

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

724B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
November 10, 2010

**SUBJECT: SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7690, TENTATIVE PARCEL MAP NO. 35212** – Intent to Adopt a Mitigated Negative Declaration – Applicant: H.G. Fenton Company – Engineer/Representative: KCT Consultants, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Commercial Office (CD: CO) and Community Development: Commercial Retail (CD: CR) – Location: Easterly of Winchester Road (SR-79), northerly of Borel Road, southerly of La Alba Drive, and westerly of Sky Canyon Drive – 55.08 Gross Acres - Zoning: Specific Plan No. 265 (SP 265 – Borel Airpark Center), Planning Areas 11.1, 21.1 and 21.2 - **REQUEST:** The Specific Plan Substantial Conformance is to change the text of the Specific Plan as a result of the change of zone. The change of zone proposes to change the zoning text within Specific Plan No. 265 to allow commercial, office, and retail uses as well as remove the agricultural classification in order to become consistent with the Specific Plan. The applicant is also requesting that the existing commercial uses be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate), health clubs and exercise centers. The Tentative Parcel Map is a Schedule E subdivision of two (2) parcels consisting of 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.54 acres.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION RECOMMENDS:**

**ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT**

*Carolyn Syms Luna*  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:vc

(continued on attached page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Buster, Tavaglione, Benoit, and Ashley  
Nays: None  
Absent: Stone  
Date: December 14, 2010  
xc: Planning(2), Applicant, Co.Co.

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

Prev. Agn. Ref.

District: Third

Agenda Number:

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

16.3

REVIEWED BY EXECUTIVE OFFICE

DATE

Jennifer Sargent

Departmental Concurrence

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

The Honorable Board of Supervisors

Re: **SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7690, TENTATIVE PARCEL MAP NO. 35212.**

Page 2 of 2

**NO. 41093**, 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,

**APPROVE SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVE CHANGE OF ZONE NO. 7690**, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVE TENTATIVE PARCEL MAP NO. 35212**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Allen Jones

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** 619-400-0134

**Date:** 12/14/10 **Agenda #** 16.3

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

X **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

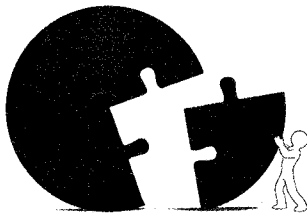
**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

724B

DATE: November 10, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office D.M.

SUBJECT: SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1, CHANGE OF ZONE NO. 7690, TENTATIVE PARCEL MAP NO. 35212 – Intent to Adopt a Mitigated Negative Declaration  
(Charge your time to these case numbers)

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

- |   |  |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT)                   | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian  |
| <input type="checkbox"/> Place on Consent Calendar  | <input checked="" type="checkbox"/> Mitigated Negative Declaration   |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                         |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(3rd Dist) Press Enterprise and The Californian

**Need Director's signature by 11/10/10**  
Please schedule on the December 14, 2010 BOS Agenda

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

Notice of Determination and Mit Neg Dec Forms  
Fish & Game Receipt (CFG4490)

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

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**PLANNING COMMISSION  
MINUTE ORDER SEPTEMBER 15, 2010  
RIVERSIDE COUNTY ADMINISTRATION CENTER**

**AGENDA ITEM 4.6: CHANGE OF ZONE NO. 7690, TENTATIVE PARCEL MAP NO. 35212, SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: H.G. Fenton Company – Engineer/Representative: KCT Consultants Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Commercial Office (CD: CO) and Community Development: Commercial Retail (CD: CR) – Location: Easterly of Winchester Road (SR-79), northerly of Borel Road, southerly of La Alba Drive, and westerly of Sky Canyon Drive – 55.08 Gross Acres - Zoning: Specific Plan No. 265 (SP 265 – Borel Airpark Center), Planning Areas 11.1, 21.1 and 21.2. (Quasi-judicial)

**II. PROJECT DESCRIPTION**

The tentative parcel map is a Schedule E subdivision of two (2) parcels on 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.54 acres. The change of zone proposes to change the zoning text within Specific Plan No. 265 to allow commercial, office, and retail uses as well as remove the agricultural classification in order to become consistent with the Specific Plan. The applicant is also requesting that the existing commercial uses be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate), health clubs and exercise centers. The specific plan substantial conformance is to change the text of the specific plan as a result of the change of zone. – APNs: 963-030-002 and 003.

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly Phone: 951-955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org)

The following person(s) spoke in favor of the subject proposal:

Allen Jones, Applicant, 7577 Mission Valley Rd. Ste. 200 San Diego, CA 92108 619-400-0134

There were no speakers in a neutral position or in opposition of the subject proposal.

**IV. CONTROVERSIAL ISSUES**

NONE

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0; recommended to the Board of Supervisors;

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41093**, 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 **SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7690**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 35212**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at [dbowie@rctlma.org](mailto:dbowie@rctlma.org)

**PUBLIC NOTICE REGARDING**  
**MEETING OF THE**  
**RIVERSIDE COUNTY PLANNING COMMISSION**

**NOTICE IS HEREBY GIVEN** that due to lack of a quorum, the Commission meeting of August 18, 2010, has been cancelled. The items on the August 18, 2010, Agenda will be considered at the Commission meeting scheduled for September 15, 2010 at 9:00am located at the County Administration Center at 4080 Lemon St. Riverside CA, 92504 in the Board Chambers.

**Dated: *August 18, 2010***

Desiree Bowie

**Signed by Commission Secretary**

**PLANNING COMMISSION  
MINUTE ORDER JANUARY 13, 2010  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 3.2: SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1 / CHANGE OF ZONE NO. 7690 / TENTATIVE PARCEL MAP NO. 35212** – Intent to Adopt a Mitigated Negative Declaration – Applicant: H.G. Fenton Company – Engineer/Representative: KCT Consultants Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Commercial Office (CD: CO) and Community Development: Commercial Retail (CD: CR) – Location: Easterly of Winchester Road (SR-79), northerly of Borel Road, southerly of La Alba Drive, and westerly of Sky Canyon Drive – 55.08 Gross Acres - Zoning: Specific Plan No. 265 (SP 265 – Borel Airpark Center), Planning Areas 11.1, 21.1 and 21.2 - APNs: 963-030-002, 003. (Continued from 12/2/09). (Legislative)
- II. **PROJECT DESCRIPTION**  
The tentative parcel map is a Schedule E subdivision of two (2) parcels on 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.54 acres. The change of zone and specific plan substantial conformance propose to change the zoning text within Specific Plan No. 265 to allow commercial, office, and retail uses as well as remove the agricultural classification in order to become consistent with the Specific Plan. The applicant is also requesting that the existing commercial uses be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate), health clubs and exercise centers.
- III. **MEETING SUMMARY**  
Subject proposal did not require a presentation.  
Project Planner, Kinika Hesterly, at 951-955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org).  
  
No one spoke in favor, neutral or in opposition of the subject proposal.
- IV. **CONTROVERSIAL ISSUES**  
NONE
- V. **PLANNING COMMISSION ACTION**  
The Planning Commission, by a vote of 4-0 (Commissioner Porras absent), continued the subject proposal off calendar.
- VI. **CD**  
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).



**PLANNING COMMISSION  
MINUTE ORDER DECEMBER 2, 2009  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 6.2: SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1 / CHANGE OF ZONE NO. 7690 / TENTATIVE PARCEL MAP NO. 35212** - Intent to Adopt a Mitigated Negative Declaration - Applicant: H.G. Fenton Company - Engineer/Representative: KCT Consultants Inc. - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Community Development: Commercial Office (CD: CO) and Community Development: Commercial Retail (CD: CR) - Location: Easterly of Winchester Road (SR-79), northerly of Borel Road, southerly of La Alba Drive, and westerly of Sky Canyon Drive - 55.08 Gross Acres - Zoning: Specific Plan No. 265 (SP 265 - Borel Airpark Center), Planning Areas 11.1, 21.1 and 21.2 - APNs: 963-030-002 and 963-030-003. (Legislative)

**II. PROJECT DESCRIPTION**

The tentative parcel map is a Schedule E subdivision of two (2) parcels on 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.54 acres. The change of zone and specific plan substantial conformance propose to change the zoning text within Specific Plan No. 265 to allow commercial, office, and retail uses as well as remove the agricultural classification in order to become consistent with the Specific Plan. The applicant is also requesting that the existing commercial uses be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate), health clubs and exercise centers.

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Kinika Hesterly, at (951) 955-1888 or E-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org).

No one spoke in favor, neutral, or in opposition of the subject proposal.

**IV. CONTROVERSIAL ISSUES**

- 1) TruckTraffic/Truck Routes
- 2) Transportation Circulation/Concerns Relative to Public Safety
- 3) Air Quality
- 4) Land Use Incompatibility

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, continued the subject proposal to January 13, 2010.

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

**PLANNING COMMISSION  
MINUTE ORDER SEPTEMBER 15, 2010  
RIVERSIDE COUNTY ADMINISTRATION CENTER**

**AGENDA ITEM 4.6: CHANGE OF ZONE NO. 7690, TENTATIVE PARCEL MAP NO. 35212, SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: H.G. Fenton Company – Engineer/Representative: KCT Consultants Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Commercial Office (CD: CO) and Community Development: Commercial Retail (CD: CR) – Location: Easterly of Winchester Road (SR-79), northerly of Borel Road, southerly of La Alba Drive, and westerly of Sky Canyon Drive – 55.08 Gross Acres - Zoning: Specific Plan No. 265 (SP 265 – Borel Airpark Center), Planning Areas 11.1, 21.1 and 21.2. (Quasi-judicial)

**II. PROJECT DESCRIPTION**

The tentative parcel map is a Schedule E subdivision of two (2) parcels on 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.54 acres. The change of zone proposes to change the zoning text within Specific Plan No. 265 to allow commercial, office, and retail uses as well as remove the agricultural classification in order to become consistent with the Specific Plan. The applicant is also requesting that the existing commercial uses be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate), health clubs and exercise centers. The specific plan substantial conformance is to change the text of the specific plan as a result of the change of zone. – APNs: 963-030-002 and 003.

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly Phone: 951-955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org)

The following person(s) spoke in favor of the subject proposal:

Allen Jones, Applicant, 7577 Mission Valley Rd. Ste. 200 San Diego, CA 92108 619-400-0134

There were no speakers in a neutral position or in opposition of the subject proposal.

**IV. CONTROVERSIAL ISSUES**

NONE

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0; recommended to the Board of Supervisors;

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41093**, 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 **SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7690**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 35212**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at [dbowie@rctlma.org](mailto:dbowie@rctlma.org)

Agenda Item No.: 4.6  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Kinika Hesterly  
Planning Commission: September 15, 2010  
Continued From: August 18, 2010, January 13, 2010 and December 2, 2009

Specific Plan No. 265, Substantial  
Conformance No. 1  
Change of Zone No. 7690  
Tentative Parcel Map No. 35212  
E.A. Number: 41093  
Applicant: HG Fenton Development Company  
Engineer/Representative: KCT Consultants, Inc.

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Tentative Parcel Map No. 35212** is a Schedule E subdivision of two (2) parcels totaling 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.5 acres.

**Change of Zone No. 7690** proposes to change the text in Planning Areas 11.1, 21.1 and 21.2 of Specific Plan No. 265, to revise the zoning standards to allow commercial, office, and retail uses. Specifically, the applicant is requesting that the zoning corresponding to the Commercial Office (C-O) zone in Ordinance No. 348 be applied to Planning Area 11.1 (currently corresponding to light agriculture, A-1 zoning). Planning Area 11.1, as amended, would allow the land uses called for in the Commercial Office (C-O) zone, along with allowing the following uses provided a plot plan is approved: laboratories, film, dental, medical, research and testing. Also, the existing zone (corresponding to Scenic Highway Commercial or C-P-S zoning in the County of Riverside's zoning ordinance, Ordinance No. 348) for Planning Areas 21.1 and 21.2 is proposed to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate) with an approved plot plan and health clubs and exercise centers with an approved conditional use permit.

**Specific Plan No. 265, Substantial Conformance No. 1** proposes to change the Specific Plan text to reflect the text change of the ordinance as a result of Change of Zone No. 7690.

The project is located in the Rancho California Community within the Southwest Area Plan, more specifically, easterly of Winchester Road (SR-79), northerly of Borel Road, southerly of La Alba Drive, and westerly of Sky Canyon Drive.

### ISSUES OF POTENTIAL CONCERN:

#### **Proximity to the French Valley**

The proposed project is adjacent to the French Valley Airport. The following uses will be restricted at the project site, including; 1) any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator, 2) any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport, 3) any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, 4) any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation, 5) Children's schools, hospitals, nursing homes, and highly noise-sensitive outdoor uses, and within the portion of the site in Compatibility Zone B2, places of worship, day care centers, libraries, and aboveground bulk storage of 6,000 gallons or more of hazardous or flammable materials.

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**FURTHER PLANNING CONSIDERATIONS:**

This project was continued on December 2, 2009 and January 13, 2010 at the request of County Counsel to further review the project and the expiration of Specific Plan No. 265. The expiration date condition of Specific Plan No. 265 was removed at the May 5, 2010 Planning Commission hearing for Specific Plan No. 265, Substantial Conformance No. 2.

On August 18, 2010, this project was continued due to a lack of quorum at the Planning Commission.

**SUMMARY OF FINDINGS:**

1. Existing Specific Plan Land Use (Ex. #5): Planning Area 11.1: Office Park  
Planning Areas 21.1 and 21.2: Commercial
2. Surrounding General Plan Land Use (Ex. #5): North: Commercial  
East: Community Development: Public Facilities  
(CD:PF) (<0.60 Floor Area Ratio)  
South: Commercial  
West: City of Murrieta
3. Existing Zoning (Ex. #2): Specific Plan No. 265 (SP00265) Borel Airpark Center
4. Surrounding Zoning (Ex. #2): North: Specific Plan No. 265 (SP00265) Borel Airpark Center  
East: Commercial-Office (C-O), Manufacturing-Service Commercial (M-SC)  
South: Specific Plan No. 265 (SP00265) Borel Airpark Center  
West: City of Murrieta
5. Existing Land Use (Ex. #1): Vacant Land
6. Surrounding Land Use (Ex. #1): North: Vacant Land  
East: French Valley Airport  
South: Vacant Land  
West: City of Murrieta
7. Project Data: Total Acreage: 55.08  
Total Proposed Lots: 20  
Proposed Min. Lot Size: .5 Acres  
Schedule: E
8. Environmental Concerns: See attached Environmental Assessment

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41093**, 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 **SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7690**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 35212**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Commercial and Office Park Specific Plan Land Use Designations, and with all other elements of Specific Plan No. 265.
2. The proposed project is consistent with the Specific Plan (SP) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule E map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Commercial and Office Park in Specific Plan No. 265 of the Southwest Area Plan.
2. The proposed project, 20 commercial parcels with a minimum parcel size of 0.5 acres, is consistent with the Office Park and Commercial Specific Plan Land Use Designations.
3. The proposed project, 20 commercial parcels with a minimum parcel size of 0.5 acres, is allowed within the Office Park and Commercial Specific Plan Land Use Designations.
4. The project site is surrounded by properties which are designated Commercial to the North, Community Development: Public Facilities (CD:PF) (<0.60 Floor Area Ratio) to the East, Commercial to the South, and the City of Murrieta to the West.

5. The zoning for the subject site is Borel Airpark Center Specific Plan No. 265 (SP00265). Planning Area 11.1 corresponds to the light agriculture, A-1 zone, in Ordinance No. 348, and is proposed to change to the Commercial-Office, C-O zone, equivalent in Ordinance No. 348. The subject site also contains Planning Areas 21.1 and 21.2 which correspond to the Scenic Highway Commercial, or C-P-S, zoning equivalent in Ordinance No. 348.
6. The proposed project, 20 commercial parcels with a minimum parcel size of 0.5 acres, is permitted, subject to approval of a tentative parcel map, specific plan substantial conformance, and change of zone in the Borel Airpark Center Specific Plan No. 265 (SP00265).
7. The proposed project, 20 commercial parcels with a minimum parcel size of 0.5 acres, is consistent with the development standards set forth in the Borel Airpark Center Specific Plan No. 265 (SP00265) zone, Planning Areas 11.1, 21.1 and 21.2. Planning Area 11.1 corresponds to the light agriculture, A-1 zone, in Ordinance No. 348, and is proposed to change to the Commercial-Office, C-O zone, equivalent in Ordinance No. 348. The subject site also contains Planning Areas 21.1 and 21.2 which correspond to the Scenic Highway Commercial, or C-P-S, zoning equivalent in Ordinance No. 348.
8. The project site is surrounded by properties which are zoned Specific Plan (SP) to the North, Commercial Office (C-O) and Manufacturing-Service Commercial (M-SC) to the East, Specific Plan (SP) to the South and the City of Murrieta to the West.
9. This project is within the City Sphere of Influence of Temecula.
10. Environmental Assessment No. 41093 identified the following impacts that will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified:
  - a. Biological Resources
  - b. Cultural Resources
  - c. Hazards & Hazardous Materials
  - d. Hydrology/Water Quality
  - e. Transportation/Traffic

**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 100-year flood plain, an area drainage plan, or dam inundation area.
  - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
  - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
  - d. A redevelopment area.
  - e. A high fire area.
  - f. A fault zone.
  - g. A county service area.
3. The project site is locate within:
  - a. The boundaries of the French Valley Airport Influence Area and Compatibility Zone.
  - b. The Valley Wide Recreation and Parks District.
  - c. The sphere of influence of the City of Temecula.

- d. A cell group of the Western Riverside County Multi-Species Habitat Conservation Plan.
  - e. An area of low liquefaction potential
  - f. An area that is susceptible to subsidence.
  - g. An area of paleontological sensitivity.
  - h. The Temecula Valley Unified School District.
  - i. The boundaries of Ordinance No. 655 (Mt. Palomar Lighting District).
4. The subject site is currently designated as Assessor's Parcel Numbers 963-030-002 and 963-030-003.
5. This project was filed with the Planning Department on 10/10/06.
6. This project was reviewed by the Land Development Committee three (3) times on the following dates: November 30, 2006, June 19, 2008 and December 4, 2008.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$52,287.71

KH:kh

Y:\Planning Case Files-Riverside office\PM35212\DH-PC-BOS Hearings\8.18.10 PC\Staff Report.PM35212.8.18.10.docx  
Date Prepared: 07/07/09 Date Revised: 7/01/10

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07690 SP00265S1 PM35212**  
**EXISTING GENERAL PLAN**

Supervisor Stone  
 District: 3

Date Drawn: 10/21/09  
 Exhibit 5



Zoning Area: Rancho California  
 Township/Range: T7SR2W  
 Section: 7

Assessors Bk. Pg. 963-03  
 Thomas Bros. Pg. 929 A3 & A4  
 Edition 2009

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.tima.co.riverside.ca.us/index.html>

0 340 680 1,360 2,040 Feet



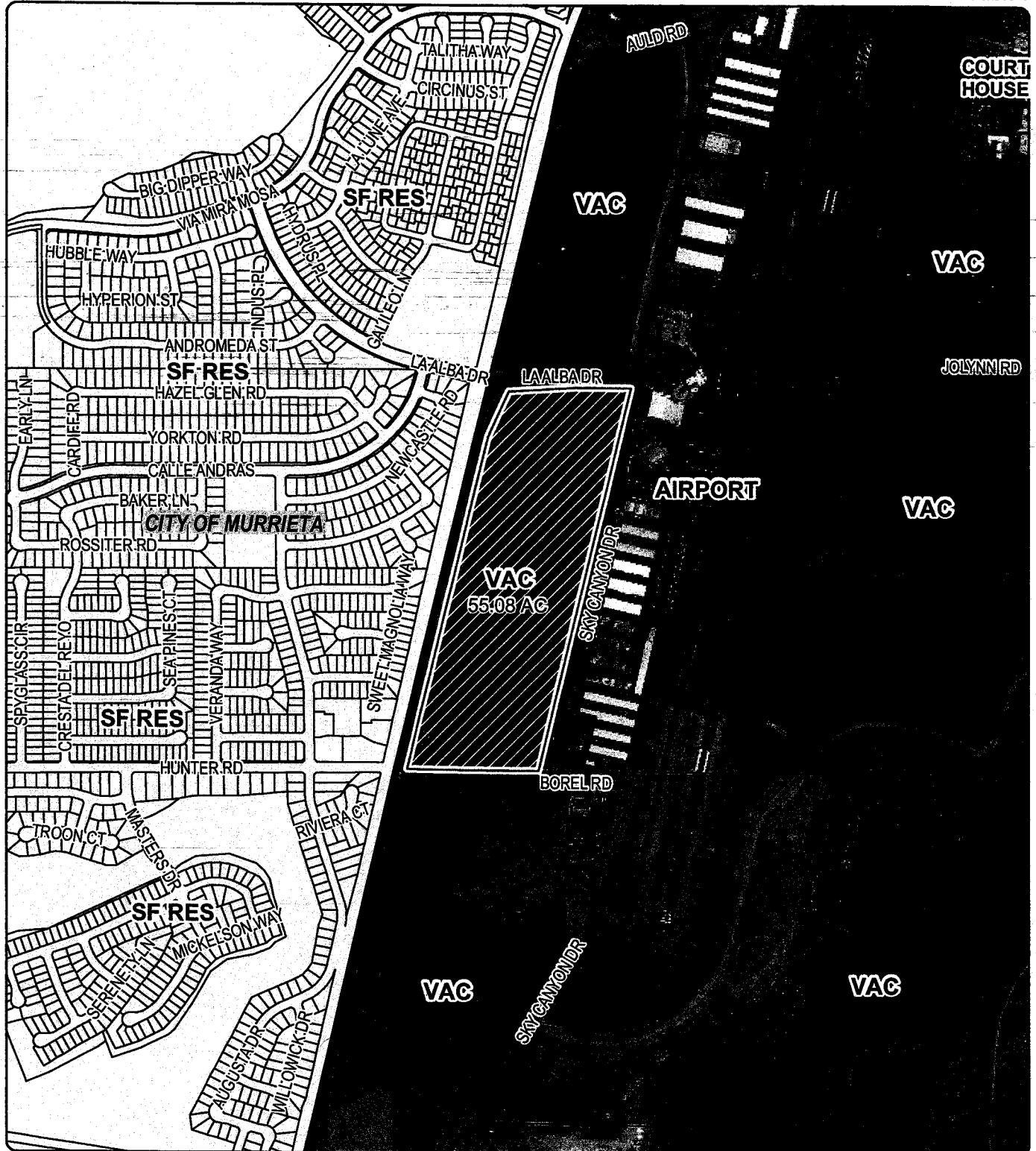
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07690 SP00265S1 PM35212

### LAND USE

Supervisor Stone  
District 3

Date Drawn: 10/21/09  
Exhibit 1



Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 7



Assessors Bk. Pg. 963-03  
Thomas Bros. Pg. 929 A3 & A4  
Edition 2009

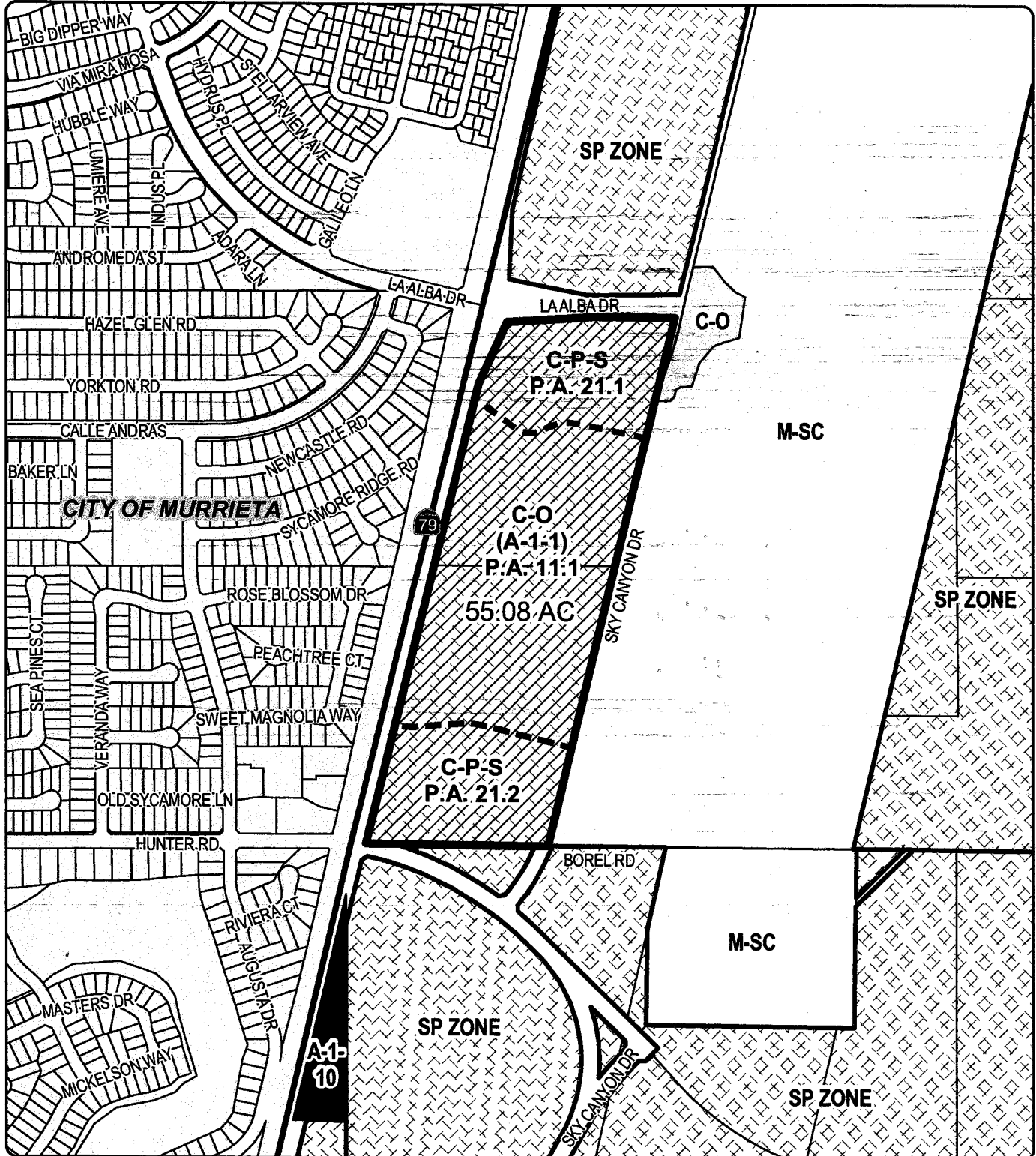
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0 320 640 1,280 1,920 2,560 Feet

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07690 SP00265S1 PM35212**  
**PROPOSED ZONING**

Supervisor Stone  
 District 3

Date Drawn: 10/21/09  
 Exhibit 3



Zoning Area: Rancho California  
 Township/Range: T7SR2W  
 Section: 7

Assessors Bk. Pg. 963-03  
 Thomas Bros. Pg. 929 A3 & A4  
 Edition 2009



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# RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07690 SP00265S1 PM35212 VICINITY/POLICY AREAS

Supervisor Stone  
District 3

Date Drawn: 10/21/2009  
Vicinity Map



Zoning Area: Rancho California  
Township/Range: T7SR2W

Section: 7

Assessors Bk. Pg. 963-03  
Thomas Bros. Pg. 929 A3 & A4  
Edition 2009



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/index.html>



# Specific Land Use Plan

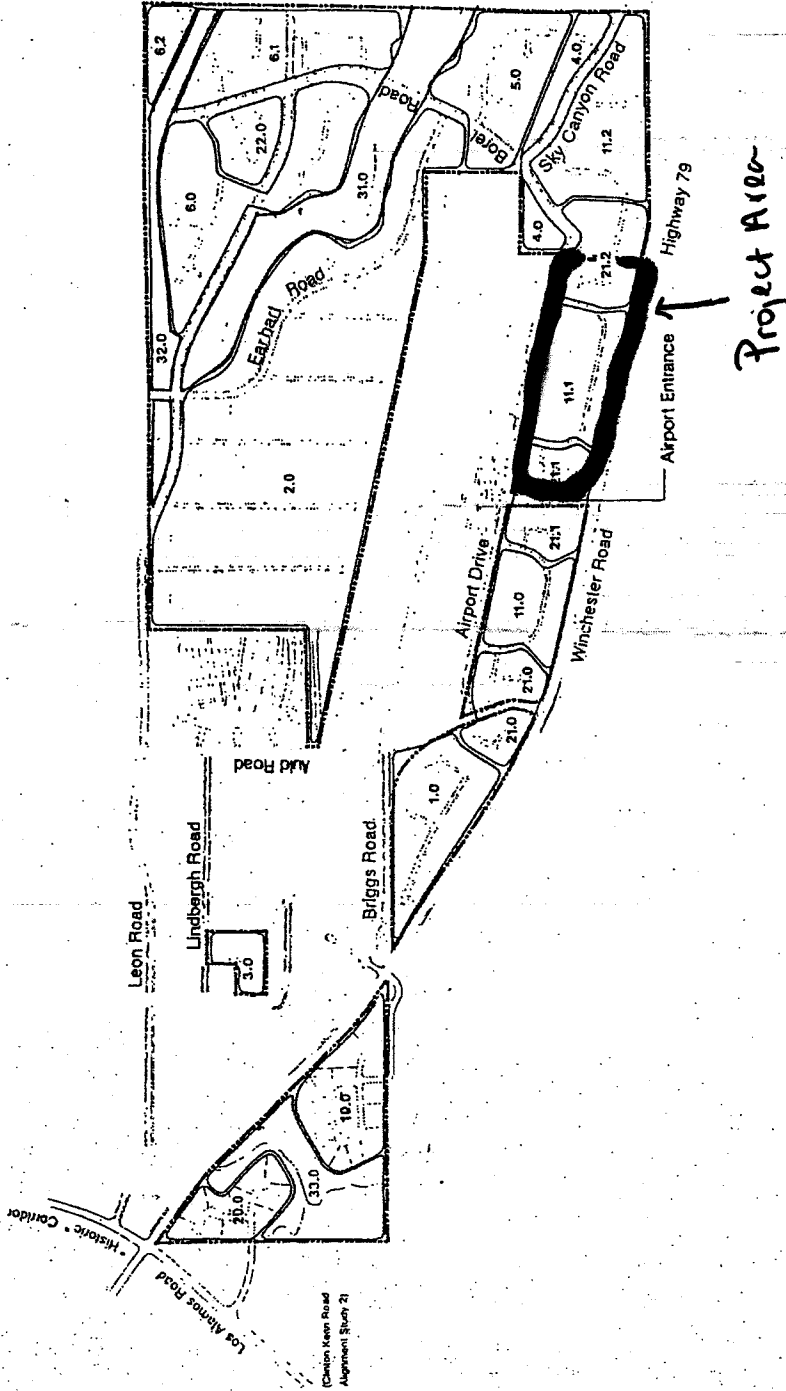
LAND USE	PLANNING AREA	GROSS ACRES	EST. BUILDING SQUARE FOOTAGE
INDUSTRIAL PARK	1.0	34.4	420,000
INDUSTRIAL PARK	2.0	22.1	2,700,000
<b>Subtotal</b>		<b>248.3</b>	<b>3,120,000</b>
RESTRICTED LIGHT INDUSTRIAL	1.0	7.8	84,000
RESTRICTED LIGHT INDUSTRIAL	4.0	19.4	180,000
RESTRICTED LIGHT INDUSTRIAL	1.0	10.0	100,000
RESTRICTED LIGHT INDUSTRIAL	6.0	22.8	240,000
RESTRICTED LIGHT INDUSTRIAL	6.1	31.8	410,000
RESTRICTED LIGHT INDUSTRIAL	6.2	9.1	94,000
<b>Subtotal</b>		<b>187.3</b>	<b>1,788,000</b>
OFFICE PARK - HISTORIC	10.0	26.2	320,000
OFFICE PARK	11.0	21.8	230,000
OFFICE PARK	11.1	29.7	317,000
OFFICE PARK	11.2	36.0	410,000
<b>Subtotal</b>		<b>116.1</b>	<b>1,277,000</b>
COMMERCIAL - TOURIST	20.0	15.2	160,000
COMMERCIAL	21.0	18.5	190,000
COMMERCIAL	21.1	20.7	210,000
COMMERCIAL	21.2	20.9	210,000
COMMERCIAL	21.3	10.2	100,000
<b>Subtotal</b>		<b>86.6</b>	<b>840,000</b>
OPEN SPACE	31.0	63.2	
WATER	31.0	63.2	
OPEN SPACE	31.0	27.2	
OPEN SPACE	31.0	34.4	
HISTORIC PRESERVATION	31.0	37.7	
<b>Subtotal</b>		<b>182.3</b>	
<b>PROJECT TOTAL</b>		<b>773.4</b>	<b>6,215,000</b>

The Planning Associates  
P.H.A. Inc.

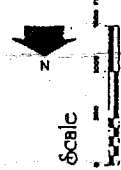
TEC ENGINEERING CONSULTANTS

LAND PLANNING • CIVIL ENGINEERING • INFRASTRUCTURE CONSULTING

Exhibit No. 4



BOREL AIRPARK CENTER



# Specific Land Use Plan

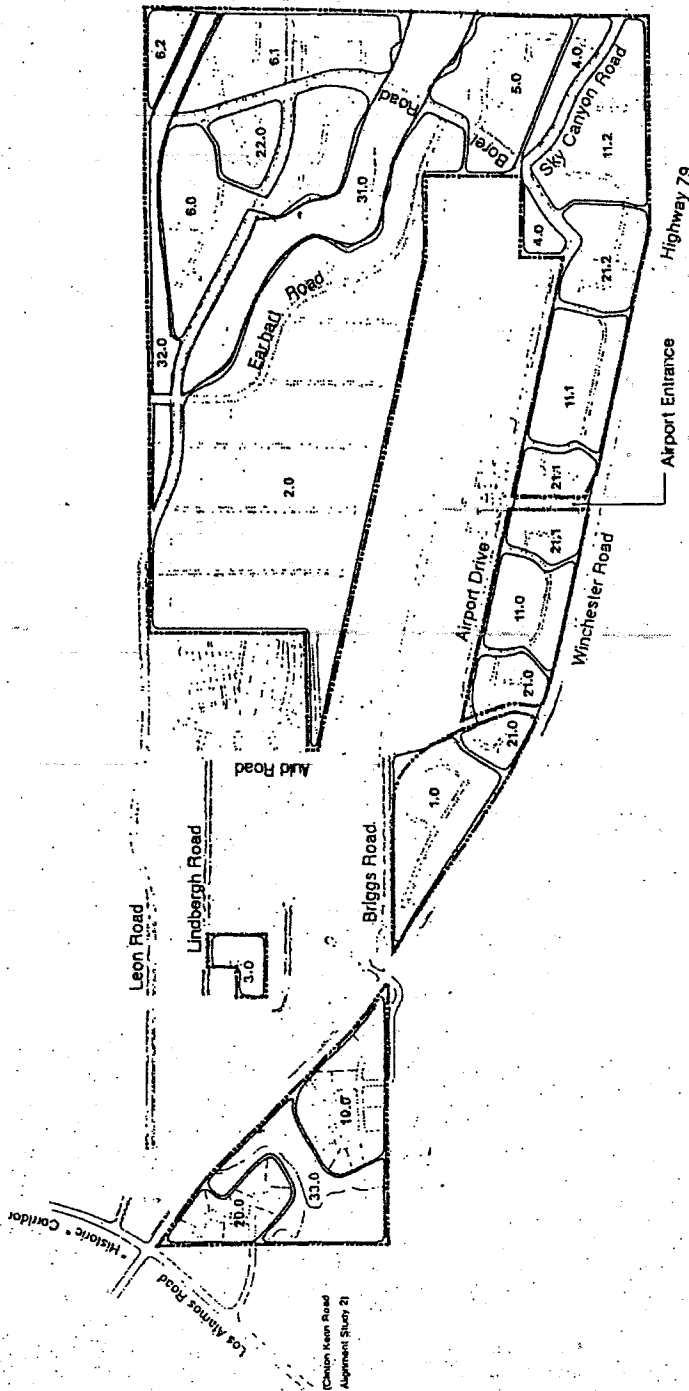
LAND USE	PLANNING AREA	GROSS ACRES	EST. BUILDING SQUARE FOOTAGE
INDUSTRIAL PARK	1.0	24.1	150,000
INDUSTRIAL PARK	1.0	22.1	2,700,000
<b>Subtotal</b>		<b>26.2</b>	<b>2,850,000</b>
RESTRICTED LIGHT INDUSTRIAL	1.0	7.4	80,000
RESTRICTED LIGHT INDUSTRIAL	4.0	15.4	182,000
RESTRICTED LIGHT INDUSTRIAL	4.0	15.9	182,000
RESTRICTED LIGHT INDUSTRIAL	4.0	15.9	182,000
RESTRICTED LIGHT INDUSTRIAL	6.1	38.8	441,000
RESTRICTED LIGHT INDUSTRIAL	6.2	38.8	441,000
<b>Subtotal</b>		<b>152.2</b>	<b>1,764,200</b>
OFFICE PARK - HISTORIC	10.0	24.2	250,000
OFFICE PARK	11.1	25.7	270,000
OFFICE PARK	11.2	25.0	418,000
<b>Subtotal</b>		<b>115.5</b>	<b>1,248,000</b>
COMMERCIAL - TOURIST	20.0	15.2	90,000
COMMERCIAL	21.1	20.7	120,000
COMMERCIAL	21.2	20.9	120,000
COMMERCIAL	22.0	13.2	80,000
<b>Subtotal</b>		<b>81.8</b>	<b>510,000</b>
OPEN SPACE	31.0	63.2	
W.W.D. AQUADUCT			
BASEMENT			
OPEN SPACE /	32.0	32.2	
HISTORIC PRESERVATION	33.0	34.4	
ROADS		37.7	
<b>Subtotal</b>		<b>182.3</b>	
<b>PROJECT TOTAL</b>		<b>702.4</b>	<b>6,218,000</b>

The Planning Associates  
P.H.A. Inc.

TEC  
ENGINEERING  
CONSULTANTS

LAND PLANNING - CIVIL ENGINEERING - INSPECTION COMPLIANCE

Exhibit No. 4



BOREL  
AIRPARK  
CENTER



# MEMORANDUM

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## RIVERSIDE COUNTY COUNSEL

**CONFIDENTIAL**  
**ATTORNEY-CLIENT PRIVILEGE**

DATE: May 24, 2010

TO: Kinika Hesterly  
Planning Department

FROM: Karin Watts-Bazan  
Deputy County Counsel *Karin*

RE: SP Zoning Ordinance/Change of Zone No. 7690

---

I have made the requested changes to the above-referenced ordinance and enclose the same with the requested changes. If you have any questions, please do not hesitate to contact us.

cc: Damien Meins  
Larry Ross



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AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING  
ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as follows:

Section 1. Article XVIIa, Section 17.70 of Ordinance No. 348 is hereby amended in its entirety to read as follows:

SECTION 17.70 S.P. ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 265.

a. Planning Area 1.0.

(1) The uses permitted in those portions of Planning Area 1.0 of Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1., 2., 7. and 8.; i) 1. and 2.; k) 2., 4., 5., 6., 7. and 8; m) 1., 4. and 9.; Section 11.2.b. (2) c), i), k), l), o), s), t), u), v), w), x) and y); Section 11.2.c. 2), 3), 6), 7), 8), 9), 10), 11), 13), 14), 15), 16) and 17); and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under section 11.2.b. of Ordinance 348 shall also include telephone exchanges and switching equipment, post offices, fire and police stations, water and gas company service facilities, parcel delivery services, and golf courses and driving ranges. The uses permitted in those portions of Planning Area 1.0 of Specific Plan No. 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve within Planning Area 1.0 of Specific Plan No. 265, all uses permitted in Planning Area 1.0 shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h. (1), (2), (7) and (8); i. (1) and (2); k. (2), (4), (5), (6), (7) and (8); m. (1), (4) and (9); Section 11.2.b. (2), c., i., k., l., o., s., t., u., v., w., x and y.; Section 11.2.c. (2), (3), (6), (7), (8), (9), (10), (11), (13), (14), (15), (16) and (17);



1 and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under Section  
2 11.2.b. of Ordinance No. 348 shall also include telephone exchanges and switching equipment, post  
3 offices, fire and police stations, water and gas company service facilities, parcel delivery services, and  
4 golf courses and driving ranges.

5 (2) The development standards for those portions of Planning Area 1.0 of Specific Plan  
6 No. 265 not within an agricultural preserve or under Williamson Act contract shall be the same as  
7 those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the  
8 development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the  
9 following:

10 A. The minimum lot size shall be twenty thousand (20,000) square feet with a  
11 minimum average width of seventy-five feet (75').

12 The development standards for those portions of Planning Area 1.0 of Specific Plan  
13 No. 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same  
14 as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the  
15 development standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the  
16 following:

17 AA. Lot size shall not be less than ten (10) acres, with a minimum average lot  
18 width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

19 Upon expiration of the Williamson Act contract and total diminishment of the  
20 agricultural preserve within Planning Area 1.0 of Specific Plan No. 265, all development standards  
21 for Planning Area 1.0 shall be the same as those standards identified in Article XI, Section 11.4 of  
22 Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall  
23 be deleted and replaced by the following:

24 AAA. The minimum lot size shall be twenty thousand (20,000) square feet with a  
25 minimum average width of seventy-five feet (75').

26 (3) Except as provided above, all other zoning requirements for those portions of  
27 Planning Area 1.0 of Specific Plan No. 265 not within an agricultural preserve or under Williamson  
28 Act contract shall be the same as those requirements identified in Article XI of Ordinance No. 348.

1 Except as provided above, all other zoning requirements for those portions of Planning Area 1.0 of  
2 Specific Plan No. 265 that are within an agricultural preserve or under Williamson Act contract shall  
3 be the same as those requirements identified in Article XIII of Ordinance No. 348. Upon expiration  
4 of the Williamson Act contract and total diminishment of the agricultural preserve within Planning  
5 Area 1.0 of Specific Plan No. 265, all other zoning requirements shall be the same as those  
6 requirements identified in Article XI of Ordinance No. 348.

7 b. Planning Area 2.0.

8 (1) The uses permitted in those portions Planning Area 2.0 of Specific Plan No. 265 not  
9 within an agricultural preserve or under a Williamson Act contract shall be the same as those uses  
10 permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to  
11 Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1., 2., 7. and 8.; i) 1.  
12 and 2.; k) 2., 4., 5., 6., 7. and 8.; m) 1., 2. and 9.; Section 11.2.b. (2) c), i), k), l), o), s), t), u), v), w), x)  
13 and y); Section 11.2.c. (2), (3), (6), (7), (8), (9), (10), (11), (13), (14), (15), (16) and (17); and Section  
14 11.2.e. shall not be permitted. In addition, the permitted uses identified under section 11.2.b. of  
15 Ordinance 348 shall also include aircraft taxiways, telephone exchanges and switching equipment,  
16 post offices, fire and police stations, water and gas company service facilities, parcel delivery  
17 services, and golf courses and driving ranges. The uses permitted in those portions of Planning Area  
18 2.0 of Specific Plan No. 265 that are within an agricultural preserve or under a Williamson Act  
19 contract shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348.  
20 Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve  
21 within Planning Area 2.0 of Specific Plan No. 265, all uses permitted in Planning Area 2.0 shall be  
22 the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the  
23 uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and  
24 5.; h) 1., 2., 7. and 8.; i) 1. and 2.; k) 2., 4., 5., 6., 7. and 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i),  
25 k), l), o), s), t), u), v), w), x) and y); Section 11.2.c. 2., 3., 6., 7., 8., 9., 10., 11., 13., 14., 15., 16. and  
26 17.; and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under  
27 Section 11.2.b. of Ordinance No. 348 shall also include aircraft taxiways, telephone exchanges and  
28 switching equipment, post offices, fire and police stations, water and gas company service facilities,

1 parcel delivery services, and golf courses and driving range.

2 (2) The development standards for those portions of Planning Area 2.0 of Specific Plan  
3 No. 265 not within an agricultural preserve or under Williamson Act contract shall be the same as  
4 those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the  
5 development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the  
6 following:

7 A. The minimum lot size shall be twenty thousand (20,000) square feet with a  
8 minimum average width of seventy-five feet (75').

9 The development standards for those portions of Planning Area 2.0 of Specific Plan  
10 No. 265 that are within an agricultural preserve or under the Williamson Act contract shall be the  
11 same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the  
12 development standards set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the  
13 following:

14 AA. Lot size shall not be less than ten (10) acres, with a minimum average lot  
15 width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

16 Upon expiration of the Williamson Act contract and total diminishment of the  
17 agricultural preserve within Planning Area 2.0 of Specific Plan No. 265, all development standards  
18 for Planning Area 2.0 shall be the same as those standards identified in Article XI, Section 11.4 of  
19 Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall  
20 be deleted and replaced by the following:

21 AAA. The minimum lot size shall be twenty thousand (20,000) square feet with a  
22 minimum average width of seventy-five feet (75').

23 (3) Except as provided above, all other zoning requirements for those portions of  
24 Planning Area 2.0 of Specific Plan No. 265 not within and agricultural preserve or under Williamson  
25 Act contract shall be the same as those requirements identified in Article XI of Ordinance No. 348.  
26 Except as provided above, all other zoning requirements for those portions of Planning Area 2.0 of  
27 Specific Plan No. 265 that are within an agricultural preserve or under Williamson Act contract shall  
28 be the same as those requirements identified in Article XIII of Ordinance No. 348. Upon expiration

1 of the Williamson Act contract and total diminishment of the agricultural preserve within Planning  
2 Area 2.0 of Specific Plan No. 265, all other zoning requirements shall be the same as those  
3 requirements identified in Article XI of Ordinance No. 348.

4 c. Planning Areas 3.0, 4.0 and 5.0.

5 (1) The uses permitted in Planning Areas 3.0, 4.0 and 5.0 of Specific Plan No. 265 shall  
6 be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the  
7 uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and  
8 5.; h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), l),  
9 o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) and (17); and Section 11.2.e. shall not be  
10 permitted.

11 (2) The development standards for Planning Areas 3.0, 4.0 and 5.0 of Specific Plan No.  
12 265 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

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

15 d. Planning Areas 6.0 and 6.1.

16 (1) The uses permitted in those portions of Planning Areas 6.0 and 6.1 of Specific Plan  
17 No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as  
18 those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted  
19 pursuant to section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1.,  
20 through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), l), o), s), t),  
21 u), v), w), x) and y); Section 11.2.c. (2), (3), (6) through (17); and Section 11.2.e. shall not be  
22 permitted. The uses permitted in those portions of Planning Areas 6.0 and 6.1 of Specific Plan No.  
23 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same as  
24 those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the  
25 Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas  
26 6.0 and 6.1 of Specific Plan No. 265, all uses permitted in Planning areas 6.0 and 6.1 shall be the  
27 same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses  
28 permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h)

1 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), l), o), s),  
2 t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) through (17); and Section 11.2.e. shall not be  
3 permitted.

4 (2) The development standards for those portions of Planning areas 6.0 and 6.1 of  
5 Specific Plan No. 265 not within an agricultural preserve or under Williamson Act contract shall be  
6 the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348. The  
7 development standards for those portions of Planning areas 6.0 and 6.1 of Specific Plan No. 265 that  
8 are within an agricultural preserve or under a Williamson Act contract shall be the same as those  
9 standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development  
10 standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

11 A. Lot size shall not be less than ten (10) acres, with a minimum average lot  
12 width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

13 Upon expiration of the Williamson Act contract and total diminishment of the  
14 agricultural preserve within Planning Areas 6.0 and 6.1 of Specific Plan No. 265, all development  
15 standards for Planning Areas 6.0 and 6.1 shall be the same as those standards identified in Article XI,  
16 Section 11.4 of Ordinance No. 348.

17 (3) Except as provided above, all other zoning requirements for those portions of  
18 Planning Areas 6.0 and 6.1 of Specific Plan No. 265 not within and agricultural preserve or under  
19 Williamson Act contract shall be the same as those requirements identified in Article XI of Ordinance  
20 No. 348. Except as provided above, all other zoning requirements for those portions of Planning  
21 Areas 6.0 and 6.1 of Specific Plan No. 265 that are within an agricultural preserve or under  
22 Williamson Act contract shall be the same as those requirements identified in Article XIII of  
23 Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the  
24 agricultural preserve within Planning Areas 6.0 and 6.1 of Specific Plan No. 265, all other zoning  
25 requirements shall be the same as those requirements identified in Article XI of Ordinance No. 348.

26 e. Planning Areas 6.2, 10.0, 20.0 and 33.0.

27 (1) The uses permitted in Planning Areas 6.2, 10.0, 20.0 and 33.0 of Specific Plan No.  
28 265 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348.

(2) The development standards for Planning Areas 6.2, 10.0, 20.0 and 33.0 of Specific Plan No. 265 shall be the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

A. Lot size shall not be less than ten (10) acres, with a minimum average lot width of two hundred feet (200') and a minimum average lot depth of five hundred feet (500').

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

f. Planning Areas 11.0 and 11.2.

(1) The uses permitted in Planning Areas 11.0 and 11.2 of Specific Plan No. 265 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a. (2), (3), (6), (7), (12), (13), (16), (18), (20), (21), (25), (26), (27), (31), (32), (34), (35), (36), (38), (40), (42), (43), (45), (46), (47), (48), (52), (53), (58), (62), (64), (65), (67), (68), (70), (76), (77), (78), (79), (80), (83), (84), (86), (87), (89), (92), (93), (95), (96), (97), (98) and (101) and b.(1) through (6), (8), (10), (11), (13) through (20), (22) and (23) shall not be permitted.

(2) The development standards for Planning Areas 11.0 and 11.2 of Specific Plan No. 265 shall be the same as those standards identified in Article IXb Section 9.53 of Ordinance No. 348 except that the development standards set forth in Article IXb, Section 9.53.b. shall be deleted and replaced by the following:

A. Where the front, side or rear yard adjoins a street, the minimum setback shall be twenty-five (25') from the property line. Where the front, side or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use, the minimum setback shall be twenty-five feet (25') from the property line. Where the front, side, or rear yard adjoins a lot with zoning classification other than R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use, there is no minimum setback.

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

1           g.     Planning Area 11.1.

2           (1)    The uses permitted in Planning Area 11.1 of Specific Plan No. 265 shall be the same  
3 as those uses permitted in Article IXd, Section 9.72 of Ordinance No. 348 except that the uses  
4 permitted pursuant to Section 9.72.a.(2), (9) and (10) and Section 9.72.b. (4) shall not be permitted.  
5 In addition, the permitted uses identified under Section 9.72.a. shall include laboratories including  
6 film, dental, medical, research or testing.

7           (2)    The development standards for Planning Area 11.1 of Specific Plan No. 265 shall be  
8 the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348, except that  
9 the development standards set forth in Article IXd, Section 9.73.b. shall be deleted and replaced by  
10 the following:

11           A.     Where the front, side or rear yard adjoins a street, the minimum setback shall  
12 be twenty-five (25') from the property line. Where the front, side or rear yard adjoins a lot  
13 zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2, W-2-M, or SP with a residential  
14 zone, the minimum setback shall be twenty-five feet (25') from the property line. Where the  
15 front, side, or rear yard adjoins a lot zoned other than R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T,  
16 R-T-R, W-2, W-2-M, or SP with a residential zone, there is no minimum setback.

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

19           h.     Planning Areas 21.0 and 22.0.

20           (1)    The uses permitted in those portions of Planning areas 21.0 and 22.0 of Specific Plan  
21 No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as  
22 those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348. The uses permitted in those  
23 portions of Planning Areas 21.0 and 22.0 that are within an agricultural preserve or under a  
24 Williamson Act contract shall be the same as those uses permitted in Article XIII, Section 13.1 of  
25 Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the  
26 agricultural preserve within Planning Areas 21.0 and 22.0 of Specific Plan No. 265, all uses permitted  
27 in Planning Areas 21.0 and 22.0 shall be the same as those uses permitted in Article IXb, Section 9.50  
28 of Ordinance No. 348.

1           (2)     The development standards for those portions of Planning Areas 21.0 and 22.0 of  
2     Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be  
3     the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348. The  
4     development standards for those portions of Planning Areas 21.0 and 22.0 of Specific Plan No. 265  
5     that are within an agricultural preserve or under a Williamson Act contract shall be the same as those  
6     standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development  
7     standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

8           A.     Lot size shall not be less than ten (10) acres, with a minimum average lot  
9     width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

10           Upon expiration of the Williamson Act contract and total diminishment of the  
11     agricultural preserve within Planning Areas 21.0 and 22.0 of Specific Plan No. 265, all development  
12     standards for Planning Areas 21.0 and 22.0 shall be the same as those standards identified in Article  
13     IXb, Section 9.53 of Ordinance No. 348.

14           (3)     Except as provided above, all other zoning requirements for those portions of  
15     Planning Areas 21.0 and 22.0 of Specific Plan No. 265 not within and agricultural preserve or under  
16     Williamson Act contract shall be the same as those requirements identified in Article IXb of  
17     Ordinance No. 348. Except as provided above, all other zoning requirements for those portions of  
18     Planning Areas 21.0 and 22.0 of Specific Plan No. 265 that are within an agricultural preserve or  
19     under Williamson Act contract shall be the same as those requirements identified in Article XIII of  
20     Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the  
21     agricultural preserve within Planning Areas 21.0 and 22.0 of Specific Plan No. 265, all other zoning  
22     requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.

23     i.     Planning Areas 21.1 and 21.2.

24           (1)     The uses permitted in Planning Areas 21.1 and 21.2 of Specific Plan No. 265 shall be  
25     the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the  
26     uses permitted pursuant to Section 9.50.a (100) and (102) shall not be permitted. In addition, the  
27     permitted uses identified under Section 9.50.a. of Ordinance No. 348 shall also include offices,  
28     including business, law, medical, dental, chiropractic, architectural, engineering, community



1 planning, and real estate. In addition, the permitted uses identified under Section 9.50.b. of  
2 Ordinance No. 348 shall include health and exercise centers, provided all facilities are located within  
3 an enclosed building.

4 (2) The development standards for those portions of Planning Areas 21.1 and 21.2 of  
5 Specific Plan No. 265 shall be the same as those standards identified in Article IXb, Section 9.53 of  
6 Ordinance No. 348.

7 (3) Except as provided above, all other zoning requirements for Planning Areas 21.1 and  
8 21.2 of Specific Plan No. 265 shall be the same as those requirements identified in Article IXb of  
9 Ordinance No. 348.

10 j. Planning Areas 31.0 and 32.0.

11 (1) The uses permitted in those portions of Planning Areas 31.0 and 32.0 of Specific Plan  
12 No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as  
13 those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses  
14 permitted pursuant to Section 8.100.a. and b. shall not be permitted. In addition, the permitted uses  
15 identified under Section 8.100.a. shall also include natural open space and trails. The uses permitted  
16 in those portions of Planning Areas 31.0 and 32.0 of Specific Plan No. 265 that are within an  
17 agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in  
18 Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the Williamson Act contract and  
19 total diminishment of the agricultural preserve within Planning Areas 31.0 and 32.0 of Specific Plan  
20 No. 265, all uses permitted in Planning Areas 31.0 and 32.0 shall be the same as those uses permitted  
21 in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to  
22 Section 8.100.a. and b. shall not be permitted. In addition, the permitted uses identified under Section  
23 8.100.a. shall also include natural open space and trails.

24 (2) The development standards for those portions of Planning Areas 31.0 and 32.0 of  
25 Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be  
26 the same as those standards identified in Article VIIIe of Ordinance No. 348. The development  
27 standards for those portions of Planning Areas 31.0 and 32.0 of Specific Plan No. 265 that are within  
28 an agricultural preserve or under a Williamson Act contract shall be the same as those standards

1 identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development standard set  
2 forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

3 A. Lot size shall not be less than ten (10) acres, with a minimum average lot  
4 width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

5 Upon expiration of the Williamson Act contract and total diminishment of the  
6 agricultural preserve within Planning Areas 31.0 and 32.0 of Specific Plan No. 265, all development  
7 standards for Planning Areas 31.0 and 32.0 shall be the same as those standards identified in Article  
8 VIIIe of Ordinance No. 348.

9 (3) Except as provide above, all other zoning requirements for those portions of Planning  
10 Areas 31.0 and 32.0 of Specific Plan No. 265 not within an agricultural preserve or under a  
11 Williamson Act contract shall be the same as those requirements identified in Article VIIIe of  
12 Ordinance No. 348. Except as provided above, all other zoning requirements for those portions of  
13 Planning areas 31.0 and 32.0 of Specific Plan No. 265 that are within an agricultural preserve or  
14 under Williamson Act contract shall be the same as those requirements identified in Article XIII of  
15 Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the  
16 agricultural preserve within Planning Areas 31.0 and 32.0 of Specific Plan No. 265, all other zoning  
17 requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No.  
18 348.

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1                    Section 2.       This Ordinance shall take effect 30 days after its date of adoption.

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

4                    By: \_\_\_\_\_  
5                    Chairman

6                    ATTEST:

7                    CLERK OF THE BOARD:

8                    By: \_\_\_\_\_  
9                    Deputy

10                    (SEAL)

11                    APPROVED AS TO FORM:

12                    May 24, 2010

13                    By: Karin Watts-Bazan  
14                    KARIN WATTS-BAZAN  
15                    Deputy County Counsel

16                    KWB:psg

17                    05/24/10

18                    G:\Property\PamGrove\KWB\SPECIFIC PLAN ZONE ORDINANCES\SP 265.090309.doc

**ORIGINAL SPECIFIC PLAN  
NO. 265 ZONING ORDINANCE  
FOR REFERENCE**

ORDINANCE NO. 348.3603

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Section 4.2 of Ordinance No. 348, and Official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Murrieta Hot Springs area the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.1785, Change of Zone Case No. 5615, " which map is made a part of this ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is hereby amended by adding thereto a new Section 17.70 to read as follows:

Section 17.70 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 265.

a. Planning Area 1.0.

(1) The uses permitted in those portions of Planning Area 1.0 of Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to Section 11.2.b.(1)c.(1) through (4) and (6); d.(1) through (4); f.(1); g.(1) and (5); h.(1), (2), (7) and (8); i.(1) and (2); k.(2), (4), (5), (6), (7) and (8); m.(1), (4) and (9); 11.2.b.(2), c., i., k., l., o., s., t., u., v., w., x. and y.; 11.2.c.(2), (3), (6), (7), (8), (9), (10), (11), (13), (14), (15), (16) and (17); and 11.2.e. shall not be permitted. In addition, the permitted uses identified under Section 11.2.b. of Ordinance No. 348 shall also include telephone

1 exchanges and switching equipment, post offices, fire and police  
2 stations, water and gas company service facilities, parcel delivery  
3 services, and golf courses and driving ranges. The uses permitted  
4 in those portions of Planning Area 1.0 of Specific Plan No. 265  
5 that are within an agricultural preserve or under a Williamson Act  
6 contract shall be the same as those uses permitted in Article XIII,  
7 Section 13.1 of Ordinance No. 348. Upon expiration of the  
8 Williamson Act contract and total diminishment of the agricultural  
9 preserve within Planning Area 1.0 of Specific Plan No. 265, all  
10 uses permitted in Planning Area 1.0 shall be the same as those uses  
11 permitted in Article XI, Section 11.2 of Ordinance No. 348, except  
12 that the uses permitted pursuant to Section 11.2.b.(1)c.(1) through  
13 (4) and (6); d.(1) through (4); f.(1); g.(1) and (5); h.(1), (2),  
14 (7) and (8); i.(1) and (2); k.(2), (4), (5), (6), (7) and (8);  
15 m.(1), (4) and (9); 11.2.b.(2), c., i., k., l., o., s., t., u., v.,  
16 w., x. and y.; 11.2.c.(2), (3), (6), (7), (8), (9), (10), (11),  
17 (13), (14), (15), (16) and (17); and 11.2.e. shall not be  
18 permitted. In addition, the permitted uses identified under  
19 Section 11.2.b. of Ordinance No. 348 shall also include telephone  
20 exchanges and switching equipment, post offices, fire and police  
21 stations, water and gas company service facilities, parcel delivery  
22 services, and golf courses and driving ranges.

23 (2) The development standards for those portions of Planning  
24 Area 1.0 of Specific Plan No. 265 not within an agricultural  
25 preserve or under Williamson Act contract shall be the same as  
26 those standards identified in Article XI, Section 11.4 of Ordinance  
27 No. 348 except that the development standard set forth in Article  
28 XI, Section 11.4.a. shall be deleted and replaced by the following:

1           A. The minimum lot size shall be twenty thousand  
2           (20,000) square feet with a minimum average width of  
3           seventy-five feet (75').

4           The development standards for those portions of Planning Area 1.0  
5           of Specific Plan No. 265 that are within an agricultural preserve  
6           or under a Williamson Act contract shall be the same as those  
7           standards identified in Article XIII, Section 13.2 of Ordinance No.  
8           348 except that the development standard set forth in Article XIII,  
9           Section 13.2.a. shall be deleted and replaced by the following:

10           AA. Lot size shall not be less than ten (10) acres, with  
11           a minimum average lot width of two hundred feet (200') and  
12           minimum average lot depth of five hundred feet (500').

13           Upon expiration of the Williamson Act contract and total  
14           diminishment of the agricultural preserve within Planning Area 1.0  
15           of Specific Plan No. 265, all development standards for Planning  
16           Area 1.0 shall be the same as those standards identified in Article  
17           XI, Section 11.4 of Ordinance No. 348 except that the development  
18           standard set forth in Article XI, Section 11.4.a. shall be deleted  
19           and replaced by the following:

20           AAA. The minimum lot size shall be twenty thousand  
21           (20,000) square feet with a minimum average width of seventy-  
22           five feet (75').

23           (3) Except as provided above, all other zoning requirements  
24           for those portions of Planning Area 1.0 of Specific Plan No. 265  
25           not within an agricultural preserve or under Williamson Act  
26           contract shall be the same as those requirements identified in  
27           Article XI of Ordinance No. 348. Except as provided above, all  
28           other zoning requirements for those portions of Planning Area 1.0

1 of Specific Plan No. 265 that are within an agricultural preserve  
2 or under Williamson Act contract shall be the same as those  
3 requirements identified in Article XIII of Ordinance No. 348. Upon  
4 expiration of the Williamson Act contract and total diminishment of  
5 the agricultural preserve within Planning Area 1.0 of Specific Plan  
6 No. 265, all other zoning requirements shall be the same as those  
7 requirements identified in Article XI of Ordinance No. 348.

8 b. Planning Area 2.0.

9 (1) The uses permitted in those portions of Planning Area 2.0  
10 of Specific Plan No. 265 not within an agricultural preserve or  
11 under a Williamson Act contract shall be the same as those uses  
12 permitted in Article XI, Section 11.2 of Ordinance No. 348, except  
13 that the uses permitted pursuant to Section 11.2.b.(1)c.(1) through  
14 (4) and (6); d.(1) through (4); f.(1); g.(1) and (5); h.(1), (2),  
15 (7) and (8); i.(1) and (2); k.(2), (4), (5), (6), (7) and (8);  
16 m.(1), (4) and (9); 11.2.b.(2), c., i., k., l., o., s., t., u., v.,  
17 w., x. and y.; 11.2.c.(2), (3), (6), (7), (8), (9), (10), (11),  
18 (13), (14), (15), (16) and (17); and 11.2.e. shall not be  
19 permitted. In addition, the permitted uses identified under  
20 Section 11.2.b. of Ordinance No. 348 shall also include aircraft  
21 taxiways, telephone exchanges and switching equipment, post  
22 offices, fire and police stations, water and gas company service  
23 facilities, parcel delivery services, and golf courses and driving  
24 ranges. The uses permitted in those portions of Planning Area 2.0  
25 of Specific Plan No. 265 that are within an agricultural preserve  
26 or under a Williamson Act contract shall be the same as those uses  
27 permitted in Article XIII, Section 13.1 of Ordinance No. 348. Upon  
28 expiration of the Williamson Act contract and total diminishment of



1 the agricultural preserve within Planning Area 2.0 of Specific Plan  
2 No. 265, all uses permitted in Planning Areas 2.0 shall be the same  
3 as those uses permitted in Article XI, Section 11.2 of Ordinance  
4 No. 348, except that the uses permitted pursuant to Section  
5 11.2.b.(1)c.(1) through (4) and (6); d.(1) through (4); f.(1);  
6 g.(1) and (5); h.(1), (2), (7) and (8); i.(1) and (2); k.(2), (4),  
7 (5), (6), (7) and (8); m.(1), (4) and (9); 11.2.b.(2), c., i., k.,  
8 l., o., s., t., u., v., w., x. and y.; 11.2.c.(2), (3), (6), (7),  
9 (8), (9), (10), (11), (13), (14), (15), (16) and (17); and 11.2.e.  
10 shall not be permitted. In addition, the permitted uses identified  
11 under Section 11.2.b. of Ordinance No. 348 shall also include  
12 aircraft taxiways, telephone exchanges and switching equipment,  
13 post offices, fire and police stations, water and gas company  
14 service facilities, parcel delivery services, and golf courses and  
15 driving ranges.

16 (2) The development standards for those portions of Planning  
17 Area 2.0 of Specific Plan No. 265 not within an agricultural  
18 preserve or under Williamson Act contract shall be the same as  
19 those standards identified in Article XI, Section 11.4 of Ordinance  
20 No. 348 except that the development standard set forth in Article  
21 XI, Section 11.4.a. shall be deleted and replaced by the following:

22 A. The minimum lot size shall be twenty thousand  
23 (20,000) square feet with a minimum average width of  
24 seventy-five feet (75').

25 The development standards for those portions of Planning Area 2.0  
26 of Specific Plan No. 265 that are within an agricultural preserve  
27 or under a Williamson Act contract shall be the same as those  
28 standards identified in Article XIII, Section 13.2 of Ordinance No.

1 348 except that the development standard set forth in Article XIII,  
2 Section 13.2.a. shall be deleted and replaced by the following:

3 AA. Lot size shall not be less than ten (10) acres, with  
4 a minimum average lot width of two hundred feet (200') and  
5 minimum average lot depth of five hundred feet (500').

6 Upon expiration of the Williamson Act contract and total  
7 diminishment of the agricultural preserve within Planning Area 2.0  
8 of Specific Plan No. 265, all development standards for Planning  
9 Area 2.0 shall be the same as those standards identified in Article  
10 XI, Section 11.4 of Ordinance No. 348 except that the development  
11 standard set forth in Article XI, Section 11.4.a. shall be deleted  
12 and replaced by the following:

13 AAA. The minimum lot size shall be twenty thousand  
14 (20,000) square feet with a minimum average width of seventy-  
15 five feet (75').

16 (3) Except as provided above, all other zoning requirements  
17 for those portions of Planning Area 2.0 of Specific Plan No. 265  
18 not within an agricultural preserve or under Williamson Act  
19 contract shall be the same as those requirements identified in  
20 Article XI of Ordinance No. 348. Except as provided above, all  
21 other zoning requirements for those portions of Planning Area 2.0  
22 of Specific Plan No. 265 that are within an agricultural preserve  
23 or under Williamson Act contract shall be the same as those  
24 requirements identified in Article XIII of Ordinance No. 348. Upon  
25 expiration of the Williamson Act contract and total diminishment of  
26 the agricultural preserve within Planning Area 2.0 of Specific Plan  
27 No. 265, all other zoning requirements shall be the same as those  
28 requirements identified in Article XI of Ordinance No. 348.

1       c.   Planning Areas 3.0, 4.0 and 5.0.

2           (1) The uses permitted in Planning Areas 3.0, 4.0 and 5.0 of  
3       Specific Plan No. 265 shall be the same as those uses permitted in  
4       Article XI, Section 11.2 of Ordinance No. 348, except that uses  
5       permitted pursuant to Section 11.2.b.(1)c.(1) through (4) and (6);  
6       d.(1) through (4); f.(1); g.(1) and (5); h.(1) through (9); i.(1),  
7       (2) and (5); k.(1) through (8); m.(1), (4) and (9); 11.2.b.(2) c.,  
8       i., k., l., o., s., t., u., v., w., x. and y.; 11.2.c.(2), (3), (6)  
9       through (17); and 11.2.e. shall not be permitted.

10          (2) The development standards for Planning Areas 3.0, 4.0 and  
11       5.0 of Specific Plan No. 265 shall be the same as those standards  
12       identified in Article XI, Section 11.4 of Ordinance No. 348.

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

16       d.   Planning Areas 6.0 and 6.1.

17           (1) The uses permitted in those portions of Planning Areas  
18       6.0 and 6.1 of Specific Plan No. 265 not within an agricultural  
19       preserve or under Williamson Act contract shall be the same as  
20       those uses permitted in Article XI, Section 11.2 of Ordinance No.  
21       348, except that the uses permitted pursuant to Section  
22       11.2.b.(1)c.(1) through (4) and (6); d.(1) through (4); f.(1);  
23       g.(1) and (5); h.(1) through (9); i.(1), (2) and (5); k.(1) through  
24       (8); m.(1), (4) and (9); 11.2.b.(2)c., i., k., l., o., s., t., u.,  
25       v., w., x. and y.; 11.2.c.(2), (3), (6) through (17); and 11.2.e.  
26       shall not be permitted. The uses permitted in those portions of  
27       Planning Areas 6.0 and 6.1 of Specific Plan No. 265 that are within  
28       an agricultural preserve or under a Williamson Act contract shall

1 be the same as those uses permitted in Article XIII, Section 13.1  
2 of Ordinance No. 348. Upon expiration of the Williamson Act  
3 contract and total diminishment of the agricultural preserve within  
4 Planning Areas 6.0 and 6.1 of Specific Plan No. 265, all uses  
5 permitted in Planning Areas 6.0 and 6.1 shall be the same as those  
6 uses permitted in Article XI, Section 11.2 of Ordinance No. 348,  
7 except that the uses permitted pursuant to Section 11.2.b.(1)c.(1)  
8 through (4) and (6); d.(1) through (4); f.(1); g.(1) and (5); h.(1)  
9 through (9); i.(1), (2) and (5); k.(1) through (8); m.(1), (4) and  
10 (9); 11.2.b.(2)c., i., k., l., o., s., t., u., v., w., x. and y.;  
11 11.2.c.(2), (3), (6) through (17); and 11.2.e. shall not be  
12 permitted.

13 (2) The development standards for those portions of Planning  
14 Areas 6.0 and 6.1 of Specific Plan No. 265 not within an  
15 agricultural preserve or under Williamson Act contract shall be the  
16 same as those standards identified in Article XI, Section 11.4 of  
17 Ordinance No. 348. The development standards for those portions of  
18 Planning Areas 6.0 and 6.1 of Specific Plan No. 265 that are within  
19 an agricultural preserve or under a Williamson Act contract shall  
20 be the same as those standards identified in Article XIII, Section  
21 13.2 of Ordinance No. 348 except that the development standard set  
22 forth in Article XIII, Section 13.2.a. shall be deleted and  
23 replaced by the following:

24 A. Lot size shall not be less than ten (10) acres, with  
25 a minimum average lot width of two hundred feet (200') and a  
26 minimum average lot depth of five hundred feet (500').

27 Upon expiration of the Williamson Act contract and total  
28 diminishment of the agricultural preserve within Planning Areas 6.0

1 and 6.1 of Specific Plan No. 265, all development standards for  
2 Planning Areas 6.0 and 6.1 shall be the same as those standards  
3 identified in Article XI, Section 11.4 of Ordinance No. 348.

4 (3) Except as provided above, all other zoning requirements  
5 for those portions of Planning Areas 6.0 and 6.1 of Specific Plan  
6 No. 265 not within an agricultural preserve or under Williamson Act  
7 contract shall be the same as those requirements identified in  
8 Article XI of Ordinance No. 348. Except as provided above, all  
9 other zoning requirements for those portions of Planning Areas 6.0  
10 and 6.1 of Specific Plan No. 265 that are within an agricultural  
11 preserve or under Williamson Act contract shall be the same as  
12 those requirements identified in Article XIII of Ordinance No. 348.  
13 Upon expiration of the Williamson Act contract and total  
14 diminishment of the agricultural preserve within Planning Areas 6.0  
15 and 6.1 of Specific Plan No. 265, all other zoning requirements  
16 shall be the same as those requirements identified in Article XI of  
17 Ordinance No. 348.

18 e. . Planning Areas 6.2, 10.0, 11.1, 20.0 and 33.0.

19 (1) The uses permitted in Planning Areas 6.2, 10.0, 11.1,  
20 20.0 and 33.0 of Specific Plan No. 265 shall be the same as those  
21 uses permitted in Article XIII, Section 13.1 of Ordinance No. 348.

22 (2) The development standards for Planning Areas 6.2, 10.0,  
23 11.1, 20.0 and 33.0 shall be the same as those standards identified  
24 in Article XIII, Section 13.2 of Ordinance No. 348 except that the  
25 development standard set forth in Article XIII, Section 13.2.a.  
26 shall be deleted and replaced by the following:

27 A. Lot size shall not be less than ten (10) acres, with  
28 a minimum average lot width of two hundred feet (200') and a

1 minimum average lot depth of five hundred feet (500').

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

5 f. Planning Areas 11.0 and 11.2.

6 (1) The uses permitted in Planning Areas 11.0 and 11.2 of  
7 Specific Plan No. 265 shall be the same as those uses permitted in  
8 Article IXb, Section 9.50 of Ordinance No. 348, except that the  
9 uses permitted pursuant to Section 9.50.a.(2), (3), (6), (7), (12),  
10 (13), (16), (18), (20), (21), (25), (26), (27), (31), (32), (34),  
11 (35), (36), (38), (40), (42), (43), (45), (46), (47), (48), (52),  
12 (53), (58), (62), (64), (65), (67), (68), (70), (76), (77), (78),  
13 (79), (80), (83), (84), (86), (87), (89), (92), (93), (95), (96),  
14 (97), (98) and (101) and b.(1) through (6), (8), (10), (11), (13)  
15 through (20), (22) and (23) shall not be permitted.

16 (2) The development standards for Planning Areas 11.0 and  
17 11.2 of Specific Plan No. 265 shall be the same as those standards  
18 identified in Article IXb, Section 9.53 of Ordinance No. 348,  
19 except that the development standard set forth in Article IXb,  
20 Section 9.53.b. shall be deleted and replaced by the following:

21 A. Where the front, side or rear yard adjoins a street,  
22 the minimum setback shall be twenty-five feet (25') from the  
23 property line. Where the front, side, or rear yard adjoins a  
24 lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R,  
25 W-2-M, or SP with a residential use, the minimum setback shall  
26 be twenty-five feet (25') from the property line. Where the  
27 front, side or rear yard adjoins a lot with zoning  
28 classification other than R-R, R-1, R-A, R-2, R-3, R-4, R-6,

1 R-T, R-T-R, W-2-M, or SP with a residential use, there is no  
2 minimum setback.

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

6 g. Planning Areas 21.0, 21.1, 21.2 and 22.0.

7 (1) The uses permitted in those portions of Planning Areas  
8 21.0, 21.1, 21.2 and 22.0 of Specific Plan No. 265 not within an  
9 agricultural preserve or under a Williamson Act contract shall be  
10 the same as those uses permitted in Article IXb, Section 9.50 of  
11 Ordinance No. 348. The uses permitted in those portions of  
12 Planning Areas 21.0, 21.1, 21.2 and 22.0 that are within an  
13 agricultural preserve or under a Williamson Act contract shall be  
14 the same as those uses permitted in Article XIII, Section 13.1 of  
15 Ordinance No. 348. Upon expiration of the Williamson Act contract  
16 and total diminishment of the agricultural preserve within Planning  
17 Areas 21.0, 21.1, 21.2 and 22.0 of Specific Plan No. 265, all uses  
18 permitted in Planning Areas 21.0, 21.1, 21.2 and 22.0 shall be the  
19 same as those uses permitted in Article IXb, Section 9.50 of  
20 Ordinance No. 348.

21 (2) The development standards for those portions of Planning  
22 Areas 21.0, 21.1, 21.2 and 22.0 of Specific Plan No. 265 not within  
23 an agricultural preserve or under a Williamson Act contract shall  
24 be the same as those standards identified in Article IXb, Section  
25 9.53 of Ordinance No. 348. The development standards for those  
26 portions of Planning Areas 21.0, 21.1, 21.2 and 22.0 of Specific  
27 Plan No. 265 that are within an agricultural preserve or under a  
28 Williamson Act contract shall be the same as those standards

1 identified in Article XIII, Section 13.2 of Ordinance No. 348  
2 except that the development standard set forth in Article XIII,  
3 Section 13.2.a. shall be deleted and replaced by the following:

4 A. Lot size shall not be less than ten (10) acres, with  
5 a minimum average lot width of two hundred feet (200') and a  
6 minimum average lot depth of five hundred feet (500').

7 Upon expiration of the Williamson Act contract and total  
8 diminishment of the agricultural preserve within Planning Areas  
9 21.0, 21.1, 21.2 and 22.0 of Specific Plan No. 265, all development  
10 standards for Planning Areas 21.0, 21.1, 21.2 and 22.0 shall be the  
11 same as those standards identified in Article IXb, Section 9.53 of  
12 Ordinance No. 348.

13 (3) Except as provided above, all other zoning requirements  
14 for those portions of Planning Areas 21.0, 21.1, 21.2 and 22.0 of  
15 Specific Plan No. 265 not within an agricultural preserve or under  
16 Williamson Act contract shall be the same as those requirements  
17 identified in Article IXb of Ordinance No. 348. Except as provided  
18 above, all other zoning requirements for those portions of Planning  
19 Areas 21.0, 21.1, 21.2 and 22.0 of Specific Plan No. 265 that are  
20 within an agricultural preserve or under Williamson Act contract  
21 shall be the same as those requirements identified in Article XIII  
22 of Ordinance No. 348. Upon expiration of the Williamson Act  
23 contract and total diminishment of the agricultural preserve within  
24 Planning Areas 21.0, 21.1, 21.2 and 22.0 of Specific Plan No. 265,  
25 all other zoning requirements shall be the same as those  
26 requirements identified in Article IXb of Ordinance No. 348.

27 h. Planning Areas 31.0 and 32.0.

28 (1) The uses permitted in those portions of Planning Areas



1 31.0 and 32.0 of Specific Plan No. 265 not within an agricultural  
2 preserve or under a Williamson Act contract shall be the same as  
3 those uses permitted in Article VIIIE, Section 8.100 of Ordinance  
4 No. 348, except that the uses permitted pursuant to Section  
5 8.100.a. and b. shall not be permitted. In addition, the permitted  
6 uses identified under Section 8.100.a. shall also include natural  
7 open space and trails. The uses permitted in those portions of  
8 Planning Areas 31.0 and 32.0 of Specific Plan No. 265 that are  
9 within an agricultural preserve or under a Williamson Act contract  
10 shall be the same as those uses permitted in Article XIII, Section  
11 13.1 of Ordinance No. 348. Upon expiration of the Williamson Act  
12 contract and total diminishment of the agricultural preserve within  
13 Planning Areas 31.0 and 32.0 of Specific Plan No. 265, all uses  
14 permitted in Planning Areas 31.0 and 32.0 shall be the same as  
15 those uses permitted in Article VIIIE, Section 8.100 of Ordinance  
16 No. 348, except that the uses permitted pursuant to Section  
17 8.100.a. and b. shall not be permitted. In addition, the permitted  
18 uses identified under Section 8.100.a. shall also include natural  
19 open space and trails.

20 (2) The development standards for those portions of Planning  
21 Areas 31.0 and 32.0 of Specific Plan No. 265 not within an  
22 agricultural preserve or under a Williamson Act contract shall be  
23 the same as those standards identified in Article VIIIE of  
24 Ordinance No. 348. The development standards for those portions of  
25 Planning Areas 31.0 and 32.0 of Specific Plan No. 265 that are  
26 within an agricultural preserve or under a Williamson Act contract  
27 shall be the same as those standards identified in Article XIII,  
28 Section 13.2 of Ordinance No. 348 except that the development

1 standard set forth in Article XIII, Section 13.2.a. shall be  
2 deleted and replaced by the following:

3 A. Lot size shall not be less than ten (10) acres, with  
4 a minimum average lot width of two hundred feet (200') and a  
5 minimum average lot depth of five hundred feet (500').

6 Upon expiration of the Williamson Act contract and total  
7 diminishment of the agricultural preserve within Planning Areas  
8 31.0 and 32.0 of Specific Plan No. 265, all development standards  
9 for Planning Areas 31.0 and 32.0 shall be the same as those  
10 standards identified in Article VIIIE of Ordinance No. 348.

11 (3) Except as provided above, all other zoning requirements  
12 for those portions of Planning Areas 31.0 and 32.0 of Specific Plan  
13 No. 265 not within an agricultural preserve or under a Williamson  
14 Act contract shall be the same as those requirements identified in  
15 Article VIIIE of Ordinance No. 348. Except as provided above, all  
16 other zoning requirements for those portions of Planning Areas 31.0  
17 and 32.0 of Specific Plan No. 265 that are within an agricultural  
18 preserve or under Williamson Act contract shall be the same as  
19 those requirements identified in Article XIII of Ordinance No. 348.  
20 Upon expiration of the Williamson Act contract and total  
21 diminishment of the agricultural preserve within Planning Areas  
22 31.0 and 32.0 of Specific Plan No. 265, all other zoning  
23 requirements shall be the same as those requirements identified in  
24 Article VIIIE of Ordinance No. 348.

25 / / /

26 / / /

27 / / /

28 / / /

1     Section 3. This ordinance shall take effect thirty days after its  
2 adoption.

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

5     ATTEST: 10-4-94

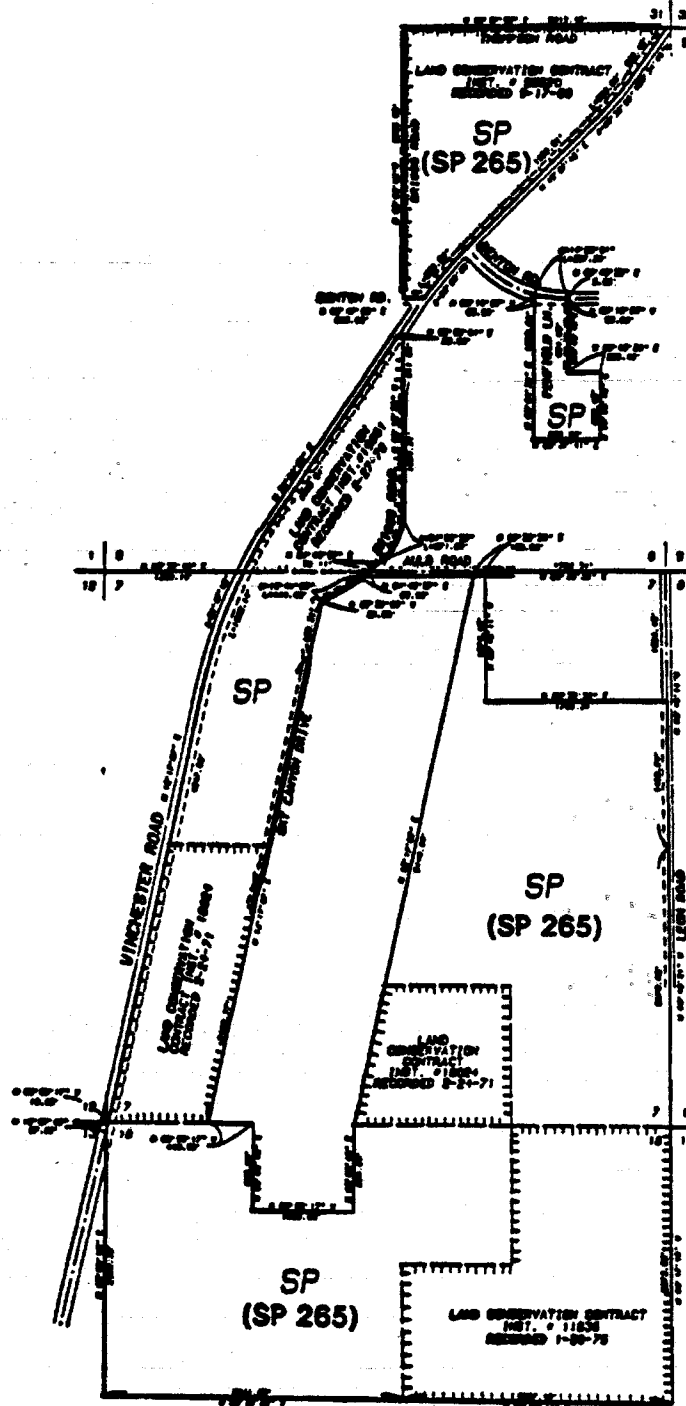
6                     By Kay Connor  
7                     Chairman

8     GERALD A. MALONEY  
9     Clerk of the Board

10     Margaret Hagan  
11     Deputy

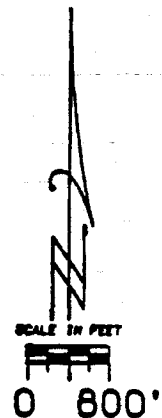
12     (SEAL)

MURRIETA HOT SPRINGS AREA  
SEC. 6.7 & 18 T.7S.. R.2W. S.B.B.& M.



SP

LEGEND  
SPECIFIC PLAN



MAP NO. 21785

CHANGE OF OFFICIAL ZONING PLAN  
AMENDING

MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 5615

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.3603

OCTOBER 4, 1994

RIVERSIDE COUNTY BOARD OF SUPERVISORS

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14 **STATE OF CALIFORNIA**  
15 **COUNTY OF RIVERSIDE**

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)  
**ss.**

16  
17 **I HEREBY CERTIFY** that at a regular meeting of the Board of Supervisors of said  
18 county held on October 4, 1994, the foregoing ordinance consisting of Three sections  
19 was adopted by the following vote:

20 **AYES:** Supervisors Cenicerros, Dunlap, Larson, Younglove

21 **NOES:** Supervisor Buster

22 **ABSENT:** None  
23

24 **DATE:** October 4, 1994

25 (Seal)  
26

27 **BY:**  
28

**GERALD A. MALONEY**  
Clerk of the Board

*Lusan [Signature]*  
Deputy

Item 3.23b

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41093

**Project Case Type (s) and Number(s):** Specific Plan No. 265, Substantial Conformance No. 1, Change of Zone No. 7690, Tentative Parcel Map No. 35212

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

**Address:** 4080 Lemon Street, 9<sup>th</sup> Floor, P.O. Box 1409, Riverside, CA 92502-1409

**Contact Person:** Kinika Hesterly, Project Planner

**Telephone Number:** (951) 955-1888

**Applicant's Name:** H.G. Fenton Development Company

**Applicant's Address:** 7577 Mission Valley Road Suite 200, San Diego, CA 92108

**Engineer's Name:** KCT Consultants, Inc.

**Engineer's Address:** 4344 Latham Street Suite 200, Riverside, CA 92501

### I. PROJECT INFORMATION

#### A. Project Description:

**Tentative Parcel Map No. 35212** is a Schedule E subdivision of two (2) parcels totaling 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.5 acres.

**Change of Zone No. 7690** proposes to change the text in Planning Areas 11.1, 21.1 and 21.2 of Specific Plan No. 265, to revise the zoning standards to allow commercial, office, and retail uses. Specifically, the applicant is requesting that the zoning corresponding to the Commercial Office (C-O) zone in Ordinance No. 348 be applied to Planning Area 11.1 (currently corresponding to light agriculture, A-1 zoning). Planning Area 11.1, as amended, would allow the land uses called for in the Commercial Office (C-O) zone, along with allowing the following uses provided a plot plan is approved: laboratories, film, dental, medical, research and testing. Also, the existing zone (corresponding to Scenic Highway Commercial or C-P-S zoning in the County of Riverside's zoning ordinance, Ordinance No. 348) for Planning Areas 21.1 and 21.2 is proposed to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate) with an approved plot plan and health clubs and exercise centers with an approved conditional use permit.

**Specific Plan No. 265, Substantial Conformance No. 1** proposes to change the Specific Plan text to reflect the text change of the ordinance as a result of Change of Zone No. 7690.

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

**C. Total Project Area:** 55.08 Gross Acres

**Residential Acres:** N/A  
**Commercial Acres:** 55.08  
**Industrial Acres:** N/A  
**Other:** N/A

**Lots:** N/A  
**Lots:** 20  
**Lots:** N/A

**Units:** N/A  
**Sq. Ft. of Bldg. Area:**  
**Sq. Ft. of Bldg. Area:** N/A

**Projected No. of Residents:** N/A  
**Est. No. of Employees:**  
**Est. No. of Employees:** N/A

**D. Assessor's Parcel No(s):** 963-030-002 and 963-030-003

**E. Street References:** The project site is located northerly of Borel Road, easterly of Winchester Road (SR-79), westerly of Sky Canyon Road, and southerly of La Alba Drive.

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

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently vacant with gently undulating topography; elevations range from 1,315 to 1,345 feet above mean sea level. Vegetation consists of an agricultural field primarily comprised of domestic wheat, non-native grassland, ruderal and disturbed areas, and hydric-vegetative species such as curly dock, spikerush, and an individual arroyo willow were identified near the man-made drainage swale created to convey storm and nuisance flows from the French Valley Airport, located directly to the east. Surrounding land uses include the French Valley Airport to the east, vacant land planned for similar commercial development (PP21570) to the north, vacant land to the south, and the City of Murrieta to the west.

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

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

- 1. Land Use:** The proposed project meets the requirements of the existing Office Park and Commercial land use designation within Specific Plan No. 265. The proposed project meets all other applicable land use policies.
- 2. Circulation:** The proposed project has been reviewed for conformance with County Ordinance No. 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the project. The proposed project meets with all applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
- 4. Safety:** The proposed project is within an Airport Influence Area. The proposed project is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone, etc.). The proposed project meets all applicable General Plan Safety element policies.
- 5. Noise:** The proposed project is a subdivision of land; therefore no anticipated noise pollution is expected with this project. The proposed project meets all other applicable General Plan Noise element policies.
- 6. Housing:** The proposed project is a Schedule E parcel map within a commercial zoning and land use designation. The project does not propose the creation of residential lots. The proposed project could potentially induce population growth in the area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).
- 7. Air Quality:** The proposed project is in conformance with the Air Quality Element of the General Plan. The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

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

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

**D. Land Use Designation(s):** Office Park and Commercial Specific Plan Land Use Designations

**E. Overlay(s), if any:** N/A

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

**G. Adjacent and Surrounding:**

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

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

3. **Land Use Designation(s):** Commercial to the north and south, Public Facilities (PF) to the east, and the City of Murrieta to the west

4. **Overlay(s):** N/A

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

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Borel Airpark Specific Plan No. 265

2. **Specific Plan Planning Area, and Policies, if any:** Planning Area Nos. 11.1, 21.1, 21.2

**I. Existing Zoning:** Borel Airpark Specific Plan No. 265

**J. Proposed Zoning, if any:** Borel Airpark Specific Plan No. 265 with textual changes in the zoning ordinance for Planning Area Nos. 11.1, 21.1, 21.2

**K. Adjacent and Surrounding Zoning:** Specific Plan No. 265 to the north and south, Manufacturing – Service Commercial (M-SC) and Commercial Office (C-O) to the east, and the City of Murrieta 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"/> Recreation                          |
| <input type="checkbox"/> Agriculture & Forest Resources  | <input checked="" type="checkbox"/> Hydrology/Water Quality       | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Land Use / Planning                      | <input type="checkbox"/> Utilities / Service Systems         |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources                        | <input type="checkbox"/> Other:                              |
| <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  |
| <input type="checkbox"/> Greenhouse Gas Emissions        | <input type="checkbox"/> Public Services                          |  |



#### IV. DETERMINATION

On the basis of this initial evaluation:

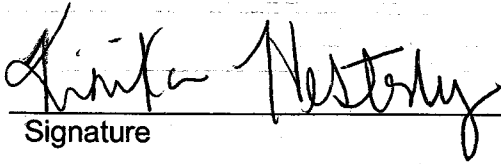
##### **A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

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

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

- ☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- ☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- ☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- ☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project,

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



Signature

July 6, 2010

Date

Kinika Hesterly, Project Planner  
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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

### Findings of Fact:

a) The project site is located northerly of Borel Road, easterly of Winchester Road (SR-79), westerly of Sky Canyon Road, and southerly of La Alba Drive. According to Figure C-9, the project site is not located within a scenic highway corridor.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. The proposed project will change the appearance of the project site from the adjacent public roadways. The project will be developed pursuant to the Specific Plan Design Standards and Guidelines and therefore will not create an aesthetically offensive project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

a) The project site is located 21.25 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. The project has been conditioned to comply with Riverside County Ordinance No. 655 (COA 50.PLANNING.15), however, this condition is not considered unique for CEQA purposes. The impact is less than significant.

**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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Expose residential property to unacceptable light levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** On-site Inspection, Project Application Description

**Findings of Fact:**

a) The proposed project is not expected to create unacceptable light levels as it is a land division. However, future development will result in a new source of light and glare from the addition of security lighting, building lighting, as well as vehicular lighting from cars traveling on adjacent roadways.

Riverside County Ordinance No. 655 is applicable to the project site. Pursuant to this Ordinance, the project's onsite lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. The impact is considered less than significant.

b) The proposed project is not expected to create unacceptable light levels as it is only a land division. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. There will be no impact.

**Mitigation:** No mitigation measures are necessary.

**Monitoring:** No monitoring measures are necessary.

**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

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

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

Findings of Fact:

a) The project is located within the boundaries of land designated as farmland of local importance (designated farmland) - as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). Therefore, the project will not convert Prime, Unique, or Farmland of Statewide Importance to a non-agricultural use. There will be no impact.

b) Currently the lot is undeveloped and vacant with no existing agricultural uses on the project site. Additionally, according to the GIS database, the project site is not located within an Agricultural Preserve, or subject to a Williamson Act contract. There will be no impact.

c) The surrounding zoning includes Specific Plan (SP) to the north and south, the City of Murrieta to the west and Manufacturing – Service Commercial (M-SC) to the east. The uses permitted within the SP, will not include agricultural uses. Therefore, construction of the proposed project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property with the implementation of the zone change in Planning Area 11.1 to the Commercial Office equivalent in Ordinance No. 348. There will be no impact.

d) The project site is located within a developing area of the French Valley community within Riverside County. The project site is not directly adjacent to or near an area currently used for agricultural purposes; therefore the project will not involve changes in the environment which could result in conversion of nearby farmland to non-agricultural uses. There will be 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
<b>5. Forest</b>				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

**Findings of Fact:**

a-b) The project site and surrounding area have agricultural vegetation. Therefore the project will not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). The project would not result in the loss of forest land or conversion of forest land to non-forest use.

c) The land uses surrounding the project site do not include active forest land and are primarily residential, agricultural or developed land. Therefore, the project will not result in the conversion of forest land to non-forest use. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>	<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"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, Air Quality impact Analysis prepared by Urban Crossroads, dated March 2009.

Findings of Fact:

a) 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 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 is consistent with the General Plan land use designations, and population estimates.

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 project is consistent with the General Plan and the Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's 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 County 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 County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. 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 occur. In accordance with standard county 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. 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). 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. 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. Surrounding land uses include residences to the west of the project site, which are considered a sensitive receptor; however, the land division project is not expected to generate substantial point source emissions. The air quality indicated no significant impacts in the short-term project construction phase. The long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be not significant.

e) The project will not expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions.

f) The project does not contain land uses typically associated with emitting objectionable odors that will affect a substantial number of people. Therefore, odors associated with the proposed project would be less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

## **BIOLOGICAL RESOURCES** Would the project

### **7. Wildlife & Vegetation**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, HANS01482, PDB04752, PDB04749, PDB04750

Findings of Fact:

a) The project site is located within Criteria Area Cell No. 5969 of the Multi-Species Habitat Conservation Plan (MSHCP). Therefore, per section 6.6.2 of the MSHCP, the proposed project underwent the HANS and JPR review process. It was determined that there is no conservation described for the proposed project. As a result, the proposed project will not conflict with the provisions of the MSHCP.

b) No endangered or threatened species were identified on the project site.

c) No burrowing owls were observed during the course of the four focused surveys. Although no burrowing owls were detected, pellets relatively consistent with those egested by burrowing owls were detected. These pellets are also consistent with the American kestrel, western screech owl, loggerhead strike, and roadrunner. However, because of the moderate potential for burrowing owls to occur on the project site a 30-day pre-construction survey will be required prior to earth-moving activities.

d) A persistently flowing watercourse is not present on the project site; therefore, the project will 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) During the field survey conducted by the County Biologist, two unnamed drainage features were identified and designated as Drainage A and B for reference purposes. Drainage A is approximately 200 feet in linear length and appears to convey runoff from Sky Canyon Drive to the east and storm runoff from the French Valley Airport via a 4-foot diameter culvert. This drainage contains one riparian/riverine cell that is approximately 50 linear feet with an average width of 33 feet. Vegetation densities within this cell are considered low, with a low persistent emergent layer, low shrub layer, and relatively sparse tree canopy layer.

Drainage B is approximately 400 feet in linear length and also appears to convey runoff from Sky Canyon Drive to the east and storm runoff from the French Valley Airport via a 4-foot diameter culvert. Drainage B is an ephemeral feature that only contains flows during high yield storm events and it appear that the flows received percolate into the ground water and do not exit the property. The entire length of this drainage contains a riparian/riverine cell. Vegetation densities within this cell are considered relatively high, with a dense persistent emergent layer, no scrub layer, and no tree canopy layer.

The riparian cells do not appear to contribute to the habitat quality of covered species downstream due to field conditions indicating that water rarely flows the length of the entire swale, water percolating into the ground before exiting, no apparent immediate downstream resources, and limited resources for covered species. Additionally, the project site does not support vernal pools, depressions, or any other habitats capable of supporting various fairy shrimp.

According to the conceptual layout, the project will likely permanently impact a small potion of the riparian cell within Drainage B, but conserve 0.30 acre of land. Mitigation will consist of avoidance; therefore, the project will exceed a 2.5 to 1.0 mitigation to impact ratio.

g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

**Mitigation:** Prior to the issuance of a grading permit, a 30-day pre-construction burrowing owl survey shall be conducted. (COA 60.EPD.1)

**Monitoring:** Monitoring shall be conducted by the Environmental Programs Department.

#### **CULTURAL RESOURCES** Would the project

<b>8. Historic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Project Application Materials, EIC Letter, PD-A-4150R1

#### **Findings of Fact:**

a-b) According the letter from the Eastern Information Center (EIC), the project site has been included in two previous cultural resources studies that included large acreages. The first study, conducted in 1988 by RECON, is entitled "Archaeological Survey of the Winchester Road General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Amendment 114-Acre Property" and the second study was conducted in March 1990 by Christopher Dover and is entitled "A Cultural Resource Assessment, Airport Business Park." Neither study recorded any historical resources. No impacts are expected to occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, EIC Letter, PD-A-4150R1

#### Findings of Fact:

a-c) According the letter from the Eastern Information Center (EIC), the project site has been included in two previous cultural resources studies that included large acreages. The first study, conducted in 1988 by RECON, is entitled "Archaeological Survey of the Winchester Road General Plan Amendment 114-Acre Property" and the second study was conducted in March 1990 by Christopher Dover archaeological resources. Although no above-ground resources were identified, there is a possibility of uncovering archaeological resources and human remains during earth-moving activities. As a result monitoring will be required (COA.60.PLANNING.18). Therefore, the impact will be less than significant with mitigation incorporated.

d) The project will not restrict existing religious or sacred uses within the potential impact area. There will be no impact.

Mitigation: Prior to grading, the permit-holder shall retain a qualified archaeologist for consultation and monitoring during grading activities. If archaeological resources are detected during grading activities, such activities shall be halted until the significance of the resources has been evaluated (COA 60.PLANNING.18).

Monitoring: Mitigation monitoring shall be conducted by the Planning Department through the Building and Safety permit process.

#### 10. Paleontological Resources

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"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) No paleontological resource assessment was conducted for the proposed project. According to Figure OS-8, the project site is located within a High Potential/Sensitivity (High A) area, which suggests there is a high potential for unearthing paleontological resources. The developer shall retain a qualified paleontologist for consultation and comment of the proposed grading with respect to potential impacts to sub-surface cultural resources. Therefore, the impact will be less than significant with mitigation incorporated.

Mitigation: The developer shall retain a qualified paleontologist for consultation and comment of the proposed grading with respect to potential impacts to sub-surface cultural resources. The paleontologist or representative shall have the authority to monitor all project grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossil remains (COA 60.PLANNING.7).

Monitoring: Monitoring shall be conducted through the Building and Safety permit process.

**GEOLOGY AND SOILS** Would the project

**11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

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"/>
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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"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, GEO No. 2047

Findings of Fact:

a-b) According to County Geological Report No. 2047, the potential for surface fault rupture is considered unlikely. The nearest active fault is the Elsinore Fault Zone, Temecula segment, located approximately 5 miles to the west of the site. The maximum earthquake on this fault is estimated to be 6.8 Mw, with peak ground acceleration of 0.38g at the site. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Liquefaction Potential Zone**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GEO No. 2047

Findings of Fact: According to County Geological report No. 2047, the potential for liquefaction to affect the project site is considered low to remote due to the depth to groundwater and dense nature and grain-size distribution of the deeper onsite soils and the underlying granitic rock.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 13. 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), GEO No. 2047

Findings of Fact:

a-b) According to County Geological Report No. 2047, the potential for surface fault rupture is considered unlikely. The nearest active fault is the Elsinore Fault Zone, Temecula segment, located approximately 5 miles to the west of the site. Although, there is a low potential for surface fault rupture, the project site lies within a seismically active area of Southern California and should be expected to experience strong seismic shaking during the lifetime of the project. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 14. Landslide Risk

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

☐
☐
☐
☒

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map" and Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The topography of the project site is gently undulating with elevations ranging from 1,315 to 1,345 feet above mean sea level. According to the Riverside County General Plan, there are no known or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mapped geologic units that could potentially result in on- or off-site landslides, lateral spreading, collapse or create rockfall hazards. Additionally, the project site and surrounding properties are relatively flat.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 15. Ground Subsidence

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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: RCIP Fig. S-7 "Documented Subsidence Areas", RCLIS

#### Findings of Fact:

a) 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 development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 16. Other Geologic Hazards

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Project Application Materials

#### Findings of Fact:

a) There are no volcanoes in the proposed project site vicinity. The topography of the site does not include steep slopes which could generate a mudflow. Additionally, the USGS topographic map does not depict large bodies of water in proximity to the project site that could produce earthquake-induced seiche, which could impact the project site. Therefore, impacts associated with seiche, mudflow, or volcano are not anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 17. Slopes

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Change topography or ground surface relief

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
features?				
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review

Findings of Fact:

a-b) The topography of the project site is gently undulating with elevations ranging from 1,315 to 1,345 feet above mean-sea level. The elevation of the project site will not be significantly modified as a result of the project. Minor surface grading and leveling will be required. No cut or fill slopes greater than 2:1 or higher than 10 feet will be created. Compliance with Riverside County Building and Safety Ordinance No. 457 is required regardless of the project's proposed changes to topography. Ordinance No. 457 will assure cut or fill slopes are manufactured appropriately. Prior to the issuance of grading permits, the County of Riverside requires Building and Safety review of the grading plans to assure the grading plans will not affect or negate subsurface sewage plans. Compliance with Ordinance No. 457 and the CBC will reduce potential impacts due to changes in topography, and cut and fill slopes. The impact will be less than significant.

c) Grading will not negate or affect the subsurface sewage disposal systems as no subsurface sewage disposal systems exist on the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>18. Soils</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?				
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, application materials

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

☐ ☐ ☒ ☐

b) Result in any increase in water erosion either on or off site?

☐ ☐ ☒ ☐

Source: Flood Control District review, Project Materials

#### Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities in areas of relatively flat terrain. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. Therefore, the impact is considered less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. Off-site erosion will not be affected by the proposed project due to the paved streets that surround the project site. Therefore, increases in water-induced erosion on - or off-site will not cause an adverse impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 20. Wind Erosion and Blowsand from project either on or off site.

☐ ☐ ☒ ☐

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

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

#### Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site lies within a moderate 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. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (COA 10.BS GRADE.5), however, this condition is not considered unique mitigation for CEQA purposes. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **GREENHOUSE GAS EMISSIONS** Would the project

##### **21. Greenhouse Gas Emissions**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: SQAMD, "Draft Guidance Document – Interim CEQA GHG Significance Threshold" (Oct. 2008)

#### Findings of Fact:

a) Approval of a parcel map will not authorize the construction of any buildings or allow operation of a business, therefore greenhouse gases would need to be analyzed under a separate use permit. The proposed subdivision will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) As an extension of the anticipated existing development patterns, the proposed subdivision will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

##### **22. Hazards and Hazardous Materials**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous

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

Source: Project Application Materials

Findings of Fact:

a-b) There will be a limited potential for accidental release of construction-related products, although, not in sufficient quantity to pose a significant hazard to people and the environment with this land division proposal. The proposed land division will not create a hazard to the public or the environment. There will be a less than significant impact.

c) The project has been reviewed by the Riverside County Fire department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. There will be no impact.

d) The project will not impact existing or proposed schools within one-quarter mile of the project site.

e) According to the RCIP, no sources of health hazards are known to exist on the project site or in the vicinity. In addition, the project site is not listed as a hazardous materials site. Therefore, no potential exists to expose people to such sources.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

<b>23. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?				
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for	<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
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people residing or working in the project area?

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Letter from ALUC, 2007 French Valley Airport Land Use Compatibility Plan (ALUCP), Riverside County Airport Land Use Compatibility Plan table 3A "Compatibility Zone factors"

Findings of Fact:

a-b) The project site is located within the French Valley Airport Influence Area. The applicability of the 2004 French Valley Airport Land Use Compatibility Plan had been suspended by court order. On June 5, 2007, the Riverside County Airport Land Use Commission (ALUC) determined that it was unable to take action due to the suspension of the Airport Land Use Compatibility Plan (ALUCP). The French Valley Airport Land Use Compatibility Plan (FVALUCP) has since been adopted. Although the project has already undergone review by the ALUC, further review will be required, due to the submittal of the change of zone and specific plan substantial conformance application. Although, further review will be required, the nature of this land division proposal is considered less than significant as no construction will occur with this project and all use proposals will be required to go through an ALUC review prior to any project construction.

c) The project site is located within Zones B2 and D of the FVALUCP. According to Table 3A "Compatibility Zone Factors", the risk level in Zone B2 is low to moderate. Approximately 3% of off-runway general aviation accidents near airports happen in this zone as this is not normally over-flown by aircrafts. According to Table 3A "Compatibility Zone Factors", the risk level in Zone D is low. Approximately 20 to 30 percent of near-airport accidents occur within Zone D. Although construction will not occur with the land division, the project has been conditioned to provide notes on the Environmental Constraints Sheet, for safety hazards (COA 10.PLANNING.24, 50.PLANNING.17, 50.PLANNING.18).

d) The proposed project is not located within the vicinity of a private airstrip, or heliport.

Mitigation: Prior to recordation of the map, the Environmental Constraints Sheet (ECS) shall note that uses that interfere with airport operations shall be prohibited. Additionally, the project shall provide aviation easements prior to recordation of the map (COA 10.PLANNING.24, 50.PLANNING.17, 50.PLANNING.18).

Monitoring: Monitoring shall be conducted by the Building and Safety Department and the Planning Department.

**24. Hazardous Fire Area**

☐ ☐ ☐ ☒

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?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to the RCIP and GIS, the proposed project site is not located within a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

##### **25. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of 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?

☐ ☒ ☐ ☐

b) Violate any water quality standards or waste discharge requirements?

☐ ☐ ☒ ☐

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)?

☐ ☐ ☒ ☐

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?

☐ ☐ ☒ ☐

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?

☐ ☐ ☐ ☒

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐ ☐ ☒ ☐

g) Otherwise substantially degrade water quality?

☐ ☐ ☒ ☐

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)?

☐ ☒ ☐ ☐

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

#### Findings of Fact:

a) The development of this site will increase peak flow rates on downstream properties, which could result in erosion or siltation. Mitigation is required to offset these impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the Flood Control District for review. The site is subject to storm runoff from approximately 130 acres

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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from the French Valley Airport, which bounds the site to the east. The site drains in a westerly direction towards Highway 79. A 125 foot wide drainage channel bisects the site conveying storm runoff from the airport through this site. A good portion of the site drains to this channel or sheet flows towards Highway 79 where it drains south along the highway to three (3) culvert crossings. A portion of the onsite storm runoff drains to the northwest. The applicant proposes to collect the tributary offsite runoff in a proposed storm drain to be constructed in Sky Canyon Drive and will connect with the existing culvert crossing at the corner of Borel Road and Highway 79. The proposed site drainage plan will drain westerly toward Highway 79 and will be broken up into two sections; the north half and the south half. The proposal intends for the northern section to utilize an underground detention basin. This detention basin would outlet into an existing 36 inch RCP crossing.

In order to avoid the addition of a second detention basin, it is proposed that the flow rates not increase in the southern section between the existing and proposed conditions. This would be accomplished by manipulating the drainage areas of the north and south sections between the existing and proposed conditions. This drainage scheme is not acceptable to the Flood Control District. In addition, the runoff from the north would be collected into a proposed storm drain along Sparkman Way and routed to the existing 36 inch RCP crossing. The Water Quality Management Plan (WQMP) proposes many conventional Site Design, Source Control and Treatment Control BMPs. Since the drainage plan is broken into northern and southern areas, the Treatment Control BMPs are prescribed along the same lines. Initially, it is proposed that all runoff from the site is routed into Bio swales. For the northern section, the bio-swales outlet into a Vortech Filtration system before entering the underground detention basin. While it is stated that the intent of this is to remove debris and sediment prior to runoff entering the basin, the filters have the added benefit of treating pathogens, pesticides and organic compounds with at least a low level of efficiency. The treatment proposed for the southern section of the site is limited to having all runoff routed through bio-swales prior to exiting the site.

While, in general, the Flood Control District does not object to this proposal, the following issues remain to be resolved prior to final engineering approval: 1.The proposed underground detention basin can not hold water in "dead storage". Routing calculations for the basin show that after 24 hrs. 1.54 acre-feet still remain in the system. Also, it appears as though the outlet is too small. The Flood Control District mandates a minimum 18" diameter outlet pipe for all detention facilities. 2.Nutrients are listed as an impairment for the receiving waters of this site. As such, runoff must be treated for nutrients to at least a medium level of effectiveness. The bio-swales could be upgraded to the "enhanced" variety to treat nutrients effectively. See the Flood Control District's website to obtain a PDF file for preliminary enhanced vegetated swale details. 3.In order for the bio swales to be effective, the runoff must travel through at least 100 feet of the BMP. This generally requires that the runoff enter at one end and exit the other (at least 100 feet away). Runoff must be clearly routed to the end of the BMP and a curb or other barrier must be provided along the sides to deter runoff from enter the swale less than 100 feet from the outlet. 4.The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. While a basin is proposed, the site shall be designed to perpetuate the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. The impact is considered less than significant with mitigation.

b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval. The impact is less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The impact is less than significant.
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The impact is less than significant.
- e) The project will not 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. There is no impact.
- f) The project will not place structures within a 100 flood hazard area which would impede and/or redirect flows. Additionally, the project has been conditioned to contain the 100 year food storm flow within the street right of way. Should the project exceed the criteria, the property shall be graded to drain to the adjacent street or an adequate outlet. However, this is considered standard CEQA mitigation measures, no unique mitigation is required. The impact is considered less than significant.
- g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge.
- h) The WQMP proposes a grassy swale at the northwest corner of the site to collect the onsite runoff as a water quality feature and then drain to Rubidoux Boulevard. The grassy swale meets the preliminary project specific BMP requirements. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Therefore, this project will have a less than significant impact with mitigation.

**Mitigation:** The proposed project shall submit a copy of the proposed improvement plans, grading plans, and any other necessary documentation to the Riverside County Flood Control District for approval prior to the issuance of grading and building permits. The developer must pay all associated fees that will be requested by the Flood Control District (COA: 10.FLOOD RI.1, 10.FLOOD RI.12, 10.FLOOD RI.13, 10.FLOOD RI.25, 50.FLOOD RI.2, 50.FLOOD RI.3, 50.FLOOD RI.7, 50.FLOOD RI.9, 60.FLOOD RI.2, 60.FLOOD RI.3, 60.FLOOD RI.7, 80.FLOOD RI.2, 80.FLOOD RI.3, 80.FLOOD RI.4, 90.FLOOD RI.2, 90.FLOOD RI.3).

**Monitoring:** Monitoring shall be conducted by the Riverside County Flood Control District and by the Department of Building and Safety plan check process.

## 26. Floodplains

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

NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐

- 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? ☐ ☐ ☐ ☒
- b) Changes in absorption rates or the rate and amount ☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of surface runoff?				
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"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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, GIS database

Findings of Fact:

- a) The project will not 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.
- b) The project will not substantially change absorption rates or the rate and amount of surface runoff.
- c) The project is located within the potential dam inundation area of Lake Skinner. The project has been conditioned to provide notice to all potential purchasers that they are located within a potential dam inundation area (COA 50.PLANNING.20).
- d) The project will not change the amount of surface water in any water body.

Mitigation: The project has been conditioned to provide notice to all potential purchasers that they are located within a potential dam inundation area (COA 50.PLANNING.20).

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District and by the Department of Building and Safety plan check process.

<b>LAND USE/PLANNING</b> Would the project				
<b>27. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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, GIS database, Project Application Materials

Findings of Fact:

- a) The project site is located within Specific Plan No. 265 land use designations of Commercial and Office Park. The Office Park land use designation allows for a variety of office uses, including financial institutions, legal services, insurance services, and other office and support services. The Commercial land use designation allows the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposes to subdivide the project site into 20 parcels for the future development of retail, commercial, and office uses, which is consistent with existing land use designations. There will be no impact.

b) The proposed project is located within the City of Temecula sphere of influence, as such, the project proposal was sent to the City for comment. The City did not comment on the proposed project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## 28. Planning

a) Be consistent with the site's existing or proposed zoning?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be compatible with existing surrounding zoning?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Be compatible with existing and planned surrounding land uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

### Findings of Fact:

a) The project site is zoned Specific Plan (SP). The project is located within Planning Areas Nos. 11.1, 21.1, and 21.2 for Specific Plan No. 265; Planning Area Nos. 21.1 and 21.2 are designated for commercial uses and Planning Area No. 11.1 is designated for office uses. The zoning ordinance for Planning Area Nos. 21.1 and 21.2 in Specific Plan No. 265 indicates that the uses permitted shall be the same as Section 9.5 of Ordinance No. 348, which allows for the development of commercial uses. The zoning ordinance for Planning Area No. 11.1 indicates that the uses permitted shall be the same as Section 13.1 of Ordinance No. 348, which allows for the development of agricultural uses.

Since the zoning for Planning Area No. 11.1 is not consistent with the land use designation, the project proposes to change the zoning ordinance of the Specific Plan to allow commercial office uses.

b) The project is surrounded by land zoned Specific Plan (SP) to the north, and south, Manufacturing – Service Commercial (M-SC) to the east, and the City of Murrieta to the west. The proposed project is compatible with existing surrounding zoning.

c) Surrounding land uses include the French Valley Airport to the east, vacant land planned for similar commercial development (PP21750) to the north, vacant land to the south, and the City of Murrieta to the west. The project proposes similar uses to the proposed commercial center (PP21750) to the north. The vacant land to the south is designated for future commercial and office uses. Highway 79



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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provides a buffer for the residential uses to the west in the City of Murrieta. Therefore, the proposed project is compatible with the planned and existing land uses.

d) The project site is located within the specific plan designations of Office Park and Commercial. The Office Park designation allows for a variety of office uses, including financial institutions, legal services, insurance services, and other office and support services. The Commercial designation allows the development of commercial retail uses at a neighborhood, community and regional level, tourist-oriented commercial uses, as well as for professional office (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate) with an approved plot plan and health clubs and exercise centers with an approved conditional use permit. The project proposes to subdivide the project site into 20 parcels for the future development of retail, commercial, and office uses, which is consistent with existing land use designations.

e) The proposed project will not disrupt or divide any existing community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **MINERAL RESOURCES** Would the project

##### **29. Mineral Resources**

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?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

☐ ☐ ☐ ☒

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

☐ ☐ ☐ ☒

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

#### Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

The RCIP identifies policies that encourage protections for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not 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. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use 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

#### 30. Airport Noise

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 ☐ A ☒ B ☐ C ☐ D ☐

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 ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, Riverside County Airport Land Use Compatibility Plan table 3A "Compatibility Zone factors"

#### Findings of Fact:

a) The project site is located within Zones B2 and D of the French Valley Airport Influence Area; Zone D encompasses aircraft at or above traffic patterns except for instrument approaches. And Zone B2 is located within the 60-CNEL contour and may be exposed to loud single-event noise from take-off and jet thrust-reverse on landing. According to Table 3A, the noise impact is considered moderate to high. According to Table N-1 of the Riverside County General Plan, commercial related activities, such as the use proposed, can be exposed to noise levels up to 70 dBA CNEL. To ensure that the employees and patrons of the proposed project will not be subject to noise levels beyond acceptable levels, an

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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acoustical analysis will be required prior to building permit issuance. This is a standard condition of approval and not considered mitigation pursuant to CEQA.

b) The project site is not located within the vicinity of a private airstrip, therefore would not expose people residing or working in the project area to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 31. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

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

Findings of Fact: The project site is not located adjacent to or near a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 32. Highway Noise

NA ☐ A ☒ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: Project Application Materials

Findings of Fact: The project is located easterly of Highway 79; however, the proposed use is not considered a sensitive noise receptor. Therefore no impacts will occur as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 33. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

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
<b>34. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The proposed land division will not increase ambient noise levels in the project vicinity above levels existing without the project because there is no proposed development with the land division at this time. There will be no impact.

b) The proposed land division will not create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. There will be no impact.

c) The project site is located within Zones B2 and D of the French Valley Airport Influence Area; Zone D encompasses aircraft at or above traffic patterns except for instrument approaches. And Zone B2 is located within the 60-CNEL contour and may be exposed to loud single-event noise from take-off and jet thrust-reverse on landing. According to Table 3A, the noise impact is considered moderate to high. According to Table N-1 of the Riverside County General Plan, commercial related activities, such as the use proposed, can be exposed to noise levels up to 70 dBA CNEL. To ensure that the employees and patrons of the proposed project will not be subject to noise levels beyond acceptable levels, an acoustical analysis will be required prior to building permit issuance. This is a standard condition of approval and not considered mitigation pursuant to CEQA.

d) Persons might be exposed to groundborne vibration or groundborne noise levels during grading; however, to minimize ambient noise levels during grading, grading operation shall be restricted substantially to daylight hours. The impact is considered less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**POPULATION AND HOUSING** Would the project

<b>35. Housing</b>	<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	<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
elsewhere?				
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) The subject property is presently vacant. The proposed development would not directly or indirectly necessitate the construction of replacement housing, create the demand for additional housing, or displace people resulting in replacement housing.

d) The project site is not located within a County Redevelopment Area; no impacts will occur.

e-f) The proposed subdivision and change of zone is for the purpose of commercial development on previously undeveloped property. The project would not displace people/housing and/or create new housing. As a result, no impact to population growth would occur.

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:

<b>36. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant 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 facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.17)  
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. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed 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 directly physically alter existing facilities or result in the construction of new 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. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 10.PLANNING.17). 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.

### 38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Temecula Valley Unified School District correspondence, GIS database

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 Temecula Valley Unified School District. This project has not been conditioned to comply with School Mitigation Impact fees as there will not be potential effects to school services with the proposed land division. School Mitigation conditions will be placed on subsequent use cases. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No. 659 to mitigate the potential effects to library services (COA 10.PLANNING.17). 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.

#### 40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The use of the proposed 55.08-acre parcel would not cause an 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. 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.

#### RECREATION

##### 41. Parks and Recreation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-b) The proposed project does not create a substantial increase in demand for recreational facilities.

c) Under Ordinance No. 460, commercial projects are not required to pay park and recreation fees. Therefore, there will be no impacts to parks and recreational facilities through the development of this project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP – Southwest Area Plan Figure 8 “Trails and Bikeway System,” Riverside County Parks and Recreation review.

Findings of Fact: The Riverside County Parks and Recreation Department did not indicate recreational trails at the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### TRANSPORTATION/TRAFFIC Would the project

##### 43. Circulation

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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)?

b) Result in inadequate parking capacity?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
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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"/>
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e) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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h) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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i) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP, Project Review “Transportation Department”

Findings of Fact: The proposed project is a land division and will not have an impact on transportation at this stage; however, a traffic study was submitted for the proposed future uses.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The proposed subdivision will not cause an increase traffic, however, if commercial uses are entitled in the future, there will be an increase in traffic and the project has been conditioned by the Riverside County Transportation Department to mitigate traffic by requiring a striping plan, street lighting plan, and traffic signals (COA 50.TRANS.3, COA 50.TRANS.11, COA 50.TRANS.14, COA 50.TRANS.19, COA 90.TRANS.1, COA 90.TRANS.5). With mitigation, there will be a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and the project site will not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections.
- b) Development of the proposed project site will have no impact that will result in inadequate parking.
- c) The project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways.
- d) Development of the project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- e) Development of the project site will have no impact on circulation altering waterborne, rail or air traffic.
- f) Development of the proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses.
- g) Development of the proposed project site would have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.
- h) Development of the proposed project site would have a less than significant impact on circulation because there are improvements that are going to be constructed.
- i) Development of the proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.
- j) Development of the proposed project site would have no impact on circulation conflicting with adopted policies supporting alternative transportation.

**Mitigation:** The Riverside County Transportation Department conditioned the project for a striping plan, street lighting plan, and traffic signals (COA 50.TRANS.3, COA 50.TRANS.11, COA 50.TRANS.14, COA 50.TRANS.19, COA 90.TRANS.1, COA 90.TRANS.5).

**Monitoring:** Monitoring shall be conducted by the Riverside County Transportation Department through the Department of Building and Safety's plan check process.

#### 44. Bike Trails

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**Source:** RCIP – Southwest Area Plan Figure 8 “Trails and Bikeway System”

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The Riverside County Parks and Recreation Department did not indicate recreational trails at the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **UTILITY AND SERVICE SYSTEMS** Would the project

##### **45. 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

#### Findings of Fact:

a-b) The proposed project is located within the Eastern Municipal Water District (EMWD) water services 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

##### **46. Sewer**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

#### Findings of Fact:

a-b) The proposed project is located within the Eastern Municipal Water District (EMWD) sewer services area. The project will not physically alter existing facilities or result in the construction of new

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP, Riverside County Waste Management District correspondence

#### Findings of Fact:

a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

#### Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-h) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Eastern Municipal Water District, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level.

Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### MANDATORY FINDINGS OF SIGNIFICANCE

49. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Mitigation measures have been incorporated to protect any protected biological species that may potentially exist on the site.

50. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. Both short-term and long-term environmental goals are being met through the mitigation measures placed on the project and the project design.

51. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

## VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

RCIP – Riverside County Integrated Project

RCLIS – Riverside County Land Information System

HANS01482

PDB04750 – Preliminary Evaluation of MSHCP-Defined Section 6.1.2, prepared by TeraCor, dated October 24, 2006

PDB04752 – Habitat Assessment and Focused Survey Results, prepared by TeraCor, dated October 24, 2006

PDB04749 – Step II, Part B Focused Burrowing Owl Survey, prepared by TeraCor, dated October 24, 2006

EIC Letter date November 13, 2006

PD-A-4150R1 – Letter prepared by Jean A. Keller, dated March 6, 2006

County Geological Report (GEO) No. 2047, prepared by Geocon Incorporated, dated August 15, 2007

Letter from ALUC, dated June 5, 2007

Riverside County Airport Land Use Compatibility Plan table 3A "Compatibility Zone factors"

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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## 2007 French Valley Airport Land Use Compatibility Plan (ALUCP)

Location Where Earlier Analyses, if used, are available for review:

**Location:** County of Riverside Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92505

Y:\Planning Case Files-Riverside office\PM35212\PM35212 EA41093.doc

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CONDITIONS OF APPROVAL

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ST CONFORMANCE - SP Case #: SP00265S1

Parcel: 963-030-003

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SPSC- Definitions

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 265, Substantial Conformance No. 1 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 265, Borel Airpark Center.

SPECIFIC PLAN SUBSTANTIAL CONFORMANCE = Substantial Conformance No. 1 to Specific Plan No. 265.

CHANGE OF ZONE = Change of Zone No. 7690.

10. EVERY. 2 SPSC- SPSC description

RECOMMND

This SPECIFIC PLAN SUBSTANTIAL CONFORMANCE proposes to make the following minor alterations to the SPECIFIC PLAN:

Change the text to allow specific commercial, office, and retail uses in Planning Areas 11.1 and 21.1 and 21.2 of Specific Plan No. 265. Specifically, the applicant is requesting that the C-O zone be applied to Planning Area 11.1. This zone as amended would allow the land uses called for in the Specific Plan along with laboratories, film, dental, medical, research and testing uses. The applicant is requesting that the existing zone for Planning Areas 21.1 and 21.2 be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate) and health clubs and exercise centers, as allowed in the Borel Airpark Specific Plan.

10. EVERY. 3 SPSC - Hold Harmless

RECOMMND

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SPECIFIC PLAN SUBSTANTIAL CONFORMANCE. The COUNTY will promptly notify the subdivider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in

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Riverside County LMS  
CONDITIONS OF APPROVAL

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BEST CONFORMANCE - SP Case #: SP00265S1

Parcel: 963-030-003

10. GENERAL CONDITIONS

10. EVERY. 3

SPSC - Hold Harmless (cont.)

RECOMMND

the defense. If the COUNTY fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

SP - SC DOCUMENT TO BE PREPAR

RECOMMND

Within ninety (90) days of the approval of the SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, the applicant shall provide to the Planning Department fifteen (15) copies of the final SPECIFIC PLAN SUBSTANTIAL CONFORMANCE document. The document shall illustrate the differences between the current proposal and the SPECIFIC PLAN. The final documents shall provide substitution pages for the SPECIFIC PLAN.

30. PRIOR TO ANY PROJECT APPROVAL

TRANS DEPARTMENT

30.TRANS. 1

SP - R & B B D

RECOMMND

Prior to the occupancy of a building permit, the project proponent shall pay fees in accordance with Zone D of the Southwest Road and Bridge Benefit District. All fees are based upon the fee schedule in effect at the time of issuance of the permit.



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08:16

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CONDITIONS OF APPROVAL

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CEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION

RECOMMND

The tentative parcel map is a Schedule E subdivision of two (2) parcels totaling 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.5 acres.

10. EVERY. 2 MAP- DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 35212 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35212, Amended No. 2, dated January 23, 2009.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION

RECOMMND

Improvement such as grading, filling, over excavation and recompaction, and base or paving which require a grading

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10. GENERAL CONDITIONS

10.BS GRADE. 1                      MAP-GIN INTRODUCTION (cont.)                      RECOMMND

permit are subject to the included Building and Safety Grading Division conditions of approval.

10.BS GRADE. 2                      MAP-G1.2 OBEY ALL GDG REGS                      RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building & Safety Department.

10.BS GRADE. 3                      MAP-G1.3 DISTURBS NEED G/PMT                      RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing or any top soil disturbances related to construction grading.

10.BS GRADE. 4                      MAP-G1.5 EROS CNTRL PROTECT                      RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1 to May 31.

10.BS GRADE. 5                      MAP-G1.6 DUST CONTROL                      RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 7                      MAP-G2.5 2:1 MAX SLOPE RATIO                      RECOMMND

Grade slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 8                      MAP-G2.6SLOPE STABL'TY ANLY                      RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

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10. GENERAL CONDITIONS

10.BS GRADE. 9                      MAP-G2.8 MINIMUM DRAINAGE GRAD                      RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 19                      MAP-G3.3 RETAINING WALLS                      RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a registered civil engineer unless they conform to the County Standard Retaining Wall designs shown on Building and Safety Department form 284-197.

10.BS GRADE. 20                      MAP-G3.4 CRIB/RETAIN'G WALLS                      RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing/first course installation, properties of materials to be used [i.e. Fc=2500 p.s.i.]. Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

E HEALTH DEPARTMENT

10.E HEALTH. 1                      EMWD WATER AND SEWER                      RECOMMND

All lots under Parcel Map#35212 are proposing Eastern Municipal Water District (EMWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service for each lot are met with EMWD, as well as, all other applicable agencies.

Any existing septic system(s) and/or well(s) must be properly abandoned or removed under permit with the Department of Environmental Health (DEH).

10.E HEALTH. 1                      SP -DUAL WATER SYSTEMS                      INEFFECT

Dual water systems shall be provided in common open space areas for the use of reclaimed water when made available by the water district.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS

RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 MAP-#15-POTENTIAL FIRE FLOW

RECOMMND

The water mains shall be capable of providing a potential fire flow 4000 GPM and an actual fire flow available from any one hydrant shall be 2500 GPM for 2-hour duration at 20 PSI residual operating pressure.

10.FIRE. 3 MAP-#14-COM/RES HYD/SPACING

RECOMMND

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a fire hydrant.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP - FLOOD HAZARD REPORT

RECOMMND

PM 35212 is a proposal to subdivide 57 acres into commercial lots in the Southwest area. The site is located east of Highway 79, north of Borel Road and south of La Alba Dr. No concurrent use cases are filed at this time.

Our review indicates the site is subject to storm runoff from approximately 130 acres from the French Valley Airport, which bounds the site to the east. The site drains in a westerly direction towards Highway 79. A 125 foot wide drainage channel bisects the site conveying storm runoff from the airport through this site. A good portion of the site drains to this channel or sheet flows towards Highway 79 where it drains south along the highway to three (3) culvert crossings. A portion of the onsite storm runoff drains to the northwest.

The applicant proposes to collect the tributary offsite runoff in a proposed storm drain to be constructed in Sky Canyon Drive and will connect with the existing culvert crossing at the corner of Borel Road and Highway 79. The