

1 shall be advised by the project applicant of all efforts that will be
2 pursued at the project site relating to recycling and waste reduction
3 during construction.

- 4 e. Information regarding recycling and waste reduction (e.g., location,
5 materials accepted, etc.) shall be provided to tenants of the project in
6 all sales and leasing literature.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following impacts
8 potentially resulting from the project's approval cannot be fully mitigated and will be only partially
9 avoided or lessened by the mitigation measures hereinafter specified; a statement of overriding findings is
10 therefore included herein:

11 A. Air Quality (Short-Term Construction Emissions)

12 1. Impacts.

13 Construction activities would result in short-term direct and cumulative
14 impacts to air quality associated with ROG, NO_x, CO, PM-10, and PM-2.5
15 emissions. Localized significance thresholds also would be exceeded for
16 PM-10 and PM-2.5 during construction. Long-term direct and cumulatively
17 significant operational impacts associated with ROG, NO_x, CO, PM-10, and
18 PM-2.5 emissions would result from project implementation.

19 2. Mitigation.

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

24 **Regulatory Requirements:**

- 25 a. During grading and construction activities, the construction
26 contractor(s) are required to comply with the requirements of
27 SCAQMD Rule 403, Fugitive Dust.
28

- 1 b. Construction contractors shall adhere to the idling restrictions as set
2 forth in California Air Resources Board (ARB) Section 2485,
3 Airborne Toxic Control Measure to Limit Diesel Fueled Motor
4 Vehicle Idling.

5 **Project-Specific Mitigation Measures:**

- 6 c. Locations where grading is scheduled to occur shall be thoroughly
7 watered prior to earth moving. During grading operations,
8 disturbed/loose soil shall be kept moist at all times. Water shall be
9 applied at least once every three hours to areas under active grading
10 and where construction vehicles are traveling on unpaved surfaces.
11 Soil moisture shall be maintained at a level that will prevent dust
12 from leaving the site to the maximum extent practicable.
- 13 d. All dirt, sand, soil, or other loose material stockpiled for two days or
14 longer shall be stabilized by covering, wetting, or binding, or use of
15 other non-toxic stabilizing methods.
- 16 e. Nontoxic soil stabilizers or comparable dust suppressant shall be
17 applied to all inactive construction areas (previously graded areas
18 inactive for five consecutive days or more).
- 19 f. The applicant shall cover construction access roads with gravel,
20 rocks, or a similar material to at least 100 feet onto the site from
21 paved public roads. Dirt shall be washed from vehicles or wheel
22 washers shall be installed where vehicles exit unpaved roads onto
23 paved public roads.
- 24 g. Paved public roads shall be swept or washed once per day when
25 visible soil carried from the construction site is present.
- 26 h. Vehicle speeds on all unpaved portions of the construction site shall
27 be restricted to 15 mph or less and enforced by radar. The developer
28

1 shall post appropriate signage on all unpaved roads used by
2 construction vehicles indicating that traffic speeds shall be reduced
3 to 15 mph or less.

4 i. Vehicles transporting soil, sand, construction debris, or other loose
5 materials to or from the site shall be tarped with a fabric cover from
6 point of origin and maintain a freeboard height of at least 12 inches.

7 j. Soil disturbing activities, including excavating and grading
8 operations, shall be suspended when sustained wind speeds exceed
9 25 mph and make dust control difficult.

10 k. Upon the completion of each grading phase, vegetative ground
11 cover or hydroseed shall be applied to all manufactured slopes.
12 Building pads and other flat areas of the site that are not scheduled
13 for paving, building construction, landscaping, or other
14 improvement shall be treated with a soil stabilizer or other erosion
15 control method.

16 l. Prior to any earth-moving activities, the contractor or builder shall
17 designate a person or persons to monitor dust control, order
18 increased watering, as necessary, to prevent transport of dust off
19 site, and field dust complaints. The project applicant or project
20 Construction Manager shall post a publicly visible sign with the
21 telephone number and contact person regarding dust complaints.
22 This person shall respond and take corrective action within 24 hours.

23 m. In accordance with SCAQMD Rules 431.1 and 431.2, ultra-low
24 sulfur fuel diesel shall be used for stationary construction
25 equipment.

26 n. Prior to the issuance of a grading permit, the developer or
27 construction contractor(s) shall provide a written statement to the
28

1 County of Riverside that construction equipment is and will be
2 properly maintained, including proper tuning and timing of engines.
3 Construction equipment emissions shall be controlled through
4 regularly scheduled engine maintenance and low-emissions tune-
5 ups. Construction grading plans shall include a statement that all
6 construction equipment shall be tuned and maintained in accordance
7 with manufacturers' specifications.

8 o. Prior to issuance of a grading permit, the project applicant or project
9 developer shall provide a written statement to the Riverside County
10 Planning Department demonstrating that all off-road diesel trucks
11 have had a low- NO_x tune-up in the past 90 days.

12 p. Prior to the approval of grading and construction plans, the County
13 of Riverside shall ensure that all grading and construction plans
14 include the following statements:

15 i. The construction equipment vehicle fleet shall comply with
16 all California Air Resources Board requirements. During
17 mass grading and fine site grading activity, use California
18 Air Resources Board (ARB) Tier I, II, or III certified
19 equipment or better.

20 ii. Electric or diesel powered construction equipment shall be
21 used in lieu of gasoline powered engines if such technology
22 is available to the contractor(s).

23 iii. The construction contractor(s) shall support and encourage
24 ridesharing and transit incentives for the construction crew.

25 iv. Work crews shall shut off equipment when not in use, and
26 limit engine idling times to comply with California Air
27 Resources Board (ARB) requirements.
28

1 v. In-line power sources (electric sources) shall be used in lieu
2 of diesel generators for rock crusher operations, if
3 commercially available.

4 q. Prior to the issuance of a grading permit, a construction traffic
5 control plan shall be prepared and submitted to Riverside County for
6 approval. The plan shall describe the details of safe detours, routing
7 of construction traffic away from congested streets, consolidated
8 truck deliveries, and dedicated turn lanes for construction vehicles.
9 Temporary traffic control (including a flag person(s) if necessary)
10 shall be provided during construction activities to reduce traffic
11 conflicts and unnecessary idling of vehicle engines.

12 r. Prior to the issuance of building permits, the Riverside County
13 Planning Department shall verify that a note has been added to the
14 plans limiting the application of architectural coatings (i.e., paint,
15 etc.) to 100 gallons per day and requiring construction contractors to
16 use low VOC paint products (i.e., no more than 100 grams per liter
17 of VOC) and/or High Pressure Low Volume (HPLV) applications
18 consistent with SCAQMD Rule 1113. Alternatively, the
19 construction contractor(s) shall consider using materials that do not
20 require painting or are pre-painted.

21
22 Mitigation Measures for Dust Control from the Lee Lake Water District's
23 MND for Construction of the Wild Rose Reservoir II Project:

24 s. Prior to the approval of grading permits, construction dust
25 abatement measures shall be approved by the Lee Lake Water
26 District (LLWD). The dust abatement measures shall be made a
27 condition of project approval and shall be monitored by a LLWD
28 inspector through periodic inspection during construction. Dust

1 abatement should include, but not be limited to, the following
2 measures:

- 3 i. Areas being actively disturbed by construction activity shall
4 be watered as needed and directed by LLWD;
- 5 ii. Exposed stockpiles (i.e., sand, gravel, and dirt) with 5% or
6 greater silt content shall be enclosed, covered, watered twice
7 daily, or applied with non-toxic soil binders according to
8 manufacturers specifications and as directed by a LLWD
9 Inspector;
- 10 iii. Paved portions of roadways in the vicinity of active
11 construction shall be swept at the end of each working day if
12 visible soil material is carried onto the paved surface;
- 13 iv. Posted traffic speeds on all unpaved roads or easements shall
14 be 15 mph or less; and
- 15 v. Sand fences and/or perimeter sandbags shall be installed
16 around disturbance areas during the rainy season (October 15
17 – April 15) or at the direction of a LLWD Inspector (MND
18 Mitigation Measure No. AQ-1).
- 19 t. All excavating operations shall be suspended when wind speeds exceed
20 25 mph. A LLWD Inspector shall be responsible for ascertaining and
21 enforcing the suspension of excavation when daily wind speeds exceed
22 25 mph (MND Mitigation Measure No. AQ-2).
- 23 u. All trucks hauling dirt, sand, soils, or other loose materials are to be
24 covered or shall maintain at least two feet of freeboard (i.e., minimum
25 vertical distance between top of the load and the top of the trailer) in
26 accordance with the requirements of California Vehicle Code Section
27 23114 (MND Mitigation Measure No. AQ-3).
28

1 Notwithstanding the foregoing, the implementation of the mitigation
2 measures described above will not be sufficient to mitigate construction-
3 related impacts to air quality to below levels of significance. Even with
4 implementation of all feasible mitigation measures, the project would result
5 in a cumulatively considerable net increase in emissions of PM-10 and PM-
6 2.5 during construction, which cannot be fully mitigated. Thus, cumulative
7 short-term impacts related to emissions of PM-10 and PM 2.5 would be
8 considered a significant and unmitigable impact of the project.

9 The significant and unavoidable construction-related air quality impacts
10 may be further reduced under the No Project Alternative, Biologically
11 Superior Alternative, Distribution Warehouse Alternative, Reduced Project
12 Alternative, and the Reduced Project Alternative – Continuation of Clay
13 Mining and Development discussed in the Final EIR. The EIR identifies no
14 other mitigation measures or alternatives that would reduce these impacts to
15 a level of less than significant. The County finds that specific economic,
16 legal, social, technological, or other considerations make infeasible the No
17 Project Alternative, Biologically Superior Alternative, Reduced Project
18 Alternative, and Reduced Project Alternative – Continuation of Clay
19 Mining and Development, even though implementation of any of these
20 alternatives would reduce these near-term impacts, as described more fully
21 in the EIR and these Findings. In that regard:

22 (a) The No Project Alternative, Biologically Superior
23 Alternative, Reduced Project Alternative, and the Reduced Project
24 Alternative – Continuation of Clay Mining and Development will not allow
25 the County to fully achieve the goals and objectives of the project as stated
26 on pages 3-1 and 3-2 of the Draft EIR.
27
28

1 (b) The No Project Alternative would not be consistent with the
2 Riverside County General Plan and Temescal Canyon Area Plan because it
3 would fail to implement the land use designations applied to the site, would
4 fail to realign Temescal Canyon Road through the site as required by the
5 General Plan Circulation Element, and would fail to accommodate on-site
6 trails as required by the Temescal Canyon Area Plan. Further, lack of
7 development on the site would not increase the number of employment
8 opportunities in the area, and would thereby not assist the County, which
9 generally suffers from a lack of employment opportunities, in improving the
10 existing jobs-housing ratio.

11 (c) Implementation of the No Project Alternative, Biologically
12 Superior Alternative, Reduced Project Alternative, and the Reduced Project
13 Alternative – Continuation of Clay Mining and Development would not
14 achieve an efficient use of the property, would create significantly fewer
15 jobs, would not fully implement the County's General Plan land use
16 designations for the property, and, with exception of the No Project
17 Alternative, would not avoid the project's significant and unavoidable
18 construction-related air quality impacts.

19 (d) Near-term construction related air quality impacts are
20 determined to be acceptable due to the overriding social, economic,
21 environmental, or other benefits of the project, as more fully described in
22 the Statement of Overriding Considerations set forth below.

23 A. Air Quality (Long-Term Operational Emissions)

24 1. Impacts.

25 The project would emit PM-10, PM-2.5, and ozone-forming emissions
26 (ROG, NO_x, and CO). When considered in conjunction with emissions
27 from other projects in the South Coast Air Basin, these emissions would be
28

1 regarded as cumulatively significant because the Basin fails to meet the
2 national air quality standards for PM-10, PM-2.5, and ozone.

3 2. Mitigation.

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

8 Regulatory Requirements:

- 9 a. Prior to the issuance of building permits, the Riverside County Planning
10 Department shall review building plans to ensure that structures are
11 constructed in compliance with California Energy Commission Title 24,
12 Energy Efficiency Standards for Residential and Non-Residential
13 Construction.
- 14 b. Tenants of the project that qualify as a Major or Non-Major Polluting
15 Facilities per the SCAQMD, shall implement Best Available Control
16 Technologies as required by SCAQMD Rules and Regulations.
- 17 c. Prior to final building inspections for tenants of the project that employ
18 more than 250 persons, the Riverside County Planning Department shall
19 verify that tenants comply with SCAQMD Rule 2202. This Rule
20 requires the employer to annually register with the SCAQMD and
21 prepare and implement an emission reduction program.
- 22 d. Tenants of the project that use solvents in industrial, commercial and
23 general purpose cleaning and degreasing activities shall comply with
24 SCAQMD Rules 1171 and 1122.
- 25 e. Prior to final building inspections for a specific building or use by the
26 County of Riverside, the County shall verify that any required AQMD
27 permits for the building or use have been received. AQMD permits are
28

1 required for uses that build, install, alter, replace or operate equipment
2 that emits or controls the emission of air contaminants of NO_x, CO, PM-
3 10 or SO_x, unless exempted from the permit requirement by SCAQMD
4 Rule 219 (Equipment Not Requiring a Written Permit).

- 5 f. Tenants of the project shall be required to comply with all other
6 applicable SCAQMD Rules and Regulations.

7 Project-Specific Mitigation Measures:

- 8 g. Tenants receiving shipping container refrigerator units (RUs) shall
9 provide electrical hookups at all loading dock door positions as part of
10 the tenant improvement project for the building. The use of truck
11 engineers or auxiliary generators to power refrigerated shipping
12 containers for more than five (5) minutes is not permitted. Installation
13 of electrical hook-ups shall be verified by Riverside County as part of
14 final building inspections.

- 15 h. Sign(s) stating that "Extended idling of truck engines is not permitted"
16 shall be located at the entrance to facilities and at truck parking areas.
17 The sign(s) shall not be less than twenty four inches square and shall
18 provide directions to truck parking spaces with electrical hookups.

- 19 i. Loading docks that accommodate shipping container refrigeration units
20 (RUs) shall not be located within 300 meters of any sensitive receptor
21 (residential home, school, day-care center, outdoor park or public
22 playground, hospital or health facility). Prior to approval of Plot Plans,
23 Site Plans and/or building permits, the County of Riverside Planning
24 Department shall review proposed on-site building configurations and
25 ensure that loading bays that accommodate RUs are sited at least 300
26 meters from the nearest sensitive receptor.
27
28

- 1 j. Prior to the issuance of use or occupancy permits, a truck routing plan
2 shall be prepared for the project that directs truck traffic directly to I-15.
3 Signs shall be posted at the project's primary exit points directing traffic
4 to I-15. The locations of such signs shall be indicated on construction
5 drawings.
- 6 k. Prior to the approval of Site Plans and/or Plot Plans, the County
7 Planning Department shall ensure that on-site truck stacking distances,
8 truck check-in points, truck parking areas, and driveways are placed and
9 designed to prevent queuing of trucks and unnecessary vehicle idling
10 outside of the Serrano Specific Plan boundary.
- 11 l. Prior to the approval of any implementing permit, Site Plan, Plot Plan,
12 or other discretionary approval within the Serrano Specific Plan area,
13 the application for the proposed action shall be subject to review and
14 approval by the County of Riverside for compliance with the approved
15 Specific Plan to ensure that site design elements promote walking
16 internal to the Serrano Specific Plan area to reduce reliance on the
17 automobile in accordance with the Specific Plan's Non-Vehicular
18 Circulation Plan.
- 19 m. Prior to final building inspection for any building, the Riverside County
20 Planning Department shall verify that an easily accessible area that
21 serves the entire building is dedicated to the collection and storage of
22 non-hazardous materials for recycling.

23
24 Notwithstanding the foregoing, the implementation of the mitigation
25 measures described above will not be sufficient to mitigate operational-
26 related impacts to air quality to below levels of significance. In the long-
27 term, operational impacts cannot be maintained at less than significant
28 levels for emissions of ROG, NO_x, CO, PM-10, and PM-2.5, either directly

1 or cumulatively, with incorporation of the mitigation measures identified
2 above (see Appendix B1). In addition, during the worst case scenario of
3 combined project construction and operation, emissions cannot be
4 maintained at less than significant levels for emissions of ROG, NO_x, CO,
5 PM-10, and PM-2.5, either directly or cumulatively. Accordingly, short-
6 term and long-term impacts to air quality associated with ROG, NO_x, CO,
7 PM-10, and PM-2.5 emissions would be a significant and unavoidable
8 direct and cumulative impact of the project.

9 The significant and unavoidable operational-related air quality impacts may
10 be further reduced under the No Project Alternative, Biologically Superior
11 Alternative, Reduced Project Alternative, and the Reduced Project
12 Alternative – Continuation of Clay Mining and Development discussed in
13 the Final EIR. The Distribution Warehouse Alternative would reduce
14 traffic emissions but increase diesel emissions. The EIR identifies no other
15 mitigation measures or alternatives that would reduce these impacts to a
16 level of less than significant. The County finds that specific economic,
17 legal, social, technological, or other considerations make infeasible the No
18 Project Alternative, Biologically Superior Alternative, Reduced Project
19 Alternative, and Reduced Project Alternative – Continuation of Clay
20 Mining and Development, even though implementation of any of these
21 alternatives would reduce these near-term impacts, as described more fully
22 in the EIR and these Findings. In that regard:

23
24 (a) The No Project Alternative, Biologically Superior
25 Alternative, Reduced Project Alternative, and the Reduced Project
26 Alternative – Continuation of Clay Mining and Development will not allow
27 the County to fully achieve the goals and objectives of the project as stated
28 on pages 3-1 and 3-2 of the Draft EIR.

1 (b) The No Project Alternative would not be consistent with the
2 Riverside County General Plan and Temescal Canyon Area Plan because it
3 would fail to implement the land use designations applied to the site, would
4 fail to realign Temescal Canyon Road through the site as required by the
5 General Plan Circulation Element, and would fail to accommodate on-site
6 trails as required by the Temescal Canyon Area Plan. Further, lack of
7 development on the site would not increase the number of employment
8 opportunities in the area, and would thereby not assist the County, which
9 generally suffers from a lack of employment opportunities, in improving the
10 existing jobs-housing ratio.

11 (c) Implementation of the No Project Alternative, Biologically
12 Superior Alternative, Reduced Project Alternative, and the Reduced Project
13 Alternative – Continuation of Clay Mining and Development would not
14 achieve an efficient use of the property, would create significantly fewer
15 jobs, would not fully implement the County's General Plan land use
16 designations for the property, and, with exception of the No Project
17 Alternative, would not avoid the project's significant and unavoidable
18 construction-related air quality impacts.

19 (d) Although the project would generate significant and
20 unmitigable emissions in the long-term, from a regional perspective, the
21 project is likely to result in a positive air quality contribution. Riverside
22 County suffers from a jobs-to-housing imbalance, with many County
23 residents choosing to work outside of the unincorporated areas of the
24 County. The light industrial and commercial retail land uses proposed by
25 the project would create approximately 7,816 new jobs, almost six-percent
26 of the employment growth forecasted within unincorporated Riverside
27 County between 2005 and 2020. By providing jobs closer to existing and
28

1 proposed residential areas in the unincorporated County, the project would
2 intercept a substantial fraction of commuter trips on I-15 that may be
3 headed to Corona or to Orange and Los Angeles Counties. By reducing
4 commute times, the project would help reduce regional mobile source
5 emissions, including ROG, NOx, CO, PM-10, and PM-2.5 emissions.
6 Although the reduction in regional mobile source emissions due to
7 implementation of the project cannot be quantified and long-term project-
8 related direct and cumulative air quality impacts would remain significant
9 and unmitigable, it is important to note the inherent regional air quality
10 benefits associated with development (like the project) that positively
11 contribute to balance the jobs-to-housing ratio in the unincorporated areas
12 of the County.

13 (e) Near-term construction related air quality impacts are
14 determined to be acceptable due to the overriding social, economic,
15 environmental, or other benefits of the project, as more fully described in
16 the Statement of Overriding Considerations set forth below.

17 C. Circulation and Traffic – Cumulative and Direct Impacts

18 1. Impact:

19 For all studied traffic conditions, the project would result in a significant
20 cumulative impact to the following intersections:

- 21
22 ▪ I-15 SB Ramps (NS) at:
 - 23 ○ Indian Truck Trail (EW)
 - 24 ▪ I-15 NB Ramps (NS) at:
 - 25 ○ Indian Truck Trail (EW)
 - 26 ▪ Temescal Canyon Road (NS) at:
 - 27 ○ Indian Truck Trail
- 28

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

- 4 ▪ I-15 NB Ramps (NS) at:
 - 5 ○ Indian Truck Trail (EW)
- 6 ▪ I-15 SB Ramps (NS) at:
 - 7 ○ Indian Truck Trail (EW)

8 The project also would contribute traffic to segments of Interstate 15 that
9 operate below acceptable levels of service under existing conditions.
10 Impacts would be cumulative and temporary in nature and would be
11 alleviated when planned improvements are constructed by Caltrans and
12 service levels improve. Nonetheless, impacts would be significant in the
13 near-term (i.e., following implementation of Phase I of the project).

14 2. Mitigation:

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

- 19 a. The project shall participate in the funding of off-site improvements
20 through the payment of Transportation Uniform Mitigation Fees
21 (TUMF) in accordance with Riverside County Ordinance No. 824.
22 TUMF fees are paid by applicants based on the amount of building
23 square footage constructed. The project's cost to construct any TUMF
24 road improvements (including the realignment of Temescal Canyon
25 Road) shall be credited against the required fees or as otherwise
26 specified by a Project Development Agreement.

1 b. The project will be subject to the County of Riverside Traffic Signal Fee
2 program in accordance with Riverside County Ordinance No. 748.1,
3 which requires the payment of a fee to the County to reduce traffic
4 congestion through signalization and which is administered on a per-
5 acre basis for commercial and industrial development. (The project's
6 cost to construct a signal at Temescal Canyon Road and Lawson Road
7 outlined below in Mitigation Measures b shall be credited against the
8 required fees.)

9 Notwithstanding the foregoing, the implementation of the mitigation
10 measures described above may not be sufficient to completely mitigate
11 impacts. Improvements that are needed at the following three intersections
12 during Phase I of the project may not be constructed until after the first
13 phase of project development and the development of other projects in the
14 area generates a level of traffic that triggers the need for these
15 improvements to maintain acceptable levels of service.

- 16 ▪ I-15 Freeway Southbound Ramps (NS) at:
 - 17 ○ Indian Truck Trail (EW)
- 18 ▪ I-15 Freeway Northbound Ramps (NS) at:
 - 19 ○ Indian Truck Trail (EW)
- 20 ▪ Temescal Canyon Road (NS) at:
 - 21 ○ Indian Truck Trail

22 The significant and unavoidable cumulative traffic impacts may be further
23 reduced under the No Project Alternative, Biologically Superior
24 Alternative, Distribution Warehouse Alternative, Reduced Project
25 Alternative, and the Reduced Project Alternative – Continuation of Clay
26 Mining and Development discussed in the Final EIR. The EIR identifies no
27 other mitigation measures or alternatives that would reduce these impacts to
28 a level of less than significant. The County finds that specific economic,

1 legal, social, technological, or other considerations make infeasible the No
2 Project Alternative, Biologically Superior Alternative, Reduced Project
3 Alternative, and Reduced Project Alternative – Continuation of Clay
4 Mining and Development, even though implementation of any of these
5 alternatives would reduce these near-term impacts, as described more fully
6 in the EIR and these Findings. In that regard:

7 (a) Improvements at the I-15 ramps at Indian Truck Trail require
8 the action of Caltrans and are not within the jurisdiction of the Lead Agency
9 for this EIR (Riverside County). Riverside County therefore cannot assure
10 that the improvements needed at the I-15 northbound and southbound ramps
11 at Indian Truck Trail and at the intersection of Temescal Canyon Road and
12 Indian Truck Trail (which are programmed to occur in association with I-15
13 ramp improvements) will be implemented prior to these intersections
14 reaching unacceptable levels of service. In light of this, the project's
15 cumulative impacts at these three intersections during Phase I are
16 significant and unavoidable. There are no feasible mitigation measures that
17 could be applied to the project that would reduce this cumulative impact to
18 a level below significance.

19 (b) Beyond the project's first phase of development and in
20 association with development of Phases II through IV, traffic generated by
21 the project and other development projects in the area will continue to add
22 traffic to the I-15 ramps at Indian Truck Trail. The County of Riverside
23 Transportation Department reviewed several alternative intersection
24 geometric configurations that would improve these ramps to function at
25 acceptable levels of service and determined that the improvements needed
26 to achieve satisfactory levels of service cannot be successfully implemented
27 due to the excessive cost of widening and/or modifying the interchange
28

1 underpass at I-15 and Indian Truck Trail in relation to the benefit that would
2 be achieved. Furthermore, widening or modifying these intersections
3 cannot be successfully implemented in a reasonable period of time due to
4 the time required to coordinate such a major project with other
5 transportation agencies. The unacceptable levels of service at these ramps
6 are the result of cumulative development in the surrounding area, including
7 development of the Serrano Commerce Center Project. The project's
8 cumulative long-term impacts at these two intersections are therefore
9 significant and unavoidable, and there are no feasible mitigation measures
10 that would reduce this cumulative impact to a level below significance.

11 (c) Additionally, improvements to mainline segments of I-15 are
12 under the jurisdiction of Caltrans and beyond the control of the Lead
13 Agency for this EIR (Riverside County). The project's incremental
14 contribution of traffic to I-15 mainline segments is considered a significant
15 and unavoidable cumulative impact in the short-term, until freeway segment
16 improvements are made by Caltrans. A Statement of Overriding
17 Considerations would be necessary for this short-term impact.

18 (d) The significant and unavoidable cumulative impacts to study
19 area intersections and freeway segments may be further reduced under all
20 alternatives described in the EIR: the No Project Alternative, Biologically
21 Superior Alternative, Distribution Warehousing Alternative, Reduced
22 Project Alternative, and the Reduced Project Alternative – Continuation of
23 Clay Mining and Development. The County finds that specific economic,
24 legal, social, technological, or other considerations make infeasible the No
25 Project/No Development Alternative, No Project/Implementation of PM
26 No. 35350 Alternative, Reduced Project Alternative, and Modified Southern
27
28

1 Perimeter Design Alternative described more fully in the SEIR and these
2 Findings.

3 (i) The No Project Alternative would not be consistent
4 with the Riverside County General Plan and Temescal Canyon Area
5 Plan because it would fail to implement the land use designations
6 applied to the site, would fail to realign Temescal Canyon Road
7 through the site as required by the General Plan Circulation
8 Element, and would fail to accommodate on-site trails as required by
9 the Temescal Canyon Area Plan. Further, lack of development on
10 the site would not increase the number of employment opportunities
11 in the area, and would thereby not assist the County, which
12 generally suffers from a lack of employment opportunities, in
13 improving the existing jobs-housing ratio.

14 (ii) Implementation of the No Project Alternative,
15 Biologically Superior Alternative, Reduced Project Alternative, and
16 the Reduced Project Alternative – Continuation of Clay Mining and
17 Development would not achieve an efficient use of the property,
18 would create significantly fewer jobs, would not fully implement the
19 County's General Plan land use designations for the property, and,
20 with exception of the No Project Alternative, would not avoid the
21 Project's significant and unavoidable construction-related air quality
22 impacts.

23 (e) The EIR identifies no other mitigation measures or
24 alternatives that would reduce these cumulative impacts. Until the I-15
25 improvements planned by Caltrans are physically constructed, impacts to
26 freeway mainline segments remain significant and unmitigable under any
27 alternative except for the No Project/No Development Alternative. In
28

1 addition, near-term impacts to study area intersections would remain
2 impacted until TUMF or other County funding sources identify funding for
3 the necessary improvements.

4 (f) Near-term and cumulative impacts to study area intersections
5 and cumulative impact to freeway segments are further determined to be
6 acceptable due to the overriding social, economic, environmental, or other
7 benefits of the project, as more fully set forth in the Statement of Overriding
8 Considerations set forth below.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the following
10 alternatives identified in the EIR No. 492 in light of the environmental impacts which cannot be fully
11 mitigated, avoided or substantially lessened and has rejected those alternatives as infeasible for the
12 reasons hereinafter stated:

13 A. No Project Alternative

- 14 1. Under Section 15126.6(e)(2) of the CEQA Guidelines, the "No Project"
15 alternative should consider what would be reasonably expected to occur in
16 the foreseeable future if the project were not approved, based upon the site's
17 existing zoning, General Plan designation, and ability to be served with
18 available community services. The No Project Alternative assumes that no
19 development would occur on the site, and mining operations would
20 continue. It is reasonably expected that mining activities would continue to
21 occur on the site if the project was not approved. If mining operations were
22 to continue on the site, it is possible that mining operations would expand
23 substantially beyond the 67.0 acres of land currently utilized for mining.
24 However, it is assumed that under the No Project Alternative, mining
25 operations would continue on approximately 67.0 acres of the site, while the
26 remaining 422.28 acres would be left in an undeveloped condition held in
27 private ownership.
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- 2. The No Development Alternative would fail to implement the Riverside County General Plan and Temescal Area Plan, which designate the project site for development for “Community Center (C-C)” and “Light Industrial (L-I)” land uses.
- 3. The No Project Alternative would not include the realignment of Temescal Canyon through the site or the construction of a regional trail segment, as planned for by the Circulation Element of the Riverside County General Plan and Temescal Canyon Area Plan.
- 4. The project site is not fenced, so the potential exists for the undeveloped portions of the project site to continue to be disturbed by unauthorized uses of the site, such as ATVs.
- 5. Uncontrolled erosion and sedimentation would continue as it occurs under existing conditions.
- 6. The project as proposed is estimated to provide approximately 7,816 jobs. Temporary construction jobs would also be created for the construction phase of the project. The No Project Alternative would fail to provide additional employment opportunities for nearby residents. The Riverside County General Plan Program SEIR No. 441 concluded that Riverside County is “rich in housing and poor in jobs.” Furthermore, Riverside County General Plan Program SEIR No. 441 states, “this means that residents of Riverside County are traveling to surrounding counties to work, which, in turn equates to longer commute times, increased air quality impacts, and a lower quality of life.” The No Project Alternative would do nothing to alleviate the jobs/housing balance in the County.
- 7. Because no discretionary action would be required, MSHCP fee payment per County Ordinance No. 810 would not be required.

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8. The No Project Alternative would fail to meet all but one of the basic project objectives because it would not provide for a mixture of light industrial and commercial retail land uses; would not provide a mix of non-residential employment-generating uses to attract new businesses to the area; would not provide commercial retail land uses in close proximity to regional transportation corridor; would not achieve the desired FAR and would not make efficient use of the property; would not provide for the permanent conservation of areas desired for the MSHCP Reserve System; would not accommodate an on-site pedestrian circulation network; and would not plan or construct needed capital improvements, including transportation facilities and particularly the extension of Temescal Canyon Road. Furthermore, retention of a portion of the site as a mine and the remainder of the site in its existing undeveloped condition would be inconsistent with the General Plan and the Temescal Valley Area Plan, which call for development of the site consistent with the County's Community Commercial and Light Industrial land use designations.

9. The No Project/No Development Alternative would not meet the County's land use and economic development objectives. The County's General Plan Land Use Element Policies LU 7.1 and LU 7.2 promote a balance of land uses and stable employment uses that enhance fiscal viability. Policy LU 7.12 encourages the maintenance of a balance between jobs and housing within the County and the County's jobs/housing balance is addressed through implementation of the land use designations assigned by the County's General Plan and Area Plan land use maps. The No Project Alternative would not implement the site's "Community Center (C-C)" and "Light Industrial (L-I)" land use designation and, therefore, would not meet

1 the County's objectives to enhance fiscal viability and improve the
2 County's jobs/housing balance.

3 10. The No Project Alternative would not meet the County's General Plan
4 Policy C.1.1 to design a transportation system in accordance with the
5 County's Circulation Plan. Namely, Circulation Element improvements to
6 Temescal Canyon Road and Old Temescal Canyon Road (North and South)
7 would not occur within the site or along the site's frontage under the No
8 Project Alternative.

9 11. The No Project Alternative would also not be economically feasible.
10 Mining would continue to occur but all of the known high-quality clay
11 deposits were depleted from the site in about 1985. The clay currently
12 extracted from the site is not highly desired by consumers of industrial
13 minerals as evidenced by the low extraction volumes reported for the on-
14 site over the past 15 years. From 1994 to 2009, the amount of clay
15 extracted from the project site has ranged from only 4,460 tons to 21,500
16 tons per year. Over the past five years, the amount has steadily decreased
17 each year.

18 B. Biologically Superior Alternative

19 1. The Biologically Superior Alternative assumes that light industrial
20 development would occur on the site; however, the majority the site would
21 be maintained as either open space (259.51 acres) or an MSHCP
22 conservation area (48.77 acres). Approximately 181.00 acres would be
23 graded and developed into light industrial land uses, major circulation, and
24 roadway-adjacent landscaping. Commercial retail land uses would not be
25 provided under this alternative. As part of this alternative, Temescal
26 Canyon Road would be realigned through the project site, although several
27 bridges would be needed.
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1 This Alternative was selected for consideration in order to assess the
2 potential lessening of environmental impacts associated with a reduction in
3 building intensity and a concomitant reduction in the number of vehicle
4 trips, vehicular noise, and vehicular air emissions. Impacts to sensitive
5 vegetation and jurisdictional waters and drainage courses would be reduced
6 or avoided. Off-site impacts would be limited to those required for road
7 improvements.

8 2. The Biologically Superior Alternative would not be as efficient as the
9 project in implementing the Riverside County General Plan and Temescal
10 Area Plan land use designations of "Community Center (C-C)" and "Light
11 Industrial (L-I)" on the portions of the site that would be retained as open
12 space.

13 3. The Biologically Superior Alternative would not be as effective as the
14 project in achieving the basic project objectives because it would not as
15 efficiently provide for light industrial and would not accommodate any
16 commercial retail land uses; would not as efficiently provide a mix of non-
17 residential employment-generating uses to attract new businesses to the
18 area; would not provide commercial retail land uses in close proximity to
19 regional transportation corridor; and would not achieve the desired FAR.

20 4. The Biologically Superior Alternative would not be as effective in meeting
21 the County's land use and economic development objectives. The County's
22 General Plan Land Use Element Policies LU 7.1 and LU 7.2 promote a
23 balance of land uses and stable employment uses that enhance fiscal
24 viability. Policy LU 7.12 encourages the maintenance of a balance between
25 jobs and housing within the County and the County's jobs/housing balance
26 is addressed through implementation of the land use designations assigned
27 by the County's General Plan and Area Plan land use maps. The
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1 Biologically Superior Alternative would not implement the site's
2 "Community Center (C-C)" land use designation, and would accommodate
3 less area devoted to "Light Industrial (L-I)" land uses than the project;
4 therefore, this Alternative would not meet the County's objectives to
5 enhance fiscal viability and improve the County's jobs/housing balance as
6 effectively as the project.

7 5. The Biologically Superior Alternative would produce lower economic
8 returns for the project applicant. As a result, it would not be economically
9 feasible for the project to participate in the realignment of Temescal Canyon
10 Road beyond land dedication for the public right of way. Temescal Canyon
11 Road is a County Circulation Element roadway that is planned to be
12 realigned and extended through the project site to relieve traffic congestion
13 and truck and passenger car conflicts along its current alignment west of I-
14 15. The road realignment would need to be fully funded by the County of
15 Riverside or other party, which would be unlikely and render the project
16 undevelopable because access to the property is dependant on the
17 realignment of this roadway. No development would occur on the site until
18 the road is realigned as called for the County's General Plan. Until the
19 roadway was realigned, no dedications would be made by the project
20 applicant to the MSHCP Reserve, no tax revenue would be created from
21 new development, and no new employment opportunities would be
22 available on the site.

23 6. Although implementation of the Biologically Superior Alternative would
24 reduce the project's anticipated significant and unavoidable air quality and
25 traffic impacts, implementation of this Alternative would not completely
26 avoid them.
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- 1 7. Implementation of the Biologically Superior Alternative would not channel
2 the Coldwater Canyon Wash or the Mayhew Wash through the project site,
3 rendering the Alternative economically infeasible and impractical. Grading
4 quantities could not be balanced and approximately 25 to 50% of graded
5 material would need to be exported off the site by truck. Additionally,
6 unorthodox landform alteration methods would be required in an attempt to
7 provide usable building pads, including the use of sliver fills along the
8 edges of the steep canyon edges, the bridging of roads, and excessive
9 earthwork to create level building pads.
- 10 8. There would be large changes in topography along the alignment of
11 Temescal Canyon Road, creating road grade issues, including exceeding a
12 required 6% grade (substandard condition), the provision of ramps to access
13 adjacent building pads, the provision of at least three bridges spanning from
14 approximately 200 to 450 feet in length, and line of sight/visibility safety
15 concerns. The costs to construct Temescal Canyon Road in this manner
16 would be unorthodox and substantially increase its construction costs.
- 17 9. Due the dispersal of development areas and the preservation of drainage
18 courses between building pads under the Biologically Superior Alternative,
19 the provision of infrastructure to service the building pads would be
20 substantially increased in cost, inefficient, and impractical to physically
21 install.

22
23 C. Distribution Warehousing Alternative

- 24 1. The Distribution Warehousing Alternative would develop a majority of the
25 site with light industrial land uses; however, the Specific Plan Zoning
26 Ordinance for this alternative would prohibit all light industrial land uses
27 except distribution warehousing. This Alternative also includes the
28 development of commercial retail land uses. Specifically, under this

1 Alternative, 388.50 acres of distribution warehousing uses and 18.30 acres
2 of commercial retail land uses would be developed on 406.30 acres. This
3 Alternative proposes 5,408,409 square feet of distribution warehousing
4 building area and 167,401 square feet of commercial retail building area.
5 The Distribution Warehousing Alternative was selected for consideration in
6 order to assess the potential reduction in traffic-related impacts, as the
7 Distribution Warehousing Alternative would generate less employees than
8 the project would generate, thereby reducing the daily number of vehicle
9 trips to and from the site.

10 2. The Distribution Warehousing Alternative would not be as efficient as the
11 project in implementing the Riverside County General Plan and Temescal
12 Area Plan land use designations of "Light Industrial (L-I)" because uses
13 would be restricted to distribution warehouses only, and no industrial land
14 uses would be permitted. Such a restriction would result in a demand for
15 industrial land off-site, and such off-site locations may not be located in
16 close proximity to regional transportation facilities.

17 3. The Distribution Warehousing Alternative would not be as effective as the
18 project in achieving the basic project objectives because it would not
19 provide for light industrial land uses (other than warehouse distribution);
20 would not as efficiently provide a mix of non-residential employment-
21 generating uses to attract new businesses to the area; would accommodate
22 less area devoted to commercial retail land uses; and would not achieve a
23 commercially acceptable floor area ratio.

24 4. The Distribution Warehousing Alternative would not be as effective in
25 meeting the County's land use and economic development objectives. The
26 County's General Plan Land Use Element Policies LU 7.1 and LU 7.2
27 promote a balance of land uses and stable employment uses that enhance
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1 fiscal viability. Policy LU 7.12 encourages the maintenance of a balance
2 between jobs and housing within the County and the County's jobs/housing
3 balance is addressed through implementation of the land use designations
4 assigned by the County's General Plan and Area Plan land use maps. The
5 Distribution Warehousing Alternative would accommodate only 5,408,409
6 square feet of distribution warehouse uses and 167,401 square feet of
7 commercial land uses, as opposed to the 6,600,994 square feet of light
8 industrial and 172,150 square feet of commercial retail land uses proposed
9 by the project. In addition, distribution warehouse uses produce fewer
10 employment opportunities than would occur if the site were developed with
11 light industrial land uses.

12 5 Although implementation of the Distribution Warehousing Alternative
13 would reduce the project's anticipated significant and unavoidable air
14 quality and traffic impacts, implementation of this Alternative would not
15 completely avoid them.

16 D. Reduced Project Alternative

17 1. The Reduced Project Alternative considers development of the site similar
18 to the project, but with a 25% reduction in total maximum building square
19 footage. As compared to the project, this alternative would provide for
20 additional areas of open space within the two primary drainage areas
21 (Mayhew Wash and Coldwater Wash) that traverse the site, in addition to
22 the provision of additional open space along I-15 and the Temescal Wash.
23 This alternative would consist of the development of light industrial land
24 uses on 350.00 acres, 7.50 acres of commercial retail land uses, 79.78 acres
25 of project open space – conservation (MSHCP conservation area), and
26 circulation and flood control facilities on 52.00 acres. In addition, a
27 maximum total of 5,079,858 square feet of light industrial and commercial
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1 retail uses would be constructed, in lieu of the maximum total of 6,773,144
2 s.f. proposed by the project, for a total reduction of 1,693,286 s.f. of
3 building area. This alternative includes the realignment of Temescal
4 Canyon Road and the creation of two internal collector streets. The
5 Reduced Project Alternative was selected to assess the effects of a less
6 intensive development scenario, and the potential reduction of impacts to air
7 quality, traffic, noise, hazards and hazardous materials, hydrology and water
8 quality, and energy resources.

9 2. The Reduced Project Alternative would not be as efficient as the project in
10 implementing the Riverside County General Plan and Temescal Area Plan
11 land use designations of "Community Center (C-C)" and "Light Industrial
12 (L-I)" because the site would be developed with 25% less building area.
13 Such a restriction could result in a demand for commercial and industrial
14 land off-site, and such off-site locations may not be located in close
15 proximity to regional transportation facilities.

16 3. The Reduced Project Alternative would not be as effective as the project in
17 achieving the basic project objectives because it would not provide for as
18 much light industrial and commercial retail land uses; would not as
19 efficiently provide a mix of non-residential employment-generating uses to
20 attract new businesses to the area; would accommodate less area devoted to
21 commercial retail land uses; and would not achieve a commercially
22 acceptable floor area ratio.

23 4. The Reduced Project Alternative would not be as effective in meeting the
24 County's land use and economic development objectives. The County's
25 General Plan Land Use Element Policies LU 7.1 and LU 7.2 promote a
26 balance of land uses and stable employment uses that enhance fiscal
27 viability. Policy LU 7.12 encourages the maintenance of a balance between
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1 jobs and housing within the County and the County's jobs/housing balance
2 is addressed through implementation of the land use designations assigned
3 by the County's General Plan and Area Plan land use maps. The Reduced
4 Project Alternative would accommodate 25% less building area, which
5 would result in a concomitant reduction in employment opportunities in the
6 area.

7 5 The Reduced Project Alternative would produce lower economic returns for
8 the project applicant, reducing the applicant's ability to supply and
9 participate in the funding for the project's infrastructure requirements, such
10 as the extension of Temescal Canyon Road. Additionally, the project's
11 proposed and the Stormwater Recharge and Recovery Program system may
12 not be economically feasible to construct. Temescal Canyon Road is a
13 County Circulation Element roadway that is planned to be realigned and
14 extended through the project site to relieve traffic congestion and truck and
15 passenger car conflicts along its current alignment west of I-15 . Under the
16 Reduced Project Alternative, the road realignment would need to be fully
17 funded by the County of Riverside or other party, which would be unlikely
18 and render the project undevelopable because access to the property is
19 dependant on the realignment of this roadway. No development would
20 occur on the site until the road is realigned as called for the County's
21 General Plan. Until the roadway was realigned, no dedications would be
22 made by the project applicant to the MSHCP Reserve, no tax revenue would
23 be created from new development, and no new employment opportunities
24 would be available on the site.

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26 6. Although implementation of the Reduced Project Alternative would reduce
27 the project's anticipated significant and unavoidable air quality and traffic
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1 impacts, implementation of this Alternative would not completely avoid
2 them.

3 E. Reduced Project Alternative/Continuation of Clay Mining and Development

4 1. Under the Reduced Project Alternative/Continuation of Clay Mining and
5 Development, the site would be developed with light industrial and
6 commercial retail land uses in conjunction with the continuation of on-site
7 clay mining activities that are currently occurring on a portion of the site
8 under existing conditions. This Alternative proposes light industrial uses on
9 262.76 acres, with a maximum of 4,807,246 square feet of building space.
10 Under this Alternative, a commercial retail center would be constructed on
11 13.40 acres, with a maximum of 122,577 square feet of building space.
12 Clay mining activities would continue on 67.00 acres, and a total of 109.90
13 acres would be provided as project open space or as a conservation area to
14 be conveyed to the MSHCP Reserve, including approximately 48.00 acres
15 provided as a buffer between mining activities and the light industrial and
16 commercial retail uses. Temescal Canyon Road would be realigned to
17 traverse the site.

18 This Alternative was selected to assess the effects of continuing the current
19 on-site mining activities while developing a commerce center. As a result,
20 this alternative would reduce project impacts to mineral resources because it
21 would accommodate the continuation of mining activities on the site.

22 2. The Reduced Project Alternative/Continuation of Clay Mining and
23 Development would not be as efficient as the project in implementing the
24 Riverside County General Plan and Temescal Area Plan land use
25 designations of "Community Center (C-C)" and "Light Industrial (L-I)"
26 because the site would be developed with only 262.76 acres of light
27 industrial and 13.40 acres of commercial retail land uses, as opposed to
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1 372.06 and 17.45 acres proposed by the project, respectively. Such a
2 reduction in building intensity on-site could result in a demand for
3 commercial and industrial land off-site, and such off-site locations may not
4 be located in close proximity to regional transportation facilities.

5 3. The Reduced Project Alternative/Continuation of Clay Mining and
6 Development would not be as effective as the project in achieving the basic
7 project objectives because it would not provide for as much light industrial
8 and commercial retail land uses; would not as efficiently provide a mix of
9 non-residential employment-generating uses to attract new businesses to the
10 area; would accommodate less area devoted to commercial retail land uses;
11 and would not achieve a commercially acceptable floor area ratio..

12 4. The Reduced Project Alternative would not be as effective in meeting the
13 County's land use and economic development objectives. The County's
14 General Plan Land Use Element Policies LU 7.1 and LU 7.2 promote a
15 balance of land uses and stable employment uses that enhance fiscal
16 viability. Policy LU 7.12 encourages the maintenance of a balance between
17 jobs and housing within the County and the County's jobs/housing balance
18 is addressed through implementation of the land use designations assigned
19 by the County's General Plan and Area Plan land use maps. The Reduced
20 Project Alternative/Continuation of Clay Mining and Development would
21 accommodate less building area, which would result in a concomitant
22 reduction in employment opportunities in the area.

23 5. The Reduced Project Alternative/Continuation of Clay Mining and
24 Development would result in lower economic returns for the project
25 applicant. All of the known high-quality clay deposits were depleted from
26 the site in about 1985. The clay currently extracted from the site is not
27 highly desired by consumers of industrial minerals as evidenced by the low
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1 extraction volumes reported for the on-site over the past 15 years. From
2 1994 to 2009, the amount of clay extracted from the project site has ranged
3 from only 4,460 tons to 21,500 tons per year. Over the past five years, the
4 amount has steadily decreased each year. Due to the lower economic
5 returns it would not be economically feasible for the project applicant to
6 participate in the realignment of Temescal Canyon Road beyond land
7 dedications for the public right-of-way. Temescal Canyon Road is a County
8 Circulation Element roadway that is planned to be realigned through the
9 project site to relive traffic congestion and truck and passenger car conflicts
10 on its current alignment west of I-15. The road realignment would need to
11 be funded by the County of Riverside or other party, which would be
12 unlikely and render the project undevelopable because access to the
13 property is dependant on the realignment of this roadway. No development
14 would occur on the site until the road is realigned as called for the County's
15 General Plan. Until the roadway was realigned, no dedications would be
16 made by the project applicant to the MSHCP Reserve, no tax revenue would
17 be created from new development, and no new employment opportunities
18 would be available on the site.

- 19
20 6. Although implementation of the Reduced Project Alternative/Continuation
21 of Clay Mining and Development would reduce the project's anticipated
22 significant and unavoidable air quality and traffic impacts, implementation
23 of this Alternative would not completely avoid them. In addition, this
24 alternative would result in increased impacts to aesthetics due to the
25 visibility of mining activities.

26 F. Alternative Sites

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1. CEQA Guidelines Section 15126.6(f)(2) requires that an EIR identify alternatives to the project, but does not expressly require that it discuss alternative locations for the project.
2. The project's light industrial and commercial retail land uses are consistent with the "Community Center (C-C)" and "Light Industrial (L-I)" land use designation assigned to the property by the Temescal Valley Area Plan. The property is generally flat and is highly disturbed due to past mining and other uses. The vegetation on the site consists of a mixture of native and non-native plant species. The site is located within the MSHCP Criteria Area, the project will convey open space and limit urban interface edge effects in manners consistent with the MSHCP; off-site locations would not improve the project's consistency with MSHCP policies. All impacts to biological resources would be mitigated to a level below significant.
3. Development at an off-site location likely would result in increased distance between the light industrial/commercial retail land uses and regional transportation facilities, thereby increasing traffic congestion, noise, and air quality impacts.
4. Development in an alternate location in Western Riverside County would also result in freeway mainline impacts and long-term cumulative air quality impacts. Although development in an off-site location has the potential to avoid the project's significant and unavoidable impacts to the I-15 freeway ramps at Indian Truck Trail, impacts at this location would occur in the absence of the project and it is likely that project traffic would result in similar unavoidable impacts in other areas of the County due to the volume of traffic produced by the project. Therefore, there is no environmental benefit to considering development of the project at an alternate location. Further, the project applicant does not own or control

1 any other possible sites for the project within the County of Riverside that
2 would satisfy the project objectives.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has balanced the benefits of
4 the project against the unavoidable adverse environmental effects thereof, and has determined that the
5 following benefits outweigh and render acceptable those environmental effects:

6 A. The project will implement light industrial and commercial retail land uses on the site in an
7 efficient manner, which would result in the creation of employment opportunities, as
8 encouraged by General Plan Land Use Element Policies LU 7.1, LU 7, and LU 7.12.
9 Approximately 7,816 jobs would be created by the project. The addition of these new jobs
10 will generate revenue for the County and enhance the County's fiscal viability and
11 economic diversity. The project's approximately 7,816 new jobs represents 60 percent of
12 the employment growth in western Riverside County between 2010 and 2020, as projected
13 by the Southern California Association of Governments in their 2008 Regional
14 Transportation Plan growth forecasts. The project's approximately 7,816 new jobs also
15 represents four (4) percent of SCAG's projected employment growth for the entire
16 geographic area represented by the Western Riverside Council of Governments (including
17 the cities of Calimesa, Canyon Lake, Corona, Hemet, Lake Elsinore, Moreno Valley,
18 Murrieta, Norco, Perris, Riverside, San Jacinto, Temecula, and portions of unincorporated
19 Riverside County including the new City of Menifee that was not yet incorporated at the
20 time the 2008 SCAG forecast was published).

21 B. The project will realign and participate in the construction of an extension of Temescal
22 Canyon Road in accordance with the County General Plan and Temescal Canyon Area
23 Plan, and will also improve portions of Old Temescal Canyon Road North and Old
24 Temescal Canyon Road South and their intersections with the new extension of Temescal
25 Canyon Road. The project and the project applicant's participation in land dedication and
26 funding will advance the construction and improvements of these roadways. The project
27 also has designed the extension of Temescal Canyon Road to accommodate three lanes of
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1 traffic in each direction as opposed to the two lanes originally planned for this road
2 segment by the County's General Plan. C. The project's extension of Temescal Canyon
3 Road through the site will be of great benefit to the local community by providing a direct
4 route for truck traffic east of I-15. Public safety will be improved by substantially reducing
5 truck volumes in residential areas surrounding the project site and west of I-15 and by
6 lessening the potential for conflicts between trucks and passenger vehicles.

7 D. The project will convey 48.77 acres of natural Open Space - Conservation to be dedicated
8 to the Western Riverside County MSHCP, thereby facilitating the County's ability to
9 implement the Plan in the local area.

10 E. The project will accommodate a pedestrian circulation network, including a segment of the
11 County's regional trail system, community trails, and other pedestrian pathways. The
12 project represents an improvement to the County's trail plan which called for a regional
13 trail to be aligned along Temescal Canyon Road. Because this roadway is projected to
14 carry a high volume of truck and passenger car traffic that may lessen enjoyment of the trail
15 by its users (pedestrians and equestrian riders), the project will modify the planned
16 alignment of the regional trail through the project site to occur near the planned boundary
17 of the MSHCP Reserve, enhancing the County's trail system and the enjoyment of the trail
18 by its future users. The project also offers two community trail segments along its planned
19 drainage channels that were not previously identified on the County's trail plan.

20 F. The project will make monetary contributions to Riverside County's Transportation
21 Uniform Mitigation Fee (TUMF) to assist in the construction of regional transportation
22 improvements.

23 G. The project will make monetary contributions to the Western Riverside County MSHCP to
24 assist in property acquisition and maintenance of habitat core and linkage areas.

25 H. The project will incorporate multiple design features to reduce operational energy
26 consumption. According to calculations conducted by the project's air quality consultant
27 and included in Appendix B1 of the Final EIR, the project will reduce its greenhouse gas
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1 emission levels by approximately 29.7 percent below business-as-usual, including 7.4
2 percent attributed to energy efficient building features specified in the Serrano Commerce
3 Center Specific Plan.

- 4 I. The project will install an innovative Stormwater Recharge and Storage Program system
5 that will substantially lower the project's domestic water demand and fossil fuel
6 consumption compared to other employment areas by lowering the project's need to import
7 irrigation water. The system is designed to recover the project's on-site urban runoff and
8 store it underground. The stored water would then be available for irrigation of the
9 project's landscaped areas.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the State CEQA Guidelines
11 (Section 15126 (g)) require an EIR to discuss how a project could directly or indirectly lead to economic,
12 population, or housing growth. A project may be growth-inducing if it removes obstacles to growth, taxes
13 community service facilities or encourages other activities which cause significant environmental effects.
14 The discussion is as follows:

15 A. Economic, Population, or Housing Growth

16 The project would accommodate approximately 6,600,994 square feet of light
17 industrial and 172,150 square feet of commercial retail that would have the
18 potential to foster economic growth in the surrounding environment. Development
19 of the project would occur consistent with planned growth identified in the
20 Riverside County General Plan, the Temescal Valley Area Plan, and the Southern
21 California Association of Governments (SCAG) Regional Comprehensive Plan.
22 An extensive analysis of the balance of jobs and housing was conducted as part of
23 the Housing Element of the County's General Plan. Because the project would be
24 consistent with the General Plan Land Use Plan and the land use designations
25 assigned to the property by the Temescal Valley Area Plan, implementation of the
26 project would be consistent with growth forecasts and would not create an
27 imbalance between jobs and housing in the project vicinity. The project site is
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1 currently undeveloped and vacant except for a small nursery, three mobile home
2 units, a small engineering firm (grading/paving operations), a clay mine, and
3 several bee boxes owned by a local honey producer. The project site is surrounded
4 by industrial land uses, open space, the El Sobrante Sanitary Landfill, and low and
5 medium density residential land uses. Development is occurring in accordance with
6 the Temescal Valley Area Plan and in a phased manner with a logical extension of
7 utility and infrastructure improvements. Implementation of the project would not
8 stimulate growth in the area beyond that anticipated by the General Plan and the
9 Temescal Valley Area Plan.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the project will implement
11 applicable elements of the Riverside County General Plan as follows:

12 A. Land Use Element

13 Development of the site with light industrial and commercial retail land uses is
14 permitted by the Riverside County's Community Center and Light Industrial land
15 use designations. The project is therefore consistent with the Land Use Element in
16 that the property would be developed in accordance with the Community
17 Development Foundation Component land use designations applied to the site by
18 the General Plan, and in accordance with the "Community Center (C-C)" and
19 "Light Industrial (L-I)" land use designations applied to the site by the Temescal
20 Valley Area Plan.

21 B. Circulation Element

22 As part of the project, realignment of Temescal Canyon Road and improvements to
23 Old Temescal Canyon Road North and Old Temescal Canyon Road South, beyond
24 the northern and southern boundaries of the project site would provide consistency
25 with the designations assigned to these roadways by the County General Plan
26 Circulation Plan. The project's technical traffic report concludes that
27 implementation of the project, in conjunction with planned improvements, would
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1 not degrade the level of service of any existing or intersection below an acceptable
2 level; however, the contribution of traffic to freeway mainlines and to the I-15 on-
3 ramps at Indian Truck Trail would be significant and unavoidable. Mitigation is
4 not available for the project's impacts to freeway mainlines because no program
5 exists to which Development Impact Fees for freeway impacts may be paid. For
6 the cumulatively impacted intersections at the on-ramps to I-215 at Indian Truck
7 Trail, impacts would remain significant due to physical constraints that prevent
8 widening or modifying these intersections. The project is consistent with the
9 General Plan Land Use Plan, and is thereby consistent with the traffic volumes
10 envisioned by the General Plan Land use Plan. All required improvements that are
11 directly attributable to the project would be constructed as part of the project and
12 fair share costs would be contributed for improvements to affected off-site
13 roadways through payment of the Transportation Uniform Mitigation Fees
14 (TUMF) and Development Impact Fees (DIF).

15 The General Plan identifies a Regional Trail adjacent to the realigned Temescal
16 Canyon Road. The project includes the construction of a dual-purpose six-foot
17 sidewalk/bike lane, which would connect to existing community trail segments
18 located north of Planning Areas 12A and 13B and south of Planning Areas 13C
19 and 13D.

20
21 C. Multipurpose Open Space Element

22 The project site is not identified for open space preservation by the General Plan or
23 the MSHCP. The General Plan designates the site as a Community Development
24 area for "Community Center (C-C)" and "Light Industrial (L-I)" uses. Vegetation
25 on the project site is highly disturbed due to past mining and other uses on the site.
26 The following state or federally listed plants and wildlife species were observed
27 on-site: small-flowered microseris, San Diego tarplant, Coulter's matilija poppy,
28 and least Bell's vireo. However, impacts to these species would be reduced to less

1 than significant levels with the mitigation measures identified in the EIR. The
2 State Farmland Mapping and Monitoring Program (FMMP) identifies portions of
3 the project site as containing areas of Local Important Farmland and Grazing Land,
4 which are not farmland designations of concern for conversion to a non-
5 agricultural land use. The site has been completely disturbed by past development
6 and ongoing maintenance of fallow fields on-site and, as such, is not
7 environmentally sensitive. The project site does contain significant cultural
8 resource deposits, but mitigation has been provided to reduce such impacts to less
9 than significant levels. In addition, the potential exists for the discovery of
10 archaeological or paleontological resources during grading and construction and
11 mitigation measures are presented in EIR No. 492, Section 4.5 to reduce impacts to
12 below a level of significance. Additionally, the project site is located adjacent to I-
13 15, an identified scenic corridor, although design guidelines included as part of the
14 project would preclude significant impacts to this state eligible scenic highway.
15 Although the site is mapped within a valuable mineral resource area and has been
16 used in the past for mineral resource production, the site is proposed to be
17 developed in accordance with the land use designations applied to the site by the
18 General Plan and Temescal Valley Area Plan. In addition, mining uses are
19 generally inconsistent with the open space and residential uses in the area, and
20 conflicts with policies promoting the enhancement of aesthetic resources within
21 identified scenic corridors (i.e., I-15).

22
23 **D. Safety Element**

24 Any structures designated for development would be constructed in accordance
25 with the California Building Code (CBC) and any site-specific conditions imposed
26 by the County Geologist; thus insuring geologic safety. The project site is not
27 located within a blowsand area, is not located within a dam inundation area, and
28 would not conflict with any disaster preparedness plan. Compliance with the

1 requirements of the Riverside County Fire Department, and the required payment
2 of mitigation fees pursuant to Ordinance 659.6 would insure fire safety. Lastly, the
3 project does not include the use of or creation of hazardous materials with the
4 exception of building materials and products that are not hazardous in small
5 concentrations. EIR No. 492, Section 4.11 addresses remediation of potential
6 hazardous wastes present on the site.

7 E. Noise Element

8 As indicated in Section 4.14 of EIR No. 492, noise impacts are not anticipated
9 during construction or long-term on-site operations; however, interior noise levels
10 for on-site buildings may exceed the County's interior noise standard established
11 pursuant to Ordinance No. 847. EIR No. 492, Section 4.14 provides mitigation
12 measures to ensure that interior noise levels are mitigated to below acceptable
13 levels. With application of the required mitigation measures, the project would be
14 consistent with the General Plan Noise Element.

15 F. Housing Element

16 The General Plan Land Use designation for the project site is "Community Center
17 (C-C)" and "Light Industrial (L-I)". The project is consistent with the land use
18 designations. Although the project site currently includes three occupied mobile
19 homes, all of which would be removed during construction of the project, the
20 removal of these homes would not create the need to build substantial amounts of
21 replacement housing, as there is sufficient housing stock available in western
22 Riverside County. In addition, the project does not propose housing. Therefore, no
23 conflict with the Housing Element would occur with implementation of the project.
24 The project also would not disrupt or divide any established community because
25 the site is planned to be developed in accord with the land use designations
26 assigned to the site by the General Plan.

27 G. Air Quality Element

1 As disclosed in Section 4.4 of EIR No. 492, the project applicant would be required
2 to implement mitigation measures intended to reduce direct air quality impacts to
3 the greatest feasible extent. Implementation of the mitigation measures would
4 ensure consistency with the Air Quality Element. Not unlike other development
5 projects in Riverside County, and as disclosed in the SEIR prepared for the County
6 General Plan (SCH No. 2002051143), direct and cumulative air quality impacts
7 would remain significant and unmitigable. Although the project's contribution to
8 air quality impacts is cumulatively significant, the mitigation measures presented in
9 Section 4.4 of EIR No. 492 would reduce those impacts to the greatest extent
10 possible, in conformance with SCAQMD, EPA, and CARB requirements.

11 H. Administration Element

12 The Administration Element contains information regarding the structure of the
13 General Plan as well as general planning principles and a statement regarding the
14 vision for Riverside County. No policy directives are included in this Element.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the project is in conformance
16 with the conservation requirements of the Western Riverside County Multiple Species Conservation Plan
17 (MSHCP) in that:

- 18 A. The project site is located within the MSHCP Criteria Area within Cell Groups F,
19 G, H, and I, and portions of the site are designated for open space conservation by
20 the MSHCP. The project proposes to set aside 48.77 acres of land along the site's
21 eastern and northern boundaries as an open space conservation area. This acreage
22 would be conveyed to the RCA to be included in the MHSCP Conservation Area.
23 The RCA determined through the project's HANS application process that the
24 proposed on site reserve design is consistent with the conservation criteria for the
25 affected Cell Groups.
- 26 B. Pursuant to Section 6.1.2 of the MSHCP, an assessment of potentially significant
27 effects on Riparian/Riverine Areas and Vernal Pools, which includes identification
28

1 and mapping of such areas located on the project site, is required if such resources
2 are identified on the project site. The property supports 1.3 acres of mulefat scrub,
3 14.46 acres of southern arroyo willow/mulefat scrub, 2.6 acres of eucalyptus
4 woodland with arroyo willow understory, 4.75 acres of alluvial fan sage scrub
5 (within drainage limits), and 3.49 acres of other riverine areas composed of
6 unvegetated, non-native and upland vegetation communities. Additionally, mapped
7 riparian/riverine habitat within the off-site impact area includes 0.1 acre of mulefat
8 scrub, 1.0 acres of southern arroyo willow/mulefat scrub, and 0.17-acre of other
9 riverine areas composed of unvegetated, non-native and upland vegetation
10 communities. In total, 1.35 acres of mulefat scrub, 1.22 acres of arroyo
11 willow/mulefat scrub, 2.6 acres of eucalyptus woodland with arroyo willow
12 understory, 3.11 acres of alluvial fan sage scrub (within drainage limits), and 2.45
13 acres of other riverine areas composed of unvegetated, non-native, and upland
14 vegetation communities would be directly and permanently impacted by the project
15 and cannot be avoided due to proposed realignment of Temescal Canyon Road and
16 proposed drainage improvements to Coldwater Wash and Mayhew Wash. As
17 required by the MSHCP, a DBESP was prepared for the project, which determined
18 that the project, and its proposed mitigation measures for impacts to
19 riparian/riverine habitats, represents biologically equivalent or superior
20 preservation of habitats than would occur from complete avoidance. The DBESP
21 reports that the proposed creation and enhancement of habitat within the on-site
22 conservation area would produce a more diverse, healthy, self-sustaining
23 community that can support and be accessed by more species, particularly species
24 that may access these areas from Temescal Wash.

25
26 C. Pursuant to Section 6.1.3 of the MSHCP, habitat assessments and/or focused
27 surveys for certain Narrow Endemic plant species are required for properties within
28 mapped survey areas. Narrow endemic species surveys identified the presence of

1 two special status species, the small-flowered microseris and Coulter's matilija
2 poppy. Impacts to small-flowered microseris were determined to be less than
3 significant because the site does not support clay soils identified for preservation by
4 the MSHCP, the small patch identified on-site does not appear to satisfy any of the
5 objectives for species conservation, the project site is not identified by the MSHCP
6 as a known location for the species that should be conserved, and the patch of five
7 to ten individuals observed does not constitute a locality with at least 1,000
8 individuals as required by species conservation objective 3. As such, the project
9 site is not identified for conservation under the MSHCP for this species. For
10 Coulter's matilija poppy, only two patches were observed on-site but outside the
11 Criteria Area. Because no Coulter's matilija poppy was found within the Criteria
12 Area on the project site, the project site would not constitute a locality of Coulter's
13 matilija poppy within the Conservation Area and therefore does not warrant
14 conservation under the MSHCP.

15 D. Pursuant to Section 6.1.4 of the MSHCP, projects in close proximity to the MSHCP
16 Conservation Area are required to incorporate mechanisms to address indirect
17 effects to the MSHCP Conservation Area. The project site is located adjacent to
18 the MSHCP Criteria Area or any MSHCP Preserve; however, mitigation measures
19 for direct impacts have been incorporated within Section 4.6 of EIR No. 492.
20 Thus, secondary edge effect impacts on the MSHCP Preserve would be reduced to
21 less than significant levels.

22 E. Pursuant to Section 6.3.2 of the MSHCP, habitat assessments and/or focused
23 surveys for certain additional plant and animal species are required for properties
24 within mapped survey areas. The project site and its off-site improvement area are
25 located in Criteria Area Species Survey Area 1, which requires habitat assessments
26 for thread-leaved brodiaea, Davidson's saltscale, Parish's brittlescale, smooth
27 tarplant, round-leaved filaree, Coulter's goldfields, and little mousetail. The July
28

1 27, 2004 and September 2005 Rare Plant Surveys (see Appendices D2 and D3 to
2 EIR No. 492) indicate that these species are not present on the site. Surveys
3 conducted in 2007 on the site and in the off-site improvement areas (see Appendix
4 D12) also produced negative results. The Project site and its off-site improvement
5 area are also located within the survey area for the western burrowing owl.
6 Focused surveys were conducted in 2004, 2005, 2006, and 2007, and a focused
7 winter season survey was also conducted in 2005 (see Appendices D7, D8, D10,
8 D12, and D9, respectively). The results of all of the surveys were negative.
9 However, because the species is migratory and suitable habitat exists on the site
10 and within the project's off-site improvement area, the burrowing owl has the
11 potential to move onto the site prior to grading and development. With
12 implementation of the mitigation measures contained in Section 4.6 of EIR No.
13 492, potential impacts to this species would be reduced to a level below
14 significance.

15 F. Pursuant to Section 6.4 of the MSHCP, fuel management is required to be
16 considered. No fuel management is proposed within the Conservation Area.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that SP No. 353 and TPM No.
18 33285 are consistent with the County of Riverside General Plan as adopted by the Riverside County
19 Board of Supervisors on October 7, 2003.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
21 EIR No. 492 in evaluating the project, that EIR No. 492 is an accurate and objective statement that
22 complies with the California Environmental Quality Act and reflects the County's independent judgment,
23 and that EIR No. 492 is incorporated herein by this reference.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** EIR No. 492
25 and **ADOPTS** the Mitigation Monitoring and Reporting Plan specified therein.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that SP No. 353, on file with the
27 Clerk of the Board, including the final conditions of approval and exhibits, is hereby adopted as the
28

1 Specific Plan of Land Use for the real property described and shown in the plan, and said real property
2 shall be developed substantially in accordance with the plan, unless the plan is amended by the Board.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that TPM No. 32885, on file with
4 the Clerk of the Board, including the final conditions of approval and exhibits, is hereby approved for the
5 real property described and shown on the map, and said real property shall be developed substantially in
6 accordance with Tentative Parcel Map No. 32885, unless the map is amended by the Board.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of the SP No. 353 and
8 TPM No. 32885 shall be placed on file in the Clerk of the Board, in the Office of the Planning Director,
9 and in the Office of the Building and Safety Director, and that no applications for other development
10 approvals shall be accepted for real property described and shown in the project, unless such applications
11 are substantially in accordance herewith.

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

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1 B. Signage: All signage shall be in conformance to the
2 Serrano Commerce Center Specific Plan No. 353 Comprehensive Signage
3 Program, as approved by the Riverside County Planning Department.

4 C. Outside Storage: If a non-screened outdoor general retail
5 area is proposed, the exhibit area shall be identified on the plot plan and
6 shall be set back a minimum of ten feet (10') from the street line.

7 (3) Except as provided above, all other zoning requirements
8 shall be the same as those requirements identified in Article IXb of
9 Ordinance No. 348.

10 b. Planning Area 2.

11 (1) The uses permitted in Planning Area 2 of Specific Plan No. 353
12 shall be the same as those permitted in Article X, Section 10.1. of Ordinance No.
13 348, except that the uses permitted pursuant to Section 10.1.a.(2) (k) and (l); b.(1)
14 and (2) shall not be permitted.

15 (2) The development standards for Planning Area 2 of Specific Plan
16 No. 353 shall be the same as those standards identified in Article X, Section 10.4
17 of Ordinance No. 348, with the exception of the following standards:

18 A. Minimum Yard Requirements: If the front of a structure
19 is adjacent to a street, the front setback shall be twenty-five feet
20 (25') from the street line. If the front of a structure is adjacent to a
21 non-residential land uses, there shall be no minimum front setback.
22 The rear setback shall be fifteen feet (15'). If a side of a structure
23 is adjacent to a street, the side setback shall be twenty-five feet
24 (25') from the street line. If the side of a structure is adjacent to a
25 non-residential land uses, there shall be no minimum side setback.

26 B. Minimum Lot Dimensions: There shall be no minimum
27 lot area and no minimum average lot width.
28

1 C. Roof-Mounted Equipment: All roof-mounted mechanical
2 equipment shall be screened from the ground elevation view from
3 the adjacent public roadway, including Interstate 15.

4 D. Signage: All signage shall be in conformance to the
5 Serrano Commerce Center Specific Plan No. 353 Comprehensive
6 Signage Program, as approved by the Riverside County Planning
7 Department.

8 E. Outside Storage: If a non-screened outdoor general retail
9 area is proposed, the exhibit area shall be identified on the plot
10 plan and shall be set back minimum of ten feet (10') from the
11 street line.

12 (3) Except as provided above, all other zoning requirements shall be
13 the same as those identified in Article X of Ordinance No. 348.

14 c. Planning Areas 3, 4, 5, 6, 7, 8, 9, 10 and 11.

15 (1) The uses permitted in Planning Areas 3, 4, 5, 6, 7, 8, 9, 10 and 11
16 of Specific Plan No. 353 shall be the same as those uses permitted in Article X,
17 Section 10.1. of Ordinance No. 348, except that the uses permitted pursuant to
18 Section 10.1.a.(2) (k) and (l); b.(1) and (2) shall not be permitted.

19 (2) The development standards for Planning Areas 3, 4, 5, 6, 7, 8, 9,
20 10 and 11 of Specific Plan No. 353 shall be the same as those standards identified
21 in Article X, Section 10.4 of Ordinance No. 348, with the exception of the
22 following standards:

23 A. Minimum Yard Requirements: If the side of a structure is
24 adjacent to a street, the side setback shall be twenty-five feet (25') from
25 the street line. If the side of a structure is adjacent to a non-residential
26 uses, there shall be no minimum side setback.

1 B. Building Height: The maximum building height shall be
2 fifty feet (50'), unless an exception pursuant to Section 18.34 of
3 Ordinance No. 348 is obtained.

4 C. Roof-Mounted Equipment: All roof-mounted mechanical
5 equipment shall be screened from the ground elevation view from the
6 adjacent public roadway, including Interstate 15.

7 D. Signage: All signage shall be in conformance to the
8 Serrano Commerce Center Specific Plan No. 353 Comprehensive Signage
9 Program, as approved by the Riverside County Planning Department.

10 E. Outside Storage: If a non-screened outdoor general retail
11 area is proposed, the exhibit area shall be identified on the plot plan and
12 shall be set back a minimum of ten feet (10') from the street line.

13 (3) Except as provided above, all other zoning requirements shall be
14 the same as those requirements identified in Article X of Ordinance No. 348.

15 d. Planning Area 12.

16 (1) The uses permitted in Planning Area 12 of Specific Plan No. 353
17 shall be the same as those uses permitted in Article XVI, Section 16.1 of
18 Ordinance No. 348, except that the uses permitted pursuant to Section 16.2.a. (1),
19 (2), (3), (4), (5), (6), (7); b. (1), (2), (3), (4), (5), (6), (8), (9); c. (1) and (2); d. (1);
20 and e. shall not be permitted. In addition, the permitted uses identified under
21 Section 16.2 also shall include Open Space-Conservation.

22 (2) The development standards for Planning Area 12 of Specific Plan
23 No. 353 shall be the same as those standards identified in Article XVI, Section
24 16.4 of Ordinance No. 348.

25 (3) Except as provided above, all other zoning requirements shall be
26 the same as those requirements identified in Article XVI of Ordinance No. 348.

1 e. Planning Areas 13A, 13B, 13C and 13D.

2 (1) The uses permitted in Planning Areas 13A, 13B, 13C and 13D of
3 Specific Plan No. 353 shall be the same as those uses permitted in Article XVI,
4 Section 16.1 of Ordinance No. 348, except that the uses permitted pursuant to
5 Section 16.2.a.(1), (2), (3), (4), (5), (7); b.(1), (2), (3), (4), (5), (6), (8), (9); c.(1)
6 and (2); d. (1); and e. shall not be permitted. In addition, the permitted uses
7 identified under Section 16.2 also include Open Space-Water, including flood
8 control channels.

9 (2) The development standards for Planning Areas 13A, 13B, 13C and
10 13D of Specific Plan No. 353 shall be the same as those standards identified in
11 Article XVI, Section 16.4 of Ordinance No. 348.

12 (3) Except as provided above, all other zoning requirements shall be
13 the same as those requirements identified in Article XVI of Ordinance No. 348.

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Section 3. This ordinance shall take affect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By: _____
Chairman, Board of Supervisors

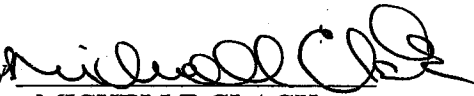
ATTEST:

CLERK OF THE BOARD

By: _____
Deputy

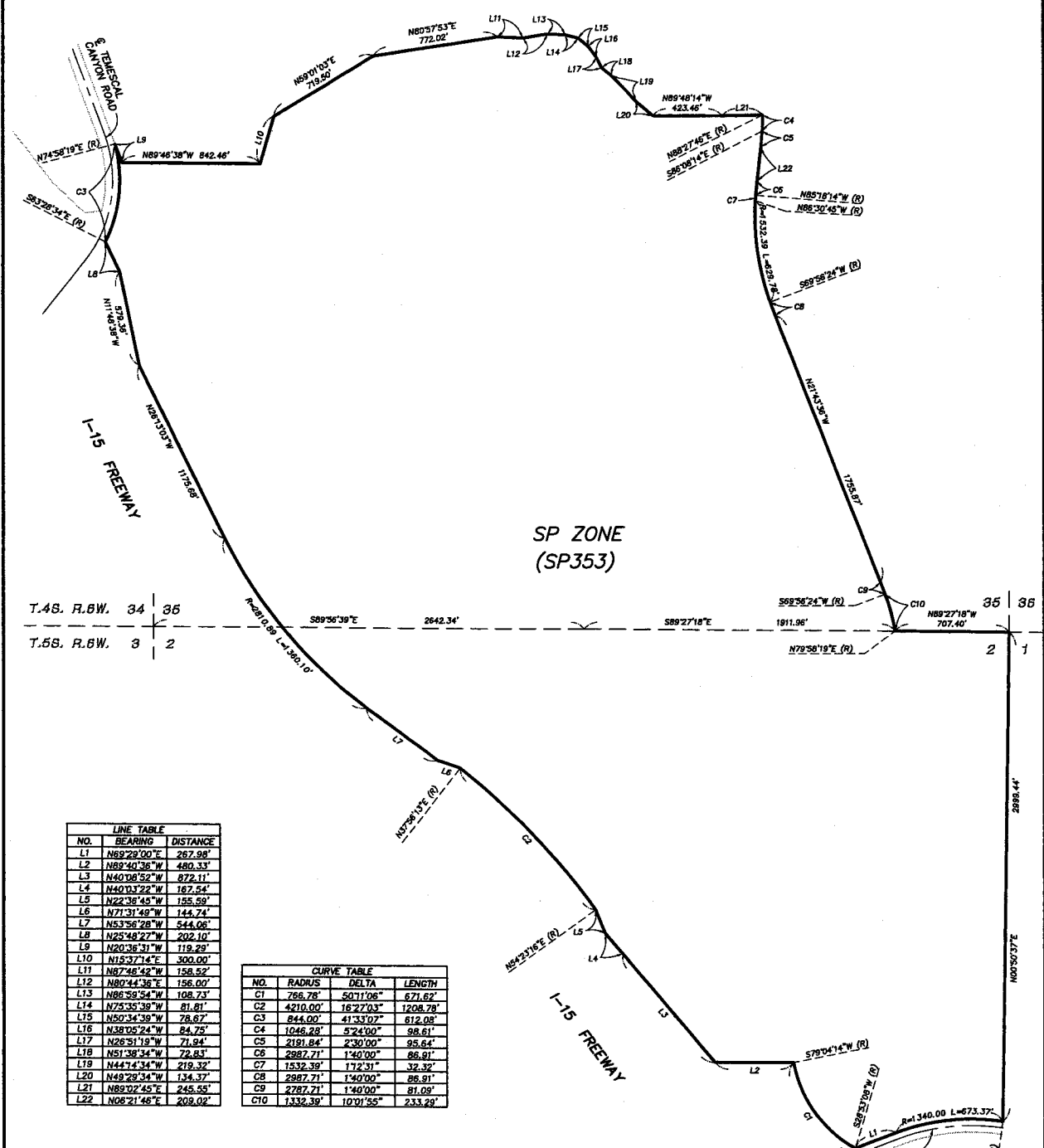
(Seal)

APPROVED AS TO FORM
April 28, 2010

By: 
MICHELLE CLACK
Deputy County Counsel

MPC:md
04/2/10
G:\PROPERTYMDUSEK\SPECIFIC PLAN ZONING ORDINANCES\SP 353 CZ 7365.042210.DOC

GLEN IVY AREA
 PORTIONS OF SECTIONS 34 & 35, TOWNSHIP 4 SOUTH, RANGE 6 WEST, S.B.M.
 AND A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.



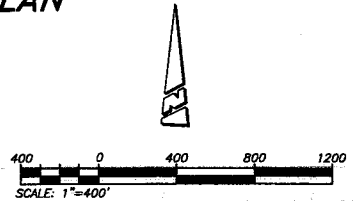
T.4B. R.B.W. 34 35
 T.5S. R.B.W. 3 2

| LINE TABLE | | |
|------------|-------------|----------|
| NO. | BEARING | DISTANCE |
| L1 | N89°29'00"E | 267.98' |
| L2 | N89°40'36"W | 480.33' |
| L3 | N40°08'52"W | 872.11' |
| L4 | N40°13'22"W | 167.54' |
| L5 | N22°38'45"W | 185.59' |
| L6 | N71°31'49"W | 144.74' |
| L7 | N53°58'28"W | 544.08' |
| L8 | N25°48'27"W | 202.10' |
| L9 | N20°36'31"W | 119.29' |
| L10 | N15°37'4"E | 300.00' |
| L11 | N87°46'42"W | 158.52' |
| L12 | N80°44'36"E | 156.00' |
| L13 | N86°58'54"W | 108.73' |
| L14 | N75°35'39"W | 81.81' |
| L15 | N50°34'39"W | 78.67' |
| L16 | N38°06'24"W | 84.75' |
| L17 | N26°51'19"W | 71.84' |
| L18 | N51°38'34"W | 72.83' |
| L19 | N44°14'34"W | 219.32' |
| L20 | N48°28'34"W | 134.37' |
| L21 | N89°02'45"E | 245.55' |
| L22 | N08°21'46"E | 208.02' |

| CURVE TABLE | | | |
|-------------|----------|-----------|----------|
| NO. | RADIUS | DELTA | LENGTH |
| C1 | 766.78' | 50°11'06" | 671.62' |
| C2 | 4210.00' | 16°27'03" | 1208.78' |
| C3 | 844.00' | 41°33'07" | 612.05' |
| C4 | 1046.28' | 57°24'00" | 98.61' |
| C5 | 2181.84' | 23°01'00" | 95.64' |
| C6 | 2987.71' | 1°40'00" | 86.91' |
| C7 | 1532.39' | 172°31' | 32.32' |
| C8 | 2987.71' | 1°40'00" | 86.91' |
| C9 | 2787.71' | 1°40'00" | 81.09' |
| C10 | 1332.39' | 10°11'55" | 233.29' |

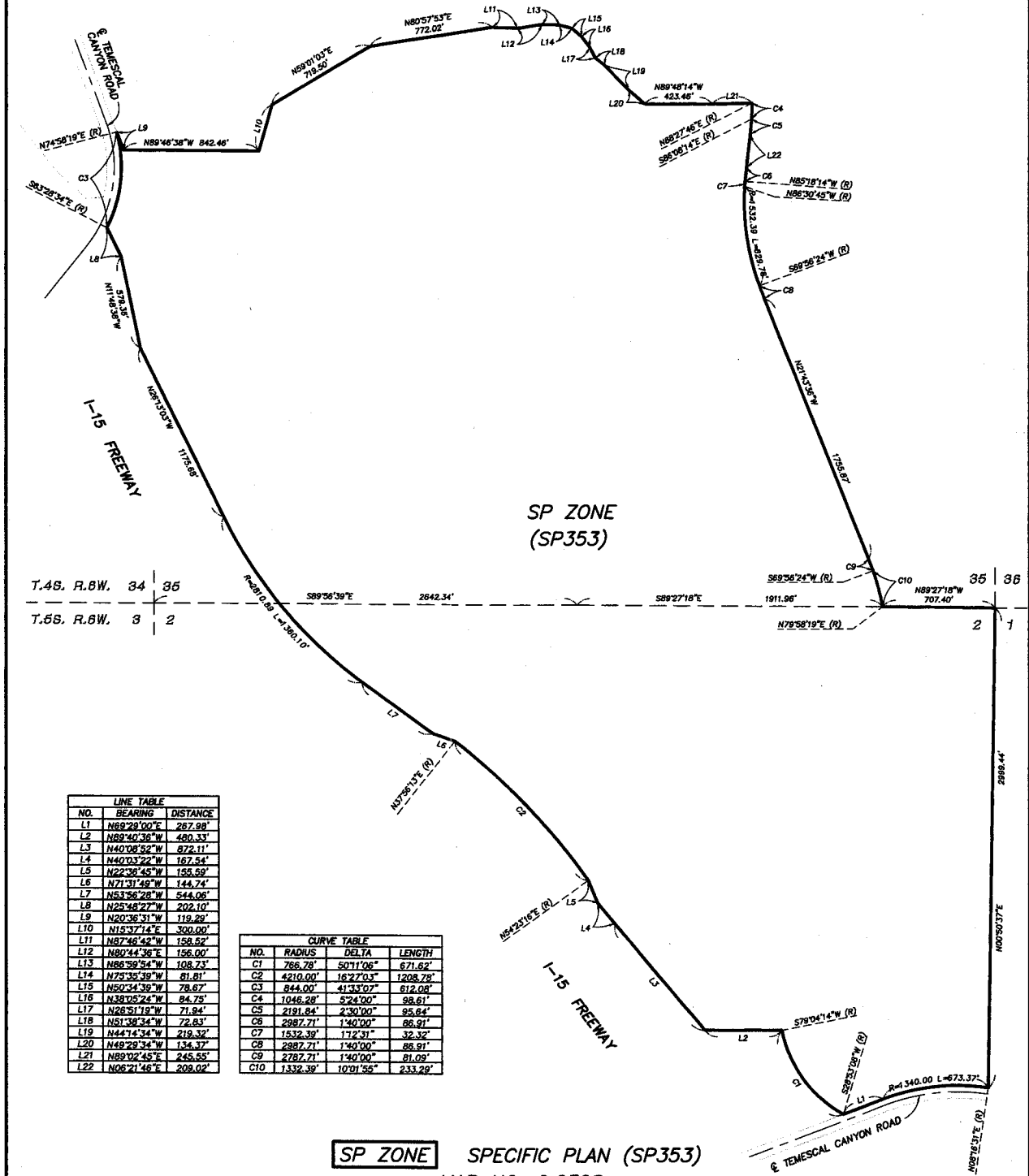
SP ZONE SPECIFIC PLAN (SP353)
 MAP NO. 2.2328
CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7365

ADOPTED BY ORDINANCE NO. 348.4709
 SEPTEMBER 28, 2010
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



APRVS:
 283-190-027, 283-200-010, 009, 014, 283-180-008,
 280-170-015, 021, 283-190-013, 283-200-008, 290-050-013,
 283-170-012, 013, 014, 290-050-002, 003, 290-060-006,
 290-050-032, 290-060-018, 290-050-026 THROUGH 029,
 290-050-023, 290-050-020,

GLEN IVY AREA
 PORTIONS OF SECTIONS 34 & 35, TOWNSHIP 4 SOUTH, RANGE 6 WEST, S.B.M.
 AND A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 6 WEST, S.B.M.



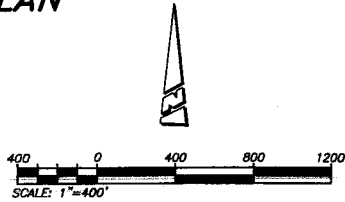
| LINE TABLE | | |
|------------|-------------|----------|
| NO. | BEARING | DISTANCE |
| L1 | N89°23'00"E | 287.99' |
| L2 | N89°46'38"W | 420.33' |
| L3 | N40°08'52"W | 872.11' |
| L4 | N40°03'22"W | 167.54' |
| L5 | N22°36'45"W | 155.59' |
| L6 | N71°31'49"W | 144.74' |
| L7 | N53°56'28"W | 544.06' |
| L8 | N25°48'27"W | 202.10' |
| L9 | N20°36'31"W | 119.29' |
| L10 | N15°37'14"E | 330.00' |
| L11 | N87°46'42"W | 158.52' |
| L12 | N80°44'36"E | 156.00' |
| L13 | N86°59'54"W | 108.73' |
| L14 | N75°35'39"W | 81.81' |
| L15 | N50°14'39"W | 78.67' |
| L16 | N38°05'24"W | 84.75' |
| L17 | N26°51'19"W | 71.94' |
| L18 | N51°39'34"W | 72.83' |
| L19 | N44°43'54"W | 219.32' |
| L20 | N49°22'34"W | 134.37' |
| L21 | N89°02'45"E | 245.55' |
| L22 | N06°21'46"E | 209.02' |

| CURVE TABLE | | | |
|-------------|----------|-----------|----------|
| NO. | RADIUS | DELTA | LENGTH |
| C1 | 766.78' | 50°11'06" | 671.62' |
| C2 | 4210.00' | 16°27'03" | 1208.78' |
| C3 | 844.00' | 41°33'07" | 612.08' |
| C4 | 1046.28' | 5°24'00" | 98.61' |
| C5 | 2191.84' | 2°30'00" | 95.64' |
| C6 | 2987.71' | 1°40'00" | 86.91' |
| C7 | 1532.39' | 1°21'31" | 32.32' |
| C8 | 2887.71' | 1°40'00" | 86.91' |
| C9 | 2782.71' | 1°40'00" | 81.09' |
| C10 | 1332.39' | 10°01'55" | 233.29' |

SP ZONE SPECIFIC PLAN (SP353)
 MAP NO. 2.2328
CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7365

ADOPTED BY ORDINANCE NO. 348.4709
 SEPTEMBER 28, 2010
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN'S:
 283-190-027, 283-200-010, 008, 014, 283-160-009,
 290-170-015, 021, 283-190-013, 283-200-006, 290-050-013,
 283-170-012, 013, 014, 290-050-022, 003, 290-160-006,
 290-050-032, 290-060-016, 290-050-026 THROUGH 029,
 290-050-023, 290-050-020,

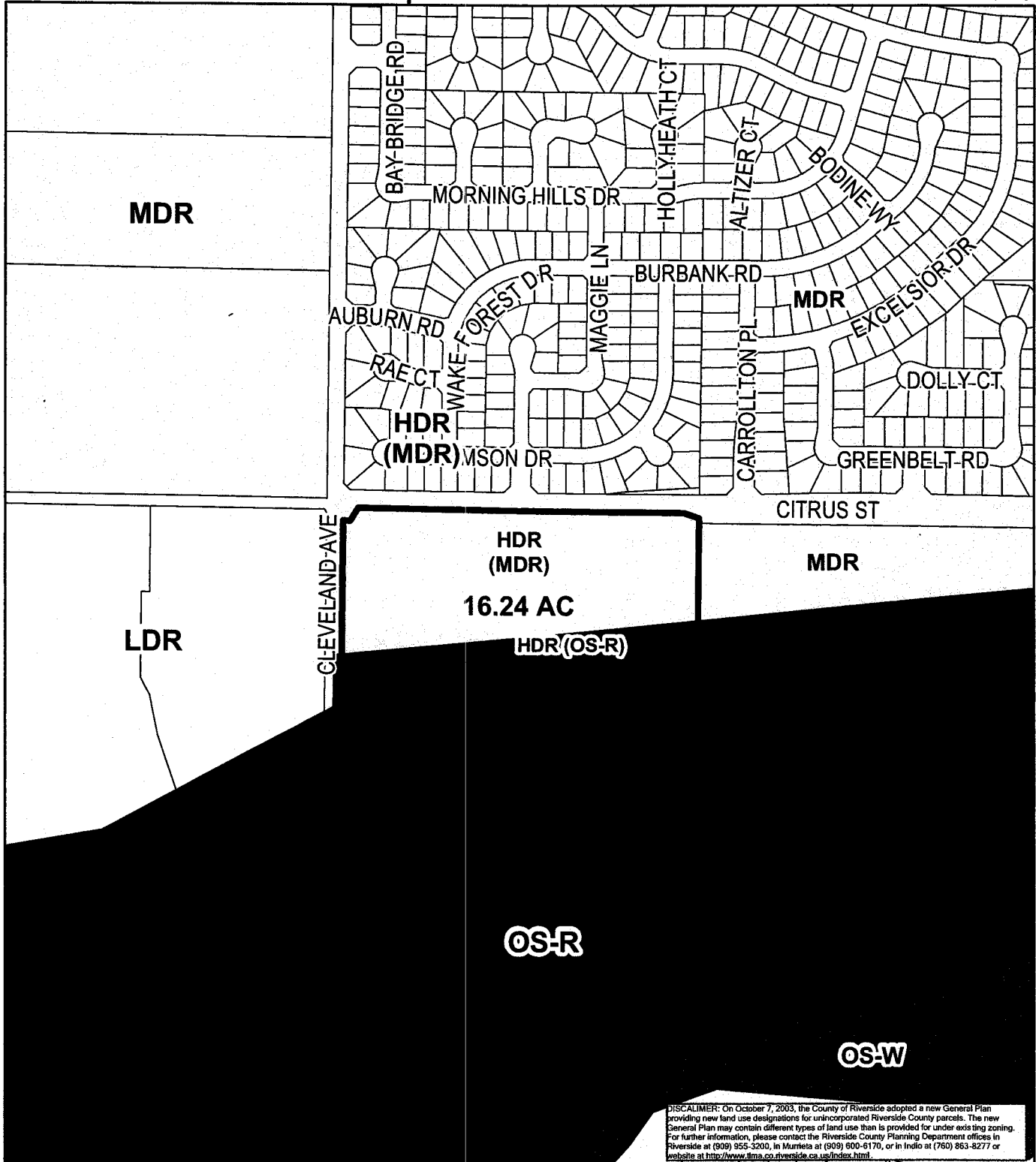


Supervisor Tavaglione
 District 2
 Date Drawn: 2/16/10

GPA00918

Planner: Becky Brewington
 Date: 2/20/08
 Exhibit 6

Proposed General Plan



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 Murrieta at (909) 800-6170, or in Indio at (760) 863-8277 or website at <http://www.lima.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Prado-Mira Loma
Township/Range: T2SR7W
Section : 36



Assessors
Bk.Pg. 152-05
Thomas
Bros. Pg. 713 D2



RIVERSIDE COUNTY PLANNING DEPARTMENT

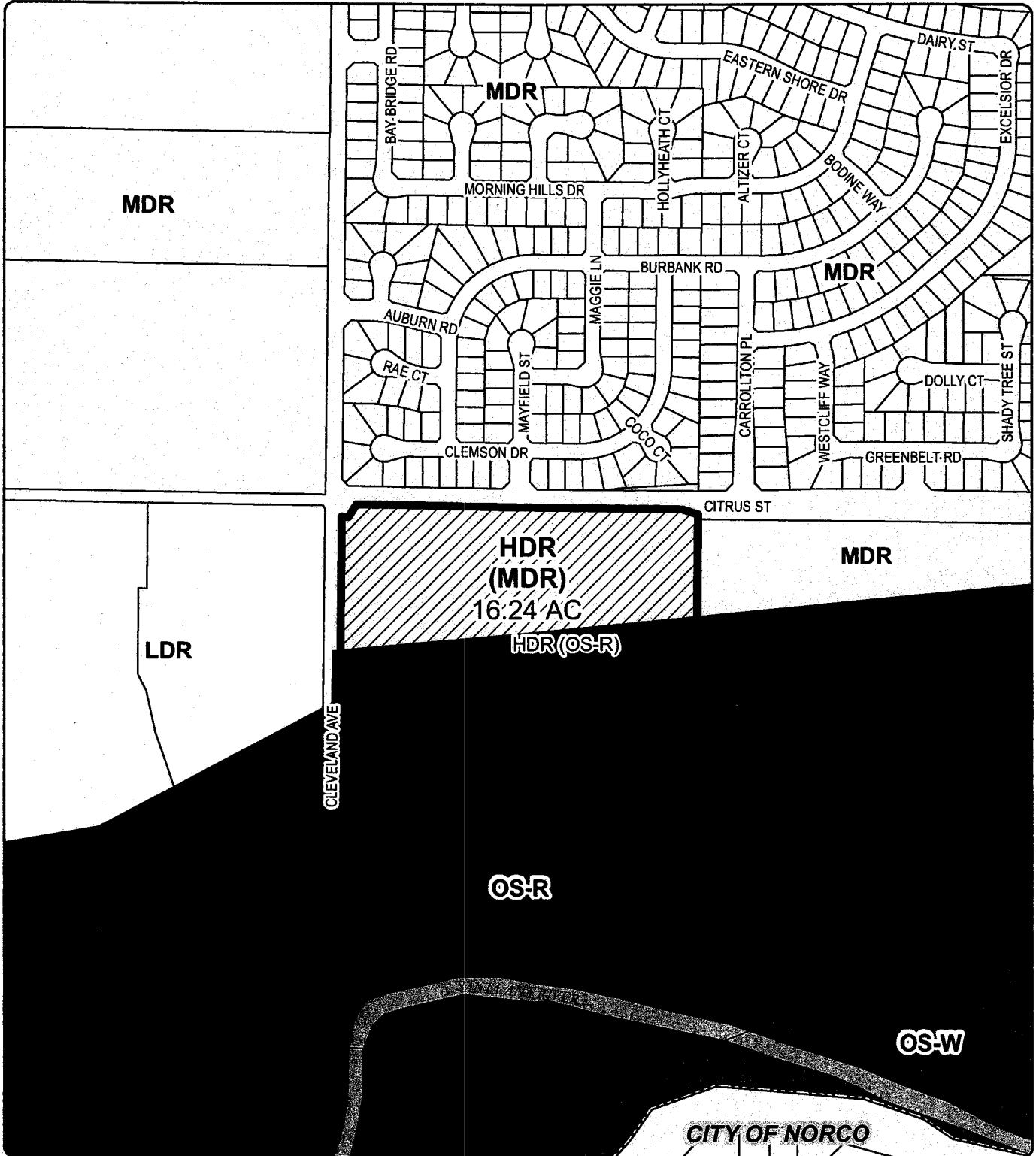
GPA00918

Date Drawn: 2/23/2010

Supervisor Tavaglione
District 4

EXISTING GENERAL PLAN

Exhibit 5



Zoning District: Prado_Mira Loma
Township/Range: T2SR7W
Section: 36

Assessors Bk. Pg. 152-05
Thomas Bros. Pg. 713 D2
Edition 2009



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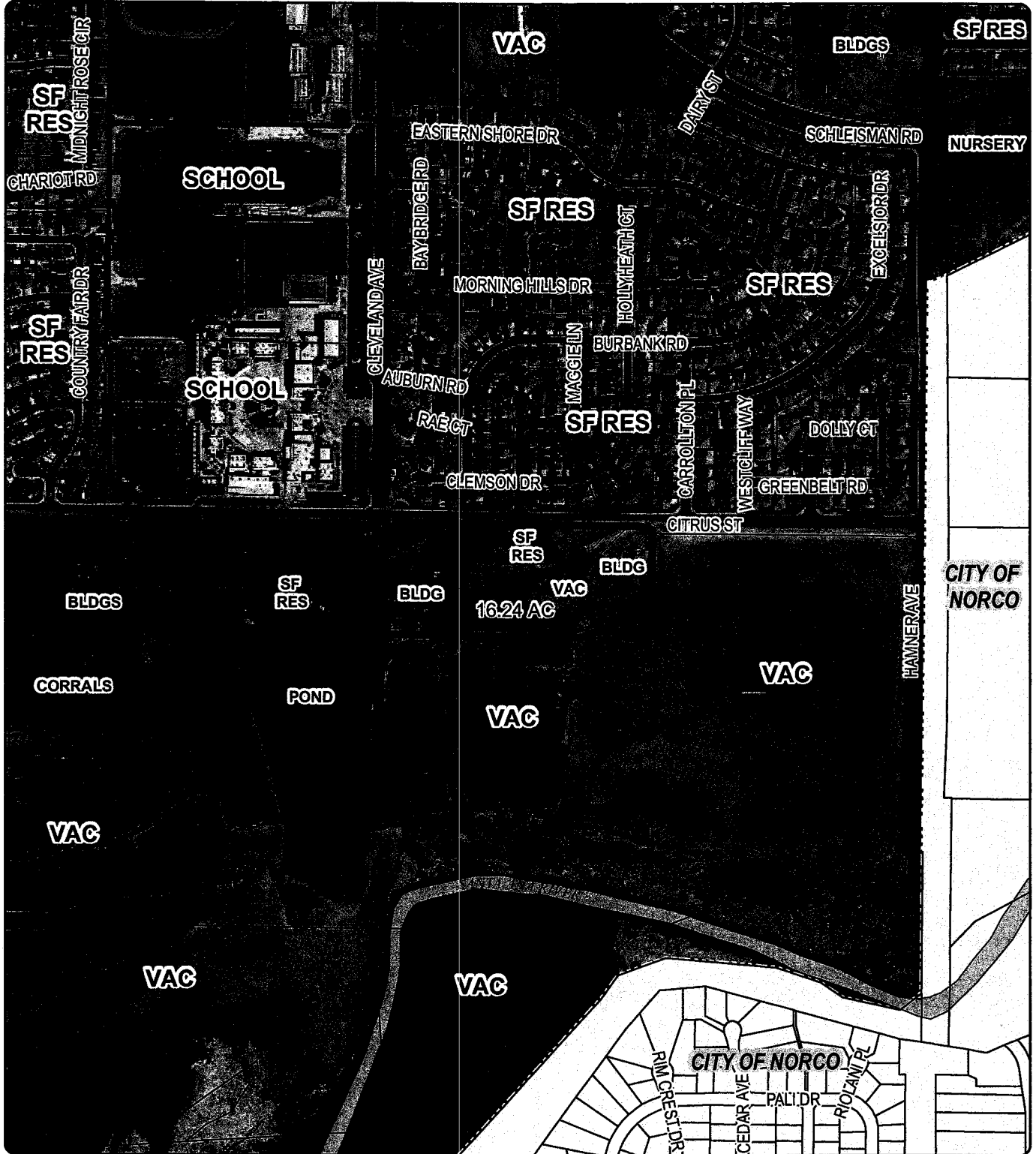
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00918

LAND USE

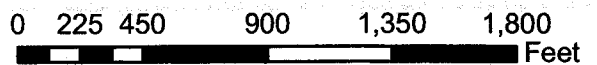
Supervisor Tavaglione
District 4

Date Drawn: 2/23/2010
Exhibit 1



Zoning District: Prado_Mira Loma
Township/Range: T2SR7W
Section: 36

Assessors Bk. Pg. 152-05
Thomas Bros. Pg. 713 D2
Edition 2009



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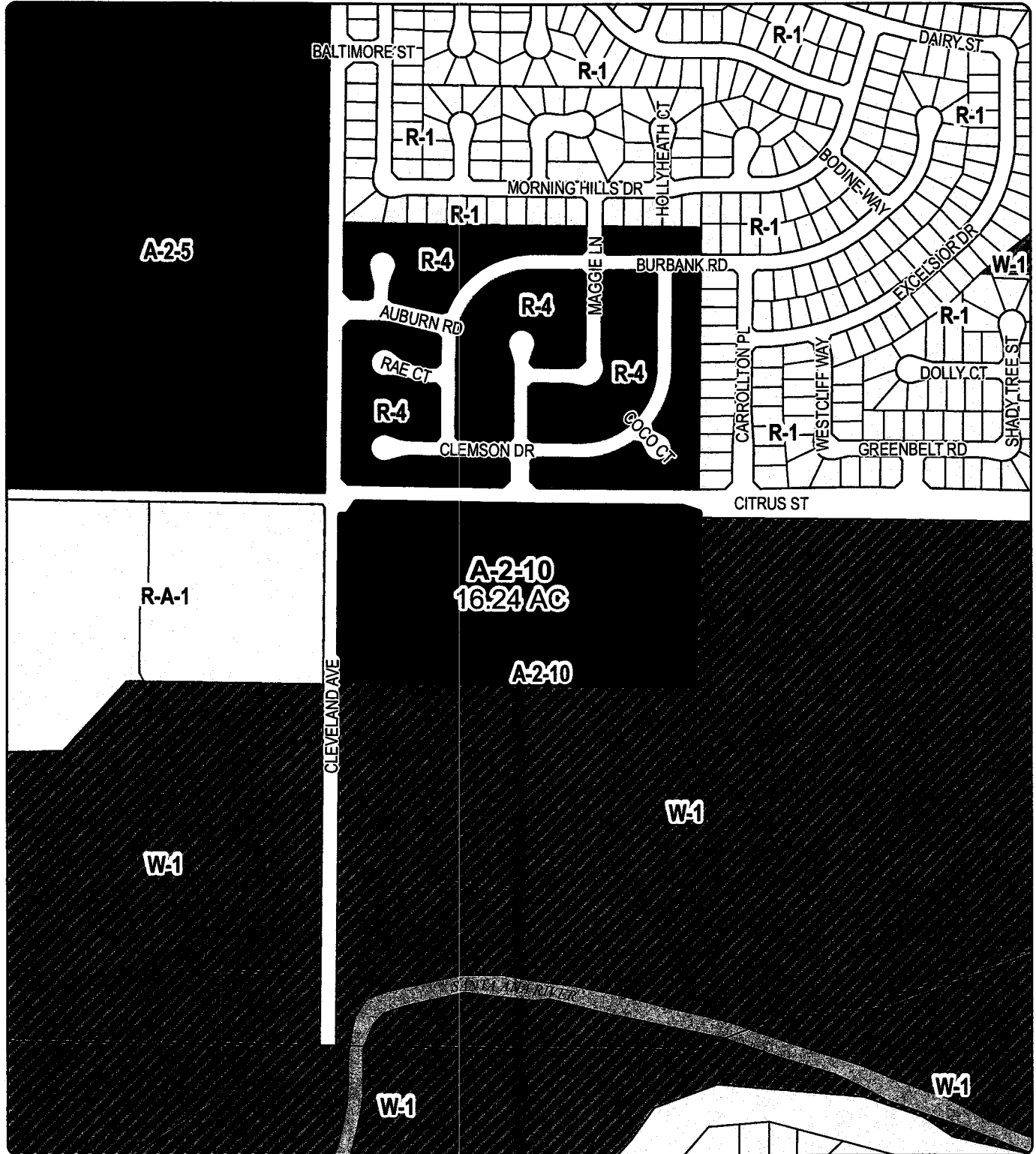
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00918

EXISTING ZONING

Supervisor Tavaglione
District 4

Date Drawn: 02/22/2010
Exhibit 2



Zoning District: Prado_Mira Loma
Township/Range: T2SR7W
Section: 36

Assessors Bk. Pg. 152-05
Thomas Bros. Pg. 713 D2
Edition 2009



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**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA00918
VICINITY/POLICY AREAS**

Supervisor Tavaglione
District 4

Date Drawn: 2/23/2010
Vicinity Map



Assessors Bk. Pg. 152-05
Thomas Bros. Pg. 713 D2
Edition 2009

Zoning District: Prado_Mira Loma
Township/Range: T2SR7W
Section: 36



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 (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/mdex.html>

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

607B



REVIEWED BY EXECUTIVE OFFICE

DATE 7/19/2010

Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 15, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 918 – Intent to Adopt a Mitigated Negative Declaration – Applicant: William Van Leeuwen – Engineer / Representative: Albert A. Webb Associates - Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units Per Acre) and Open Space: Recreation (OS-R) – Location: Northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue – 16.24 Gross Acres - Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) - **REQUEST:** The General Plan Amendment 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). (Legislative)

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41740**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 918** amending the Land Use Designation for the subject property 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) land use

Ron Goldman
Planning Director

Initials:
RG:

(continued on attached page)

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

Prev. Agn. Ref.

District: Second

Agenda Number:

16.1

designation in accordance with Exhibit #5; based on the findings and conclusions incorporated in the staff report; and, subject to resolution adoption by the Board of Supervisors.

BACKGROUND:

November 4, 2008

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

October 1, 2008

The General Plan Amendment was heard at the October 1, 2008, 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 October 1, 2008, Planning Commission Hearing the following comment(s) have been provided by the Planning Commission for the Board of Supervisors:

Commissioner John Snell: Proceed. Concerned about the design of project.

Commissioner John Roth: No comment

Commissioner Jim Porras: No comment

Commissioner Jan Zuppardo: No comment

Commissioner John Petty: No Comment

8/10/10 Board-

(CONT'D. TO 09/14/10 @ 1:30 P.M.)

TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on [REDACTED] William Van Leeuwen – Albert A. Webb Associates – Prado-Mira Loma Zoning District – Eastvale Area Plan – 2nd District. Recommendation for Adoption of Mitigated Negative Declaration for Environmental Assessment NO. 41740; Approval of General Plan Amendment No. 918 to amend the land use 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).

[REDACTED]

The Chairman declared the meeting adjourned in memory of Wendy Rice and Senator Ted Stevens.

Marion Ashley, Chairman of the Board of Supervisors

ATTEST: Kecia Harper-Ihem, Clerk of the Board of Supervisors

Agenda Item No.: 8.1
Area Plan: Eastvale
Zoning District: Prado-Mira Loma
Supervisory District: Second
Project Planner: Adam Rush
Planning Commission: July 14, 2010

General Plan Amendment No. 918
Environmental Assessment No. 41740
Applicant: William Van Leeuwen
Engineer/Rep.: Albert A. Webb Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND 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).

The proposed project is located in the Eastvale community of the Eastvale Area Plan of Western Riverside County; more specifically, the project is located northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue.

BACKGROUND:

November 4, 2008

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

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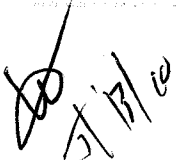
Commissioner Jim Porras: No comment

Commissioner Jan Zuppardo: No comment

Commissioner John Petty: No Comment

ISSUES OF CONCERN:

The applicant has requested to proceed with a public hearing on the General Plan Amendment absent the submission of a Tentative Tract Map or Plot Plan.


A handwritten signature and the date 7/17/10 are present at the bottom left of the page.

JUSTIFICATION FOR THE PROPOSED GENERAL PLAN AMENDMENT

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 918 falls into the Technical and Entitlement/Policy Amendment categories, since it will make a minor change in the boundary of the General Plan Open Space (OS:C) designation so that it will more accurately reflect the Federal Emergency Management Agency's (FEMA) Map Flood Plain and will change the General Plan land use designation within the Community Development Foundation.

The Administration Element of the General Plan explains that the first finding and any one or more of the subsequent findings would justify a **technical amendment**. The findings for a Technical Amendment are:

- a. The proposed amendment would not change any policy direction or intent of the General Plan; and,
- b. A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.

The Administration Element of the General Plan explains that the first two findings and any one or more of the subsequent findings would justify an **entitlement/policy amendment**. The findings for an Entitlement/Policy Amendment are:

- a. The proposed change does not involve a change in or conflict with:
 - (1) The Riverside County Vision;
 - (2) Any General Plan Principle; or
 - (3) Any Foundation Component designation on the General Plan
- b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.
- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

Consideration Analysis for General Plan Technical Amendment:

First Required Finding: The first required finding explains that the proposed amendment would not change any policy direction or intent of the General Plan. Given staff's review of the proposed Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre) and the Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) land use designations, the proposed designations could satisfy each of the General Plan Principles and Policies. The project site is located in the Eastvale Area Plan, which can be considered a gateway community between Riverside and San Bernardino counties. It is also in close proximity to the Cities of Norco and Corona.

It is the intent of the General Plan to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles and densities, a wide range of prices and accommodating a wide range of life styles in diverse community settings. Development of implementing projects, such as condos or apartments, will result in an increase in housing, and will provide the community a choice and variety of housing opportunities, this satisfying the Community Design Principle of the General Plan.

Second Required Finding: The second required finding explains that the proposed amendment will include a minor change in the boundary of the land use designations and will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries. Upon staff's review and information provided by the applicant, it can be found that the proposed amendment will more accurately reflect the FEMA Map Flood Plain for the project site. Exhibit A provided by the applicant, delineates the existing floodway limits.

CONSIDERATION ANALYSIS FOR GENERAL PLAN ENTITLEMENT/POLICY AMENDMENT:

First Required Finding: The first required finding explains that the proposed amendment must 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.

A. The proposed Amendment does not conflict with:

(1) The Riverside County Vision: The High Density Residential (HDR) (8 – 14 Dwelling Units per Acre) and a Medium Density Residential (MDR) (2 – 5 Dwelling Units per Acre) Land Use Designation for the parcel in question will achieve the future vision of General Plan. It is possible to make this finding. Housing is one of the most basic community needs for the growing population in Riverside County, particularly with respect to the ongoing shortage of affordable housing and its negative impacts on our communities. Construction of implementing projects has the potential of providing 229 housing units on the project site.

(2) Any General Plan Principle: Given staff's review the proposed designation will satisfy each of the General Plan Principles and Policies.

(3) Any Foundation Component designation in the General Plan: the project designation would be within the same Foundation. Thus, the proposed Amendment is consistent with the Community Development Foundation.

Second Required Finding: The second required finding explains that the proposed amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them. The Land Use Element of the General Plan argues that development should be clustered around community centers and that leapfrog development should be discouraged. The proposed amendment is within the community of Eastvale which is composed primarily of residential subdivisions. The proposed amendment is conditionally consistent with the existing General Plan Land Use designation and with the pattern of approved development adjacent to the site and along Citrus Street, Hamner Avenue, and Cleveland Avenue. The findings can be made that the proposed amendment contributes to the purposes of the General Plan.

Third Required Finding: In addition to the two required findings, the General Plan indicates that an additional finding, from a list of five, must also be made. The appropriate additional finding for the

proposed amendment is "Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan." As previously stated, the proposed amendment can be found consistent with the existing General Plan as Citrus Street and portions of Hamner Avenue have developed as residential areas within the Eastvale Area Plan. Residential Tracts 29694, 31323 and 30817 were approved in 2003, and have been built out. This finding can be made for the proposed amendment. Also, two Regional Parks have been approved – Eastvale Regional Park and Silverlakes Regional Park, on both sides of Hamner Avenue.

SUMMARY OF FINDINGS:

- | | |
|---|---|
| 1. Existing General Plan Land Use (Ex. #6): | Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) |
| 2. Existing Zoning (Ex. #2): | Heavy Agriculture – 10 Acre Minimum (A-2-10) |
| 3. Surrounding Zoning (Ex. #2): | Planned Residential (R-4) to the north, Watercourse, Watershed and Conservation Areas to the east and south and Residential Agricultural – 1 Acre Minimum (R-A-1) to the west |
| 4. Existing Land Use (Ex. #1): | Single Family Residences, Golf Driving Range, Agriculture |
| 5. Surrounding Land Use (Ex. #1): | Single Family Residences to the north, vacant land to the east and south and a Single Family Residence to the west |
| 6. Project Data: | Total Acreage: 16.24 Gross Acres |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41740**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 918** amending the Land Use Designation for the subject property 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) land use designation in accordance with Exhibit #5; and based on the findings and conclusions incorporated in the staff report; and,

ADOPTION of the **RESOLUTION RECOMMENDING ADOPTION** of **GENERAL PLAN AMENDMENT NO. 918** to the Board of Supervisors.

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. A city sphere of influence;

- b. The Stephens Kangaroo Rat Fee Area;
 - c. A High Fire Area;
 - d. A county service area;
 - e. A community facilities district;
 - f. The boundaries of a Redevelopment Area;
 - g. An area drainage plan area; or,
 - h. A dam inundation area.
3. The project site is located within:
- a. FEMA Flood Zone A
 - b. The boundaries of the Corona-Norco Unified School District;
 - c. A WRCMSHCP Criteria Cell;
 - d. The Santa Ana River Watershed;
 - e. The Santa Ana River Policy Area;
 - f. An area of high (high A) and low paleontological sensitivity;
 - g. An area susceptible to subsidence; and,
 - h. An area of high and very high liquefaction potential.
4. The subject site is currently designated as Assessor Parcel Number's: 152-050-050.

**COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Environmental Assessment (E.A.) Number: 41740
Project Case Type (s) and Number(s): General Plan Amendment No. 918
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Adam Rush
Telephone Number: (951) 955-9076
Applicant's Name: William Van Leeuwen
Applicant's Address: 13000 Citrus Street, Corona, CA 92880
Engineer's Name: Albert A. Webb & Associates
Engineer's Address: 3788 McCray Street, Riverside, CA 92506

I. PROJECT INFORMATION

A. Project Description:

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).

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 16.24 gross acres

| | | | |
|---------------------------------|------------------|---------------------------------------|-----------------------------------|
| Residential Acres: 16.24 | Lots: N/A | Units: Approx. 130 – 227 units | Projected No. of Residents |
| Commercial Acres: N/A | Lots: N/A | Sq. Ft. of Bldg. Area: N/A | Est. No. of Employees: N/A |
| Industrial Acres: N/A | Lots: N/A | Sq. Ft. of Bldg. Area: N/A | Est. No. of Employees: N/A |
| Other: N/A | | | |

D. Assessor's Parcel No(s): 152-050-050

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

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 2 South, Range 7 West, Section 36

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located within the Eastvale Area Plan of Western Riverside County. The project site currently contains a single family residence, agricultural production and vacant land. The majority of the site has been disturbed due to agricultural activities. The vegetation on the site consists of residential/urban/exotic vegetation in the proximity of the existing residence and field/croplands within the majority of the site. The project site is located to the north of the Santa Ana River and the flood plain of the river traverses the southern portion of the site. Riparian vegetation associated with the river abuts the southern portion of the site. The project site is also surrounded by residential uses to the north and beyond the river to the south. Property to the east and west of the site is currently vacant. Eleanor Roosevelt High School is located northwest of the site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project site is currently designated for Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) and Open Space: Recreation (OS: R). The project proposes a General Plan Amendment to alter the land use designations of the site to Community Development: High Density Residential (CD: HDR) (8-14 dwelling units per acre). Any subsequent development application would have to conform to the Community Development: High Density Residential land use policies of the General Plan.
2. **Circulation:** Access to the project site is provided by Hamner Avenue, Cleveland Avenue and Citrus Street. Hamner Avenue is designated as a Major Highway with a 118 foot ultimate right-of-way. Both Cleveland Avenue and Citrus Street are designated as Secondary Highways with a 100 foot ultimate right-of-way. Adequate access is present to accommodate a High Density Residential Development and Recreational uses.
3. **Multipurpose Open Space:** The project site is located with a Multi-Species Habitat Conservation Cell (Cell No. 786). HANS 1917 was submitted and reviewed by the Environmental Programs Department (EPD). It was determined that the project site does not contain riparian or riverine resources, no suitable habitat for narrow endemic plant species and no suitable habitat for the burrowing owl.
4. **Safety:** The project site is not located within a fault zone or high fire area. The project site is located within a flood plain; however, the portion of the site that is within the floodway will be designated for Open Space: Recreation. Housing will not be placed within the floodway. Standard mitigation measures with respect to grading and, if necessary, removing the project from flood plain boundaries, will be applied to the design and construction of this project. The project site is also within an area that is subject to liquefaction and subsidence. Implementing projects will be reviewed by the County Geologist and conditioned as appropriate. The project site has adequate access and any subsequent development shall comply with the applicable building codes to ensure the safety of the structures. Any subsequent development shall comply with all applicable policies of the safety element.
5. **Noise:** The proposed project shall alter the land use designation of the site to allow for High Density Residential Development. Construction of the project has the potential to raise the ambient noise level surrounding the project site. However, implementing projects will be required to incorporate noise buffers such as setbacks, landscaping or block walls into the design and construction of the project in order to achieve acceptable noise levels described in Ordinance 847. This project complies with all applicable policies of the noise element.
6. **Housing:** The general plan amendment will possibly result in additional dwelling units within the project site. The project complies with all applicable policies of the housing element.
7. **Air Quality:** The general plan amendment will increase the density of approximately 16.24 acres of the site from 2-5 dwelling units per acre to 8-14 dwelling units per acre. The general plan amendment will result in additional vehicle trips in the vicinity of the project; however, the project is for residential and recreational uses and is not a substantial point

source emitter. The project shall comply with all applicable policies of the air quality element.

B. General Plan Area Plan(s): Eastvale

C. Foundation Component(s): Community Development and Open Space

D. Existing Land Use Designation(s): Medium Density Residential (MDR) (2-5 dwelling units per acre) and Recreation (R).

E. Overlay(s), if any: Eastvale Neighborhood Preservation Overlay

F. Policy Area(s), if any: Santa Ana River Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Eastvale to the north, south, east and west

2. **Foundation Component(s):** Community Development to the north, east and west, Open Space to the south

3. **Land Use Designation(s):** Medium Density Residential (MDR) (2-5) dwelling units per acre to the north and east, Recreation (R) to the south, and Low Density Residential (1/2 Acre Minimum) to the west.

4. **Overlay(s) and Policy Area(s), if any:** Santa Ana River Policy Area to the south, east and west.

H. Adopted Specific Plan Information:

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Planned Residential (R-4) to the north, Watercourse, Watershed & Conservation Areas (W-1) to the east and south and west, and Residential Agricultural – 1 Acre Minimum (R-A-1) to the west

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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

would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Betsy Brewington
Signature

4/20/10
Date

Betsy Brewington
Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| AESTHETICS Would the project | | | | |
| 1. Scenic Resources | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Have a substantial effect upon a scenic highway corridor within which it is located? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact:

a) The project site is located west of Interstate 15. However, Interstate 15 is not considered a scenic highway and is not eligible for scenic highway status. Therefore, the impact is considered less than significant.

b) The project site is currently being used for agricultural purposes and does not contain significant rock outcroppings, vegetation or unique landmark features. Development of the project site as high density residential has the potential to obstruct a prominent scenic vista or view open to the public. However, the project would be conditioned to comply with the County's design guidelines and landscaping requirements. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Mt. Palomar Observatory | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655? | | | | |

Source: RCLIS, Ord. No. 655 (Regulating Light Pollution)

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Findings of Fact: The project site is 57.05 miles away from the Mt. Palomar Observatory. No special requirements contained in Ordinance 655 will apply to this project. Therefore, the Mt. Palomar Observatory will not be impacted by the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed land use designation of Community Development: High Density Residential (CD:HDR)(8-14 dwelling units per acre) could create a new source of light which would accompany any new residential development. Lighting would be required to be shielded and hooded in accordance with County requirements to prevent creation of substantial light. Reflective surfaces shall be minimized in construction of the development which would limit the potential for substantial glare created by the project. Therefore, the impact is considered less than significant with mitigation incorporated.

b) The amount of light that will be created is consistent with levels found in typical residential developments. There are existing residences to the north of the project site. The amount of light created by the proposed project is not anticipated to be at substantial levels. Lighting will be hooded and shielded in accordance with County requirements to prevent spillover onto adjacent properties. Therefore, it is not anticipated that the proposed project shall expose residential property to unacceptable light levels. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE RESOURCES Would the project

4. Agriculture

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

b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," RCLIS and Project Application Materials.

Findings of Fact:

a) The project site is designated as Farmland of Local Importance, Farmland of Statewide Importance and Prime Farmland. The project site currently contains a single family residence, agricultural production and vacant land. The project will convert 16.24 acres to allow for high density residential uses. The remaining portion of the site, about 61 acres, will remain as Open Space-Recreation. The surrounding area consists of single family residential to the north and west and vacant land to the east and south.

b) The project site is not located with an Agricultural Preserve.

c) The project would result in the creation of high density residential uses within 300 feet of property zoned for Agricultural uses. The parcel to the northwest of the site is zoned Heavy Agriculture – 5 Acre Minimum (A-2-5); however, it does not contain active agricultural uses, but has been fully developed as a school campus.

d) The land uses surrounding the project site do not include active agricultural activities and are primarily residential and vacant land. Therefore, the project is not anticipated to result in other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. Air Quality Impacts | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project proposes to amend the General Plan land use designation of the site 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). Approval of the general plan amendment to high density residential will ultimately result in an increase the population for the project site; however, the increase does not exceed the number of dwelling units identified for multiple family dwellings in Table 6-2 of the SCAQMD CEQA Air Quality Handbook. Therefore, the impact is considered less than significant.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed project, would cumulatively contribute to these pollutant violations.

The General Plan (2003) is a policy document that reflects the vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element.

The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may

| | | | |
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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

occur. In accordance with standard requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In addition, another potential impact is emissions from the project that may contribute to green house gases (GHGs) and therefore to global climate change. An individual project cannot generate enough GHG emissions to individually influence global climate change. However, the project may have an incremental contribution to cumulative GHG emissions. To date, no Federal, State, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact. The project will primarily impact GHGs by emissions of carbon dioxide in the form of vehicle exhaust and use of electricity. However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. The project will be required to provide water efficient landscaping and irrigation, bicycle racks, and pedestrian walkways per standard County requirements. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptors include residential uses to the north and west of the site. Air emissions will be emitted by construction equipment and fugitive dust will be generated during demolition, site preparation and construction activities. However, due to the temporary nature of the project construction, activities are anticipated to produce less than significant impacts. Additionally, adherence to County Ordinances would minimize these emissions through construction method and equipment standards. The proposed residential uses would not create substantial point source emissions. Therefore, the impact is considered less than significant.

e) The proposed project may result in the development of high density residential uses. Residential uses are considered a sensitive receptor; however, there are no existing substantial point source emitters within one-mile of the project site. Therefore, the impact is considered less than significant.

f) The proposed project is not anticipated to result in or create objectionable odors. Therefore, the impact is considered less than significant.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: RCLIS, WRCMSHCP, On-site Inspection

Findings of Fact:

a) The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP); it is also located within Cell Number 786. A Habitat and Negotiation Strategy (HANS) application was submitted on the site (HANS01917) in 2008 and reviewed by the Environmental Program Department. The result of this review was that no conservation on the project site was required. Therefore, the impact is considered less than significant.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

b) The project site has been disturbed by previous agricultural activity. Therefore, the proposed project is not anticipated to contain endangered or threatened species as listed on Title 14 of California Code of Regulations or in Title 50, Code of Federal Regulations. Therefore, there is considered less than significant.

c) The project site has been disturbed by previous agricultural activity. It is not anticipated that the project will have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, the impact is considered less than significant.

d) The project site is located in an area that has been disturbed by agricultural uses in the past. The site is primarily devoid of wildlife habitat. Although wildlife currently can move freely throughout the site, this parcel is not considered a corridor or constrained linkage area. Therefore the project shall not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the impact is considered less than significant.

e) HANS 1917 was submitted and reviewed by the Environmental Programs Department. The biological report prepared by AMEC dated October 14, 2009, concluded that there are no riparian or riverine resources located on the project site. In addition, no fairy shrimp habitat, or suitable burrowing owl habitat or narrow endemic plant species was indentified. Therefore, the project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.

f) HANS 1917 was submitted and reviewed by the Environmental Programs Department. The biological report prepared by AMEC dated October 14, 2009, concluded that there are no vernal pools present on site. Therefore, the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

g) The project site does not contain any oak trees or other protected resources. Therefore, the project shall not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

7. Historic Resources

a) Alter or destroy an historic site?

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

Source: On-site Inspection, Project Application Materials

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Findings of Fact:

- a) The project site does not contain any historical structures. Therefore, no impacts are anticipated.
- b) The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| 8. Archaeological Resources | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| a) Alter or destroy an archaeological site. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Restrict existing religious or sacred uses within the potential impact area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Project Application Materials, SB 18 Consultations

Findings of Fact:

- a-b) The project site does not contain any known archeological sites or resources. Developers of implementing projects will be required to notify proper authorities should inadvertent archaeological finds be discovered during ground disturbance activities. This is a standard requirement and not considered mitigation pursuant to CEQA.
- c) No human remains are known to be within the project site. Developers of implementing projects will be required to notify proper authorities should human remains be encountered during project construction. This is a standard requirement and not considered mitigation pursuant to CEQA.
- d) There are no known existing religious or sacred uses within the project site. No impacts are anticipated to religious or sacred uses as a result of this project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| 9. Paleontological Resources | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|--------------------------|
| a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Findings of Fact: The project site is located within an area that is classified as having both a Low Potential and High Sensitivity (High A) potential for paleontological resources. Prior to issuance of a grading permit for the site, the developer would have to do the following: 1. Retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2. The project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

Mitigation: Prior to issuance of a grading permit for any implementing projects, the applicant will be required to obtain a Paleontologist to monitor grading activities and prepare a Paleontological Resource Impact Mitigation Program.

Monitoring: Monitoring shall be conducted by the Planning Department during the Building and Safety plan check process.

GEOLOGY AND SOILS Would the project

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," RCLIS

Findings of Fact:

a-b) The project site is not located within a known fault zone or within 1/2 mile of a known fault. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 11. Liquefaction Potential Zone | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Be subject to seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

| | | | |
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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

Findings of Fact: The project site is located in an area of high to very high liquefaction potential. Implementing projects would be subject to review and comment by the County Geologist. Construction of implementing projects will be required to comply with California Building Code (CBC) requirements pertaining to high density residential development, which will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial and residential development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Ground-shaking Zone
 Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact: The project site is not located in an area subject to "Earthquake-Induced Slope Instability". However, it is located in an area of Very High General Ground Shaking Risk. The site is likely to be subjected to earthquake induced ground shaking during the expected life span of the project. There are no known faults within the project site, or within 1/2 mile of the project site. California Building Code (CBC) requirements pertaining to high density residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial and residential development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact: Due to the relatively level terrain in the area, the project site is not subject to landslide, collapse or rock fall hazards. In addition, the project site is not located within an area subject to unstable geologic units or soil.

Mitigation: No mitigation measures are required.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Monitoring: No monitoring measures are required.

14. Ground Subsidence

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

Source: RCLIS

Findings of Fact: The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to high density residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial and residential development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

Source: On-site Inspection, Project Application Materials

Findings of Fact: There are no active volcanoes in Southern California. The project site is not subject to any other geologic hazards, such as seiche, mudflow, or volcanic hazards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

a) Change topography or ground surface relief features?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

Source: Project Application Materials

Findings of Fact:

a) The project site is relatively flat and will not require an extensive amount of grading. The design and safety of proposed slopes will be reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. The applicant will be

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

required to design the project to protect the health, safety and welfare of the public. Standard conditions of approval will be issued regarding slopes that will further ensure protection of public health, safety and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

b) The project site is relatively flat and it is not anticipated to propose slopes greater than 2:1 or higher than 10 feet.

c) Sewer hook-up will be required for the development of this project. There will be no use of subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 17. Soils | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be located on expansive soil, as defined in SECTION 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Project Application Materials, On-site Inspection

Findings of Fact:

a) The development of the project may have the potential to result in soil erosion during grading and construction. Standard conditions of approval will be issued regarding soil erosion that will further ensure protection of public health, safety and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| 18. Erosion | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in any increase in water erosion either on or off site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Source: Project Application Materials, RCLIS

Findings of Fact:

a) There are no rivers, streams or lakebeds within 1,000' of the project site. It is not anticipated that any changes to deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake will take place in the development of this project. Therefore, the impact is considered less than significant.

b) The inclusion of flood control facilities and impermeable surfaces will increase runoff from the site. Riverside County Flood Control and Water Conservation District has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 19. Wind Erosion and Blowsand from project either on or off site. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? | | | | |

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: The project site lies within a moderate to high area of wind erosion. The project will decrease the amount of exposed dirt which is subject to wind erosion with the incorporation of concrete, asphalt and landscaping. The project will be conditioned to control dust created during grading activities. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, the impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| HAZARDS AND HAZARDOUS MATERIALS Would the project | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 20. Hazards and Hazardous Materials | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | | | |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

a) The project proposes high density residential land uses; therefore, the project will not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. Through the implementation of project conditions of approval and standard county requirements, the impact from hazardous materials is considered less than significant.

b) The project proposes high density residential land uses; however, it may result in the use and disposal of substances such as household cleaning products, fertilizers, pesticides, automotive fluids, etc, but the nature and volume of such substances associated with the residential uses would not present the potential to create a significant public or environmental hazard.

Additionally, as a result of agricultural uses on the project site, development of the proposed project may result in a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. A Phase II Environmental Assessment is required to be completed to determine amounts of pesticides or other hazardous materials used on the property.

c) The project will provide adequate access to the proposed high density residential land use and will not encroach on any right-of-way; the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) There is a school site approximately 300' to the northwest of the project site. However, the project does not propose emission or handling of hazardous materials, substances or wastes. Therefore, the impact is considered less than significant.

e) The project site is not located on a known site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, which could create a significant hazard to the public and/or the environment. Therefore, there is no impact.

Mitigation: Prior to the recordation or grading of an implementing project, A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Environmental Health Departments Hazardous Materials Management Division to verify that the levels are below hazardous waste criteria.

Monitoring: Environmental Health Department during Final Map Recordation processing.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 21. Airports | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Result in an inconsistency with an Airport Master Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require review by the Airport Land Use Commission? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure S-19 "Airport Locations," RCLIS

Findings of Fact:

a-b) The project site is not located within an Airport Master Plan, and will not be subject to review by the Airport Land Use Commission. There will be no impact as a result of this project.

c-d) The project site is not located within two miles of a public airport or public use airport, or a private airstrip or heliport. Development of the project will not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 22. Hazardous Fire Area | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," RCLIS

Findings of Fact: The project site is not located within a high fire area. The surrounding parcels do not contain wildlands. It is not likely that people or structures would be exposed to a significant risk of loss, injury or death involving wildland fires. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| HYDROLOGY AND WATER QUALITY Would the project | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 23. Water Quality Impacts | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Substantially alter the existing drainage pattern of | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? | | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

Flood plain review is required on a majority of the site. The site is also located within the Santa Ana River Corridor Policy Area (SAPA). Of particular relevance here is the fact that the proposal to increase the height of the Prado Dam would cause inundation of land below an elevation of 566 feet in this area and much of the site lies between the 560 and 580 elevation contours. Among SAPA policies relevant to the site are the following: (1) protect the multipurpose open space attributes of the Santa Ana River Corridor through adherence to policies in the Flood & Inundation Hazards section of the Safety Element, the MSHCP section of the Multipurpose Open Space Element, and the Open Space, Habitat & Natural Resource Preservation section of the Land Use Element; (2) require development, where allowable, to be set back an appropriate distance from the top of bluffs, to protect the natural and recreation values of the river and to avoid public responsibility for property damage that could result from soil erosion or future floods; (3) minimize the disruption of sensitive vegetation and species, especially, in and near the 566-foot elevation contour; and (4) preserve areas subject to erosive flooding in a natural state.

a) The proposed high density residential uses have the potential to alter the existing drainage pattern of the site or area. However, grading of implementing projects will be required to be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions. Substantial erosion or siltation on- or off-site is not anticipated.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

b) The proposed high density residential uses will not violate any water quality standards or waste discharge requirements. Therefore, the impact is considered less than significant.

c) Jurupa Community Services District will provide water during construction, and after construction to the residential development through its established system and various water resources. There should be no significant impact to aquifers. Surface runoff will be required to filtrate and should contribute to recharge groundwater. Implementing projects are not anticipated to create or contribute runoff water that would exceed the capacity of existing stormwater or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Therefore, the impact is considered less than significant.

d) The proposed project high density residential uses are not anticipated to create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

e-f) A portion of the project site lies within a floodplain. Implementing projects will be designed so that no housing is placed in the floodway area. Flood flows will not be impeded or redirected as a part of this project.

g) The proposed project of high density residential development is not anticipated to otherwise degrade water quality. Therefore, the impact is considered less than significant.

h) The proposed project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

| NA - Not Applicable <input type="checkbox"/> | U - Generally Unsuitable <input type="checkbox"/> | R - Restricted <input checked="" type="checkbox"/> |
|--|---|--|
| a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Changes in absorption rates or the rate and amount of surface runoff? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Changes in the amount of surface water in any | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

water body?

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, RCLIS

Findings of Fact:

a) The proposed high density residential uses have the potential to alter the existing drainage pattern of the site or area. However, grading of implementing projects will be required to be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions. There are no rivers, streams or lakebeds within 1,000' of the project site. Construction of implementing projects is not anticipated to result in a substantial increase in the amount of surface runoff in that would result in flooding on- or off-site.

b) Construction of implementing projects will be required to submit improvement plans, grading plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations to Flood Control for review and approval.

c) Implementing projects will be designed so that no housing is placed in a floodway. The project site is not within a dam inundation area. Construction of implementing projects is not anticipated to expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

d) There are no rivers, streams or lakebeds within 1,000' of the project site. Changes in the amount of surface water in any water body are not anticipated as a result of this project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| 25. Land Use | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Result in a substantial alteration of the present or planned land use of an area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: RCIP, RCLIS, Project Application Materials

Findings of Fact:

a) The existing land use of the project site is primarily residential with a small amount of open space on the southern portion. This project is simply a proposal to increase the density from 2-5 dwelling units per acre to 8-14 dwelling units per acre. Based on an increase in urbanization with housing tracts and schools to the north of the project site, construction of implementing project will help attain one of the goals of the County's Housing Element, which is to provide a diverse mix of housing to the area.

b) The project site is not within a city sphere of influence and is not directly adjacent to a city or county boundary. Therefore, there is no impact.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 26. Planning | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Be consistent with the site's existing or proposed zoning? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be compatible with existing surrounding zoning? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be compatible with existing and planned surrounding land uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Land Use Element, Staff review, RCLIS

Findings of Fact:

a) The project site is currently zoned Heavy Agriculture (A-2-10) (10 Acre Minimum). An implementing project will be required to submit a change of zone application which shall be consistent with the proposed General Plan land use designation of Community Development: High Density Residential (CD:HDR)(8-14 dwelling units per acre).

b-c) Implementing projects will be required to submit a change of zone and a project that is consistent with the general plan land use designation.

d) The project site is not in a specific plan. Any proposed projects will be consistent with the proposed land use designations and with the policies of the Comprehensive General Plan.

e) The proposed high density residential development will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). Therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| MINERAL RESOURCES Would the project | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| 27. Mineral Resources | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in the loss of availability of a locally-important | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | | | | |
| c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

- a) The project site is located in an area where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. Upon the County Geologist's review, the significance of the loss of availability of a known mineral resource shall be less than significant.
- b) The project site is not located within a known locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, the impact is considered less than significant.
- c) The project site is not located adjacent to a State classified or designated area or existing surface mine.
- d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 28. Airport Noise | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> | | | | |
| b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) The project site is not located within an Airport Influence Area or within the vicinity of a private airstrip. Therefore, no impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project site is not located adjacent to or near an active railroad line. No impacts are expected to occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located approximately 1200 feet from Highway 15. The construction of the project would be conditioned to comply with acoustical studies and California Building Code (CBC) requirements. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Other Noise

NA A B C D

Source: Project Application Materials, RCLIS

Findings of Fact: No other noise impacts are expected in or immediately surrounding the project area.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Project Application Materials

Findings of Fact:

a) The proposed project will result in the increase of permanent existing ambient noise levels due to the vehicle traffic associated with the on-going operation of a residential development. However, due to the number of additional trips generated through implementation of this project, impacts are anticipated to be less than significant.

b) Short-term, construction-related noise impacts may occur during project grading and construction. However, the impacts are temporary and considered less than significant.

Time limits on construction involving the operation of powered equipment are established by Riverside County Ordinance 457.90, Section 1G, of the Riverside County Building and Safety Department, states the following: "Whenever a construction site is within one-quarter (.25) a mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m., during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May." Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official.

c) The proposed project will not expose persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

d) The proposed project will not expose a person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| POPULATION AND HOUSING Would the project | | | | |
| 33. Housing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Affect a County Redevelopment Project Area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Cumulatively exceed official regional or local population projections? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Project Application Materials, RCLIS, Riverside County General Plan Housing Element

Findings of Fact:

- a) The proposed project is for high density residential use; therefore the project will increase the housing within the area.
- b) The proposed project will not have a significant impact related to population and housing in Riverside County. However, the construction of the project will increase the number of available housing units and population in the area.
- c) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing. However, the development of the project will result in an increase in the number of available housing units in the area.
- d) The proposed project is not within a County Redevelopment Area.
- e-f) The proposed project will not cumulatively exceed official regional or local population projections, or induce substantial population growth in an area directly or indirectly.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------|--------------------------------|--|-------------------------------------|--------------------------|
| 34. Fire Services | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 35. Sheriff Services | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: RCIP

Findings of Fact: The project area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to sheriff's services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|--------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 36. Schools | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: RCLIS

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Corona-Norco Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
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to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Libraries

Source: RCIP

Findings of Fact: Library services for the existing residence on the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Health Services

Source: RCIP

Findings of Fact: The proposed residential uses will cause a less than significant impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

RECREATION

39. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: RCLIS, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact: There is a planned regional park complex under the jurisdiction of the Jurupa Community Services District that is expected to open in the near future.

a) The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

b) Construction of implementing projects are anticipated to include the use of existing neighborhood or regional parks or other recreational facilities planned for the adjacent property. However, it is not anticipated that substantial physical deterioration of the facility would occur or be accelerated by the construction of implementing projects.

c) The project site is not located within a C.S.A. However, there is a planned regional park complex under the jurisdiction of the Jurupa Community Services District that is expected to open in the near future.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Recreational Trails

Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact: There are no General Plan Trails located adjacent to or within the vicinity of the proposed project site. Therefore, no recreational trails shall be required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| TRANSPORTATION/TRAFFIC Would the project | | | | |
| 41. Circulation | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Alter waterborne, rail or air traffic? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Cause an effect upon, or a need for new or altered maintenance of roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Cause an effect upon circulation during the project's construction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Result in inadequate emergency access or access to nearby uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: RCIP

Findings of Fact:

a) This project proposes to change the land use to High Density Residential (HDR) (8-14 dwelling units per acre) on a 16.4 acre site. Implementing projects have the potential to create 227 additional dwelling units. According to the Institute of Transportation Engineers Trip Generation Book (8th Edition), 227 units would result in 1,510 average daily trips.

b) Implementing projects will be required to provide adequate parking based upon the number of residential units. Construction of this project will not result in inadequate parking capacity nor will it exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highway.

c) This project proposes to change the land use to High Density Residential (HDR) (8-14 dwelling units per acre) on a 16.4 acre site. Through design and construction of implementing projects, a level of service standard established by the county congestion management agency for designated road or highways, is not anticipated to be exceeded, either individually or cumulatively.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

d) There is no airport within close vicinity of the project site. Construction of implementing projects will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

e) The proposed project will not alter waterborne, rail or air traffic.

f-g) Approval of this project will no substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment), or cause an effect upon, or a need for new or altered maintenance of roads. Design and construction of implementing projects will be subject review and requirements of Ordinance No. 461 – Road Improvement Standards and Specifications (Transportation Department).

h) Approval of this project will not cause an effect upon circulation during the construction of implementing project. Implementing projects will be subject to review and requirements of Ordinance No. 457 – Building codes and Fees (Building and Safety Department).

i) Approval of this project is not anticipated to result in inadequate emergency access or access to nearby uses. Implementing projects will be subject to review and requirements set forth in Ordinance No. 787 – Fire Code Standards.

j) Approval of this general plan amendment will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Transit facilities will be constructed as determined by RTA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Bike Trails

Source: RCIP

Findings of Fact: There are no General Plan designated bike trails adjacent to the project site. Therefore, no bike trails are proposed or required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are