Transportation
18 Department for Phases I and III. Traffic signal modification
19 will be needed at this intersection in Phase III to
20 accommodate the needed intersection geometrics.

21 ii. At the intersection of Temescal Canyon Road (N/S) and
22 Lawson Road (E/W) in accordance with the geometric
23 configuration specified in the project's conditions of
24 approval issued by the Riverside County Transportation
25 Department for Phase I.

26 iii. At the intersection of Temescal Canyon Road (N/S) and Old
27 Temescal Canyon Loop Road North (E/W), in accordance
28 with the geometric configuration specified in the project's

1 conditions of approval issued by the Riverside County
2 Transportation Department for Phases I, II, IV, and V.
3 Traffic signal modification will be needed at this intersection
4 in Phases II, IV, and V to accommodate the needed
5 intersection geometrics.

6 iv. At the intersection of Temescal Canyon Road (N/S) and Old
7 Temescal Canyon Loop Road South (E/W), in accordance
8 with the geometric configuration specified in the project's
9 conditions of approval issued by the Riverside County
10 Transportation Department for Phases I, II, III, IV, and V.
11 Traffic signal modifications will be needed at this
12 intersection in Phases II, III IV, and V to accommodate the
13 needed intersection geometrics.

14 v. At the intersection of Temescal Canyon Road (N/S) and
15 Street A/Street B (E/W), in accordance with the geometric
16 configuration specified in the project's conditions of
17 approval issued by the Riverside County Transportation
18 Department for Phases I, II, III, IV, and V. Traffic signal
19 modifications will be needed at this intersection in Phases II,
20 III, IV, and V to accommodate the needed intersection
21 geometrics.

22 vi. At the intersection of Temescal Canyon Road (N/S) and
23 Street B/Street C (E/W), in accordance with the geometric
24 configuration specified in the project's conditions of
25 approval issued by the Riverside County Transportation
26 Department for Phases I, III, IV, and V. Traffic signal
27 modification will be needed at this intersection in Phases III,
28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

IV, and V to accommodate the needed intersection geometrics.

vii. At the intersection of Temescal Canyon Road (N/S) and Street D/Street E (E/W), in accordance with the geometric configuration specified in the project's conditions of approval issued by the Riverside County Transportation Department for Phases I, II, III, IV, and V. Traffic signal modifications will be needed at this intersection in Phases II, III, IV, and V to accommodate the needed intersection geometrics.

viii. At the intersection of project South Access (N/S) and Old Temescal Canyon Road (E/W), in accordance with the geometric configuration specified in the project's conditions of approval issued by the Riverside County Transportation Department for Phases I and V. A raised center median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

ix. At the intersection of Temescal Canyon Road (N/S) and project North Central East Driveway (E/W), in accordance with the geometric configuration specified in the project's conditions of approval issued by the Riverside County Transportation Department for Phases I, II, III, and IV. A raised center median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

1 x. At the intersection of Temescal Canyon Road (N/S) and
2 project South West Driveway (E/W), in accordance with the
3 geometric configuration specified in the project's conditions
4 of approval issued by the Riverside County Transportation
5 Department for Phases I, II, III, and V. A raised center
6 median and appropriate on-site design will be required on
7 Temescal Canyon Road to restrict this driveway to right
8 turns in and out only.

9 xi. At the intersection of Temescal Canyon Road (N/S) and
10 project South East Driveway (E/W), in accordance with the
11 geometric configuration specified in the project's conditions
12 of approval issued by the Riverside County Transportation
13 Department for Phases I, II, III, and V. A raised center
14 median and appropriate on-site design will be required on
15 Temescal Canyon Road to restrict this driveway to right
16 turns in and out only.

17 xii. At the intersection of Temescal Canyon Road (N/S) and
18 Weirick Road (E/W), in accordance with the geometric
19 configuration specified in the project's conditions of
20 approval issued by the Riverside County Transportation
21 Department for Phases II and V. Traffic signal modification
22 will be necessary at this intersection in Phases II and V to
23 accommodate the needed geometric configuration.

24 xiii. At the intersection of project North Access (N/S) and Old
25 Temescal Canyon Road (E/W), in accordance with the
26 geometric configuration specified in the project's conditions
27 of approval issued by the Riverside County Transportation
28

1 Department for Phases II and V. A raised center median and
2 appropriate on-site design will be required on Temescal
3 Canyon Road to restrict this driveway to right turns in and
4 out only.

5 xiv. At the intersection of Temescal Canyon Road (N/S) and
6 project North East Driveway (E/W), in accordance with the
7 geometric configuration specified in the project's conditions
8 of approval issued by the Riverside County Transportation
9 Department for Phases II, IV, and V. A raised center median
10 and appropriate on-site design will be required on Temescal
11 Canyon Road to restrict this driveway to right turns in and
12 out only.

13 xv. At the intersection of Temescal Canyon Road (N/S) and
14 project South Central East Driveway (E/W), in accordance
15 with the geometric configuration specified in the project's
16 conditions of approval issued by the Riverside County
17 Transportation Department for Phases II, III, and V. A
18 raised center median and appropriate on-site design will be
19 required on Temescal Canyon Road to restrict this driveway
20 to right turns in and out only.

21 xvi. At the intersection of I-15 Southbound ramps (N/S) and
22 Weirick Road (E/W), in accordance with the geometric
23 configuration specified in the project's conditions of
24 approval issued by the Riverside County Transportation
25 Department for Phase III. Traffic signal modification will be
26 necessary at this intersection in Phase III to accommodate
27 the needed geometric configuration.
28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

xvii. At the intersection of I-15 Southbound ramps (N/S) and Old Temescal Canyon Road (E/W), in accordance with the geometric configuration specified in the project's conditions of approval issued by the Riverside County Transportation Department for Phases III and V. Traffic signal modification will be necessary at this intersection in Phases III and V to accommodate the needed geometric configuration.

xviii. At the intersection of Temescal Canyon Road (N/S) and project North Central West Driveway (E/W), in accordance with the geometric configuration specified in the project's conditions of approval issued by the Riverside County Transportation Department for Phases III and V. A raised center median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

xix. At the intersection of Temescal Canyon Road (N/S) and project North West Driveway (E/W), in accordance with the geometric configuration specified in the project's conditions of approval issued by the Riverside County Transportation Department for Phases IV and V. A raised center median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

xx. At the intersection of I-15 Northbound ramps (N/S) and Weirick Road (E/W), in accordance with the geometric configuration specified in the project's conditions of approval issued by the Riverside County Transportation

1 Department in Phase V. Traffic signal modification will be
2 necessary at this intersection in Phase V to accommodate the
3 needed geometric configuration.

4 xxi. At the intersection of Temescal Canyon Road (N/S) and
5 project South Central West Driveway (E/W), in accordance
6 with the geometric configuration specified in the project's
7 conditions of approval issued by the Riverside County
8 Transportation Department for Phase V. A raised center
9 median and appropriate on-site design will be required on
10 Temescal Canyon Road to restrict this driveway to right
11 turns in and out only.

12 g. Improvements required to achieve the minimum level of service as
13 required by the Riverside County General Plan shall be constructed
14 at each phase of project development. To ensure that adequate
15 improvements are identified and constructed, the following
16 monitoring requirements shall be implemented:

17 i. Traffic Impact Study Reports shall be required with
18 submittal of each Plot Plan or Site Plan approvals as required
19 by the County of Riverside. Each Traffic Impact Study shall
20 be prepared in the format determined by the Riverside
21 County Transportation Department. The required format
22 shall include an evaluation of peak hour conditions at
23 intersections significantly impacted by the phase of
24 development being studied.

25 ii. If an impacted intersection is estimated to exceed County
26 LOS standards, then appropriate link and intersection
27

1 improvements shall be required to be presented for County
2 staff review and approval.

3 iii. The improvements necessary to maintain the County LOS
4 standards will be required to be in place or bonded for as
5 indicated in traffic studies prepared for implementing
6 projects, or as approved by the Riverside County
7 Transportation Department. Improvements can be
8 implemented through construction or a new or established in
9 lieu of fee program. Absent a district or fee program, the
10 project is responsible for providing or bonding for the
11 identified improvements.

12 iv. All improvements on or affecting Caltrans facilities shall
13 conform to Caltrans design guidelines and shall be subject to
14 Caltrans approval.

15 h. Prior to the commencement of construction for each phase of the
16 project, a traffic management plan shall be developed by the
17 construction supervisor to minimize traffic flow interference from
18 construction activities. Construction traffic shall be scheduled to not
19 interfere with peak hour traffic on adjacent roadways and to
20 minimize obstruction of through traffic lanes. If necessary, a flag
21 person shall be retained by the construction supervisor to control
22 construction traffic into and out of the site, and to maintain safety on
23 adjacent roadways during construction.

24
25 J. Geology and Slope Stability

26 1. Impacts.

27 A significant impact could occur from strong ground motions as a result of
28 activity on known off-site earthquake faults within the project vicinity

1 which could result in property loss, injury, or death. Although current
2 studies show on-site faults to be inactive, active faults have the potential to
3 be unearthed during grading. If faults are discovered and determined to be
4 active during project grading, a potentially significant impact could occur if
5 buildings were not properly set back from the fault areas.

6 The potential for liquefaction hazards would pose a threat to proposed
7 improvements within the alluvial portions of the project site and off-site
8 impact area.

9 The principal geologic/seismic hazard that could affect the site is ground
10 shaking resulting from an off-site seismic event. With the construction of
11 structures in compliance with the Riverside County Building Code and the
12 California Building Code, buildings would be designed to resist collapse as
13 the result of seismic ground shaking.

14 Some of the project site's soils possess a relatively localized expansion
15 potential, which could pose a risk to development. Furthermore, soils on
16 the site have the potential to contain concentrations of soluble sulfates that
17 can be corrosive to concrete and some metals. If high concentrations of
18 soluble sulfates and other constituents are present and come in direct
19 contact with building materials susceptible to corrosion, damage to the
20 building materials may occur. In addition, wedge failures associated with
21 heavily jointed bedrock areas may cause cut slopes proposed by the project
22 to become unstable.

23 Risks presented by seiches, tsunamis, mudflow, and volcanoes are
24 considered remote or non-existent; significant impacts would not occur.

25 Wedge failures in slopes proposed as part of future grading plans have the
26 potential to be unstable and would require additional study and remedial
27 grading to ensure slope stability.
28

1 As described above, wedge failures within heavily jointed bedrock areas of
2 the site have the potential to affect the stability of cut slopes.

3 No subsurface sewer systems are present on the site that could be adversely
4 impacted by project implementation.

5 2. Mitigation.

6 The project has been modified to mitigate or avoid the potentially
7 significant impacts by the following mitigation measures, which are hereby
8 adopted and will be implemented as provided in the Mitigation, Monitoring,
9 and Reporting Program.

10 a. Prior to the issuance of grading permits and in compliance with the
11 requirements of County Ordinances, a detailed geotechnical
12 report(s) shall be submitted to the Department of Building and
13 Safety for review and approval prior to issuance of grading permits
14 and detailed geologic/geotechnical reports shall be submitted to
15 Riverside County's Chief Engineering Geologist for review and
16 approval prior to the approval of any implementing project. The
17 report(s) shall identify and address site-specific (a) underlying soil
18 conditions (including corrosive and expansive soil conditions), (b)
19 liquefaction potential, (c) seismic parameters and building
20 requirements, and (d) slope stability and rockfall hazards. The
21 measures recommended by the final geotechnical report(s) shall be
22 identified on applicable grading plans and shall be implemented to
23 the satisfaction of the County Geologist and other applicable
24 jurisdictions and agencies. Grading shall be performed in
25 accordance with applicable provisions of the Standard Grading
26 Specifications contained in the project's geotechnical reports.
27
28

1 b. Although the current level of study indicates that no active faults
2 exist on-site, during project grading activities affecting the portions
3 of the project site that contain faults as mapped by the USGS and
4 Riverside County (and as depicted on Final EIR Figure 4.9-2), a
5 qualified geologic monitor shall be present on site to perform
6 confirmatory mapping of exposed conditions. As a portion of this
7 mapping work, evaluation of any suspicious conditions suggesting
8 the potential for faults shall be made. These findings shall be
9 reported back to the Riverside County Geologist. In the event that
10 the geologic monitor determines that any of the on-site faults are
11 potentially active, then appropriate building setbacks shall be
12 determined.

13 c. Prior to the issuance of grading permits for development (including
14 the construction of flood control channels) within alluvial units, the
15 County Geologist shall review and approve a site-specific
16 liquefaction report containing specific recommendations of the
17 project engineering geologist and geotechnical engineer. The
18 approved recommendations shall be reflected on the grading plans
19 and shall be implemented by the grading contractor(s) to the
20 satisfaction of the County Geologist.

21 d. Slopes steeper than 2:1 or higher than ten feet shall be clearly
22 indicated on all grading plans. Such slopes must be determined to
23 be safe in a slope stability report prepared by the soils engineer or
24 engineering geologist. The slope stability report shall also contain
25 recommendations for landscaping and erosion control.

26 e. At the time mass grading plans are prepared, cut slopes in the
27 Bedford Canyon Formation and Santiago Peak Volcanics shall be
28

1 analyzed from a global stability standpoint as well as for surficial
2 stability by the project engineering geologist and geotechnical
3 engineer. A wedge failure analysis shall be performed on these
4 slopes using a methodology approved by Riverside County that
5 determines planes of intersection and possible wedge failures.
6 Mitigation methods for potential cut slope stability hazards shall be
7 identified and implemented as part of grading activities, which may
8 include stabilization fill prisms, rock bolting and rock mesh
9 placement. Specific methods will be approved by the County
10 Geologist, noted on grading plans, and verified in the field prior to
11 the issuance of any building permit.

- 12
- 13 f. Any soil to be placed as fill, whether on-site or imported material,
14 shall be tested and approved by the project engineering geologist
15 and geotechnical engineer to evaluate acceptability for the
16 placement of structural loads.
- 17 g. Where cut or filled slopes are created higher than 10 feet, detailed
18 grading designs, landscaping plans, and irrigation plans shall be
19 submitted to the County prior to approval of any grading plan. The
20 plans shall be reviewed by the project engineering geologist,
21 geotechnical engineer, and civil engineer.
- 22 h. Testing for soluble sulfates and corrosivity shall be performed after
23 rough grading of the site but prior to construction of the proposed
24 structures and utilities. All concrete in contact with the soil shall be
25 designed based on the applicable requirements of the CBC/IBC. All
26 metals in contact with corrosive soil shall be protected in accordance
27 with the recommendations of the manufacturer or a corrosion
28 engineer.

1 K. Global Climate Change

2 1. Impacts.

3 Implementation of the project would generate GHG emissions resulting
4 from construction activities; natural gas, electricity, and water consumption;
5 and vehicle use. However, because the project complies with all feasible
6 and applicable strategies as identified by the CAT, the project is assumed to
7 be consistent with the goals and objectives of the emissions reduction
8 targets set forth in AB 32. In addition, 48.77 acres of land will be set aside
9 for a Conservation Area, which would preserve and promote native
10 vegetation, and would serve as an area that is likely to promote carbon
11 sequestration by natural vegetation. Also, the project would be considered
12 a “smart land use” that would reduce overall VMT and is assumed to be
13 consistent with the goals and objectives of SB 375. Finally, most of the
14 mitigation measures for project-related air quality impacts (see EIR Section
15 4.4.5) would result in concomitant reductions of GHG emissions. For these
16 reasons, impacts are concluded to be less than significant.

17 2. Mitigation.

18 None required.

19 L. Hazardous Materials

20 1. Impacts.

21 There is a potential for soil contamination in association with the former
22 soil reconditioning facility. In addition, several 55-gallon drums have been
23 observed on the project site that could be hazardous. There also is the
24 potential for uncovering toxic materials during project grading activities.
25 Finally, there is a potential for asbestos and lead-based paint associated
26 with the on-site mobile home residences. These potential sources of
27
28

1 hazardous materials are located in the extreme southwestern portion of the
2 project site within proposed Planning Areas 8 and 10.

3 If businesses that use or store hazardous materials occupy buildings on the
4 project site, the business owners and operators would be required to comply
5 with all applicable federal, state, and local regulations to ensure proper use,
6 storage, use, emission, and disposal of hazardous substances; as such,
7 impacts from the usage or storage of hazardous substances on site would be
8 less than significant.

9 Project implementation would not impair implementation of or physically
10 interfere with an adopted emergency response plan or an emergency
11 evacuation plan, and significant impacts would not occur.

12 There are no existing or planned school sites within ¼-mile of the project.
13 As of January 2009, the project site is not included on a list of hazardous
14 materials sites compiled pursuant to Government Code Section 65962.5.

15 2. Mitigation.

16 The project has been modified to mitigate or avoid the potentially
17 significant impacts by the following mitigation measures, which are hereby
18 adopted and will be implemented as provided in the Mitigation, Monitoring,
19 and Reporting Program.

20 a. Stained soil located in the extreme southern portion of the project
21 site shall be remediated prior to the initiation of ground-disturbing
22 construction activities in Planning Area 10. Soil remediation shall
23 occur in accordance with DTSC and County Department of
24 Environmental Health regulations.

25 b. Prior to the issuance of grading permits within Planning Area 10 of
26 the proposed Specific Plan, the 55-gallon drums located in the
27 extreme southwestern portion of the project site shall be sampled for
28

1 profiling purposes. All 55-gallon drums located on site shall be
2 properly removed and disposed in accordance with applicable
3 County Waste Management requirements prior to the issuance of
4 grading permits.

5 c. In the event that any subsurface hazardous materials are found
6 during grading or construction, including soil and/or groundwater
7 contamination, all activity in the area of discovery and/or in an
8 appropriate radius of the area of discovery shall temporarily cease
9 and the County of Riverside Environmental Health Department shall
10 be notified. Prior to the resumption of any construction activity in
11 the area of discovery, the site shall be deemed safe by the
12 appropriate entity prior to the resumption of grading and/or
13 constructions activities.

14 d. Prior to demolition activities within Planning Area 8, lead-based
15 paint and asbestos surveys of the mobile home residences in the
16 southern portion of the project site shall be performed. All asbestos-
17 containing materials and lead-based paint shall be removed in
18 accordance with all applicable local, state, and federal regulations.
19 However, if the mobile home residences are to be removed by semi-
20 trailer and not destructive methods are proposed, no survey is
21 required.

22 e. All existing site improvements shall be disposed of off site, in
23 accordance with current local, state, and federal disposal regulations.
24 Any petroleum contaminated materials, lead-based paints or
25 products, mercury, asbestos-containing materials and/or buried
26 trash/debris encountered during removal and/or grading shall be
27
28

1 evaluated by an experienced environmental consultant prior to
2 removal.

3 f. Users of hazardous materials such as paints, roofing materials and
4 solvents during construction shall comply with applicable federal,
5 state, and local regulation requiring elimination and reduction of
6 waste at the source by prevention of leakage, by segregation of
7 hazardous waste, and by process of materials change.

8 g. If soil is to be imported or exported to or from the site during
9 grading or other construction activities, the transported soil shall be
10 sampled for contaminants prior to use or disposal. Exported soil, if
11 contaminated, shall be handled in accordance with prevailing
12 environmental laws and regulations, including Land Disposal
13 Restrictions, if applicable.

14 h. During project construction, all blasting activities involving
15 explosives must be performed by a professional holding a California
16 Blasting Contractor License and be permitted by the Riverside
17 County Fire Department.

18 i. Prior to the approval of any implementing Plot Plan, the Riverside
19 County Fire Department shall ensure that appropriate emergency
20 ingress and egress would be available to and from each parcel and
21 building in accordance with Riverside County requirements.

22 j. Per the requirements Riverside County Department of
23 Environmental Health and the California Health and Safety Code
24 (HSC), Chapter 6.95, Sections 25500 to 25532, a Hazardous
25 Materials Business Emergency Plan must be prepared by any future
26 business on the project site that handles a hazardous material or a
27 mixture containing a hazardous material in quantities equal to or
28

1 greater than a weight of 500 pounds, total volume of 55 gallons, 200
2 cubic feet (at standard temperature and pressure) for compressed
3 gas, or any radioactive material Extremely Hazardous Substance or
4 Waste, any amount of a Regulated Substance, or any amount of an
5 Acutely Hazardous Material.

6 M. Hydrology and Water Quality

7 1. Impacts.

8 With project adherence to the Specific Plan's drainage plan, as would be
9 required as a standard condition of project approval, implementation of the
10 project would not substantially alter the existing drainage pattern of the site
11 in a manner which would result in substantial erosion or siltation on or off
12 site.

13 With project adherence to the WQMP, as would be required as a standard
14 condition of project approval, implementation of the project would not
15 violate any water quality standards or waste discharge requirements. If
16 constructed, the Stormwater Recharge and Storage Program (SWRSP)
17 system would not violate any water quality standards or waste discharge
18 requirements.

19 With project adherence to the WQMP, as would be required as a standard
20 condition of project approval, implementation of the project would not
21 substantially deplete groundwater supplies or interfere substantially with
22 groundwater recharge such that there would be a net deficit in aquifer
23 volume or a lowering of the local groundwater table level. If constructed,
24 the SWRSP would not substantially deplete groundwater supplies or
25 interfere substantially with groundwater recharge.

26 With incorporation of water quality basins and/or bio/geo swales into the
27 project design, as required by the WQMP, runoff from the site would not
28

1 exceed runoff that occurs under existing conditions; therefore,
2 implementation of the project would not create or contribute runoff water
3 that would exceed the capacity of existing or planned stormwater drainage
4 systems. In addition, with project adherence to the WQMP, as would be
5 required as a standard condition of project approval, implementation of the
6 project would not provide substantial additional sources of polluted runoff.
7 If constructed, the SWRSP and the related use of bio/geo swales or
8 mechanical BMP would not result in an increase of runoff compared to
9 what occurs under existing conditions.

10 Planning Area 12 (Open Space-Conservation) is located within a FEMA-
11 mapped, 100-year flood-hazard zone for the Temescal Wash; however, no
12 homes or any other buildings would be situated within the flood zone. If
13 any fill materials or obstructions are placed in the flood-hazard zone as the
14 result of constructing drainage outfalls to the Temescal Wash, the project
15 would be required to comply with all FEMA requirements.

16 As noted above, Planning Area 12 (Open Space - Conservation) is located
17 within a FEMA-mapped, 100-year flood-hazard zone for the Temescal
18 Wash; however, no structures would be situated within the flood zone such
19 that flood waters would be impeded or redirected. If any fill materials or
20 obstructions are placed in the flood-hazard zone as the result of
21 constructing drainage outfalls to the Temescal Wash, the project would be
22 required to comply with all FEMA requirements.

23 With project adherence to the WQMP, as would be required as a standard
24 condition of project approval, implementation of the project would not
25 substantially degrade or alter surface water or groundwater quality. If
26 constructed, the SWRSP would not substantially degrade or alter surface
27 water or groundwater quality.
28

1 2. Mitigation.

2 The project has been modified to mitigate or avoid the potentially
3 significant impacts by the following mitigation measures, which are hereby
4 adopted and will be implemented as provided in the Mitigation, Monitoring,
5 and Reporting Program.

6 a. Drainage and flood control facilities and improvements shall be
7 provided in accordance with Riverside County Flood Control and
8 Water Conservation District requirements.

9 b. Grading and construction shall conform to applicable requirements
10 of the California Building Code (CBC).

11 c. Prior to the issuance of the first grading permit, the project
12 proponent shall obtain approval of a site-specific WQMP by the
13 Riverside County Building and Safety Department in accordance
14 with the Santa Ana RWQCB Order No. R8-200-0011/NPDES
15 Permit No. CAS 618033. The County is required to verify that the
16 project's Final Map and engineering drawings indicate the size and
17 location of the structural source control best management practices
18 specified by the WQMP.

19 d. Prior to issuance of a grading permit, the project shall obtain
20 coverage under the General Permit for Stormwater Discharges
21 Associated with Construction Activities (Order No. 99-08-DWQ,
22 NPDES Permit No. CAS 000002).

23 e. If any fill materials or obstructions are placed in the FEMA-mapped
24 100-year flood-hazard zone, the project shall comply with all FEMA
25 requirements.

26 f. Prior to final design approval of the Coldwater Canyon Wash outlet
27 into the Temescal Wash, detailed hydraulic and fluvial studies,
28

1 including a two-dimension hydraulic model studying the outlet's
2 design geometry and angle of confluence, shall be prepared and
3 submitted to the Riverside County Flood Control and Water
4 Conservation District for review and approval. The studies shall
5 demonstrate that the flowrate would not cause negative fluvial
6 impacts to the Temescal Wash geomorphic characteristics and
7 would not cause negative affects to the opposite (northerly) bank of
8 Temescal Wash.

9 N. Mineral Resources

10 1. Impacts.

11 Impacts to mineral resources resulting from the site's designation for
12 commercial retail and light industrial use by the Riverside County General
13 Plan were adequately addressed in the Final Program EIR certified for the
14 General Plan (dated October 7, 2003). Impacts would not occur beyond the
15 level identified in the County's General Plan EIR.

16 The project site is not identified as locally-important mineral resource
17 recovery site by the County General Plan or any other local land use plan.
18 The clay resource extracted from a mine on a portion the site is of low
19 quality and not in high demand in the local area or region.

20 Project implementation would not result in the introduction of a land use
21 that is incompatible with any existing or future mining operations.

22 The project is required to comply with Reclamation Plan No. 135
23 (RCL00135), which would reclaim Ben's Mine in accordance with
24 SMARA requirements to prevent any significant impact resulting from
25 closure of the existing on-site mine. RCL00135 sets forth specifications to
26 reduce potential impacts resulting from the closure of on-site mining
27 activities to less than significant levels.
28

1 2. Mitigation.

2 None required. The project is required to comply with the site's approved
3 Reclamation Plan No. 135 (RCL00135). RCL00135 requires that any
4 stockpiled overburden be leveled and that no pits remain that might collect
5 water. Mined slopes are required to be compacted and stabilized at
6 gradients no steeper than 2:1 and then seeded for revegetation.

7 O. Noise

8 1. Impacts.

9 The addition of project-generated traffic to the local roadway segment
10 would result in projected future noise increases of +3 dB or more on 10
11 roadway segments, compared to the without project condition. However,
12 existing and proposed land uses adjacent to affected segments would not
13 include any noise sensitive land uses; accordingly, impacts due to ambient
14 noise level increases would be less than significant.

15 Absence of nearby residential and other noise sensitive land uses adjacent
16 to the site, and required adherence to Riverside County Ordinance
17 No.457.90, would result in a less than significant temporary noise impacts
18 during construction activities.

19 Operation of the project would not expose any off-site sensitive receptors to
20 noise levels in excess of established noise standards, including the
21 Riverside County General Plan and Ordinance No. 847. On-site, there is a
22 potential for interior noise levels of office and commercial retail uses with
23 lines of sight to I-15 to be above the County's desired interior noise level of
24 50 dBA, which represents a potentially significant impact.

25 Implementation of the project would not generate long-term groundborne
26 vibration or noise. Short-term construction activities would cause
27 groundborne vibration, but due to the absence of nearby residential and
28

1 other noise sensitive land uses adjacent to the site, impacts would be less
2 than significant.

3 2. Mitigation.

4 The project has been modified to mitigate or avoid the potentially
5 significant impacts by the following mitigation measure, which is hereby
6 adopted and will be implemented as provided in the Mitigation, Monitoring,
7 and Reporting Program.

- 8 a. Prior to the approval of a Plot Plan for any building accommodating
9 commercial retail or office tenants with a clear line of site to Interstate
10 15, a building-specific acoustical analysis shall be prepared by a
11 qualified acoustician and submitted to the Riverside County
12 Department of Industrial Hygiene for review and approval. The
13 analysis shall evaluate interior building noise levels and specify any
14 structural enhancements required to maintain interior noise levels at or
15 below 50 dBA (one-hour Leq).

16 P. Open Space, Parks, and Recreation

17 1. Impacts.

18 The project would not create a demand for new or expanded public
19 recreational facilities. The project would provide outdoor employee break
20 areas, sidewalks, dual-purpose sidewalks/bike paths, and community trails
21 along project streets and adjacent to two proposed flood control channels.
22 The construction and operation of these outdoor employee break areas and
23 trail segments are integral parts of the project and would have less than
24 significant adverse effects on the physical environment.

25 Project-generated demand on existing recreational resources would be very
26 low. Any incidental use of existing recreational resources by the project's
27

1 employees and visitors would not accelerate or cause substantial physical
2 deterioration of existing recreational facilities.

3 The project is not located within a C.S.A. or other recreation and park
4 district; therefore, this is no potential for the project to cause adverse
5 physical impacts within a C.S.A. or recreation and park district boundary.

6 2. Mitigation.

7 None required.

8 Q. Public Services

9 1. Impacts.

10 The project would be adequately served by Fire Station No. 64 and would
11 not require the construction or alteration of a fire protection facility. With
12 adherence to the project's Fire Protection Plan the project would be
13 sufficiently protected from wildfire hazards. With mandatory compliance
14 with Riverside County Ordinance Nos. 460, 787, and 659, and project-
15 generated increases in the County's tax base that funds fire protection
16 services, indirect impacts on fire protection services would be reduced to a
17 level below significance.

18 Indirect population growth due to the project would not result in the need to
19 construct a new sheriff's station or to expand an existing station. The
20 incremental increase in demand of sheriff protection services resulting from
21 project development would not result in an unanticipated or undue burden
22 upon response times for emergency services because development of the
23 project is proposed to occur in accordance with planned growth anticipated
24 by the County's General Plan. With mandatory compliance with the
25 Riverside County Development Impact Fee (DIF) Ordinance (Ordinance
26 No. 659) and project-generated increases in the County's tax base that
27

1 funds sheriff services, indirect impacts on sheriff services would be reduced
2 to a level below significant.

3 The project would create nominal demand on County public health
4 services. With mandatory compliance with County Development Impact
5 Fee (DIF) Ordinance (Ordinance No. 659) and the ongoing payment of
6 County taxes that fund public health services, the project's incremental
7 demand for health services would not contribute to the ultimate need for
8 new or expanded facilities in the area.

9 2. Mitigation.

10 None required.

11 R. Soils and Erosion

12 1. Impacts.

13 A significant impact due to erosion would occur if the project were to fail to
14 incorporate the requirements of the SWPPP during both the construction
15 and post-construction phases of the project.

16 Portions of the site contain soils that have relatively high expansion
17 potential in response to changes in moisture content, and this is regarded as
18 a potentially significant impact.

19 During construction of the project, existing vegetative cover would be
20 removed, soils would be exposed, and soil erosion would occur.

21 2. Mitigation.

22 The project has been modified to mitigate or avoid the potentially
23 significant impacts by the following mitigation measures, which are hereby
24 adopted and will be implemented as provided in the Mitigation, Monitoring,
25 and Reporting Program.

26 a. Prior to the issuance of a grading permit within any planning area or
27 grading phase of the Specific Plan, an overall Conceptual Grading
28

1 Plan for the planning area or grading phase in process shall be
2 submitted for Planning Department approval. The Grading Plan
3 shall be used as a guideline for subsequent detailed grading plans for
4 individual stages of development within that planning area or
5 grading phase, and shall include 1) techniques employed to prevent
6 erosion and sedimentation during and after the grading process, 2)
7 approximate time frames for grading, 3) identification of areas
8 which may be graded during high probability rain months (January
9 through March) and 4) preliminary pad and roadway elevations.

- 10 b. All grading procedures shall be in compliance with the Riverside
11 County Grading Standards including requirements for erosion
12 control during rainy months. The requirements for compliance with
13 Riverside County Grading Standards shall be noted on all grading
14 plans.
- 15 c. Prior to any grading activities, a soils report and geotechnical study
16 shall be performed to further analyze on-site soil conditions and
17 slope stability and shall include the appropriate measures to control
18 erosion.
- 19 d. Where cut and fill slopes are created higher than three feet, detailed
20 Landscaping and Irrigation Plans shall be submitted to the Planning
21 Department prior to Grading Plan approval. The plans shall be
22 reviewed for type and density of ground cover, shrubs, and trees to
23 ensure that plant material will be effective as erosion control and
24 that all slopes will be landscaped per County Ordinance No. 457.
- 25 e. Potential brow ditches, terrace drains, or other minor swales,
26 determined necessary by the County of Riverside at future stages of
27
28

1 project review, shall be lined with natural erosion control materials
2 or concrete.

- 3 f. Graded, but undeveloped, land shall be maintained weed-free and
4 planted with interim landscaping within 90 days of completion of
5 grading, unless building permits are obtained.
- 6 g. Planting of developed land shall comply with the National Pollutant
7 Discharge Elimination System (NPDES) Best Management
8 Practices Construction Handbook Section 6.2.
- 9 h. The locations of potentially compressible soils shall be identified on
10 all grading plans. Where development is proposed in areas of
11 compressible soils, deep foundation systems shall be used, or
12 compressible soils shall be completely over-excavated and
13 compacted.

14 S. Utilities and Service Systems

15 1. Impacts.

16 Impacts associated with the extension of water services into the project area
17 are documented throughout this EIR, and, where appropriate, mitigation
18 measures are provided to reduce impacts to a level below significance.

19 Upon completion of the water infrastructure improvements identified under
20 Issue 1, LLWD will be able to supply adequate water to meet the project's
21 projected water demand of 2.20 cfs under normal, dry, and multiple dry
22 year scenarios for the next 20 years and into the future.

23 Project implementation would contribute to the need for expanded facilities
24 at the Lee Lake Water District Reclamation Facility.

25 The project would generate construction and operational waste requiring
26 disposal at a landfill. The contribution to daily or total landfill capacity
27

1 from the disposal of waste is considered a potentially significant cumulative
2 impact.

3 Aside from impacts associated with the expansion of utility services into the
4 project site (which are addressed throughout this EIR), project
5 implementation is not anticipated to result in the need for new or expanded
6 utility systems, the construction of which would result in impacts to the
7 environment.

8 2. Mitigation.

9 The project has been modified to mitigate or avoid these potentially
10 significant impacts by the following mitigation measures, which are hereby
11 adopted and will be implemented as provided in the Mitigation, Monitoring,
12 and Reporting Program.

- 13 a. Prior to final inspections, the project applicant or developer shall
14 contribute a fair share contribution to upgrades at the LLWD
15 Wastewater Treatment Facility on Temescal Canyon Road in
16 Corona, net any current ownership of sewer and water rights by the
17 project applicant or developer.
- 18 b. At least 50% of non-hazardous construction debris shall be recycled
19 and/or salvaged and not diverted to landfills.
- 20 c. Recyclable material collection areas shall be provided on the project
21 site and be available and operable prior to the occupancy of
22 buildings. Prior to the approval of Plot Plans and prior to project
23 construction, clearance from the Waste Management Department is
24 required to verify compliance with AB 1327 in terms of installation
25 of recycling access areas at these facilities.
- 26 d. Prior to the issuance of building permits, the Planning/Recycling
27 Division of the Riverside County Waste Management Department
28