

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRAMOS
 DATE: 11/2/14

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

513B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
 November 19, 2014

SUBJECT: RESOLUTION 2014-228 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – FOURTH CYCLE OF GENERAL PLAN AMENDMENTS FOR 2014 (GPA Nos. 1013, 1014, 1113, AND 1050). DISTRICT 3/DISTRICT 3.

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT RESOLUTION NO. 2014-228 amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment Nos. 1013, 1014, 1113, and 1050.

BACKGROUND:

Summary

The General Plan Amendments comprising the fourth cycle of 2014 were considered by the Board of Supervisors in public hearings on November 25, 2014 (GPA Nos. 1013, 1014, and 1113, agenda item, 16-4) and January 12, 2010 (GPA No. 1050, agenda item, 16-3).

Juan C. Perez
 TLMA Director/Interim Planning Director

Initials:
 JCP:lr

Departmental Concurrence

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

SOURCE OF FUNDS: N/A
 Budget Adjustment: N/A
 For Fiscal Year: N/A

C.E.O. RECOMMENDATION:

APPROVE

BY:
 Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Benoit and Ashley
 Nays: None
 Absent: None
 Date: December 9, 2014
 xc: Planning

Kecia Harper-Ihem
 Clerk of the Board
 By:
 Deputy

- A-30
- Positions Added
- 4/5 Vote
- Change Order

3-29

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: RESOLUTION 2014-228 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – FOURTH
CYCLE OF GENERAL PLAN AMENDMENTS FOR 2014 (GPA NOS. 1013, 1014, 1113, and 1050)**

DATE: November 19, 2014

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BACKGROUND:

Summary (continued)

INDIVIDUAL AMENDMENTS

General Plan Amendment No. 1013 (GPA No. 1013) (Land Use) in the Third Supervisorial District proposes to implement a portion of the Belle Terre Specific Plan(SP00382) by making a foundation level Land Use Change from Rural to Open Space and to amend the Land Use Designation of the subject site from Rural-Rural Mountainous (R:RM) (10 Acre Minimum Lot Size) to Specific Plan land use designation of Open Space-Conservation Habitat (OS:CH), Open Space- Recreation (OS-R) and Open Space Conservation (OS:C) and removal from the North Skinner Policy Area on approximately 73.56 acres located south of Keller Road and east of Washington Street.

General Plan Amendment No. 1014 (GPA No. 1014) (Land Use) in the Third Supervisorial District proposes to implement a portion of the Belle Terre Specific Plan(SP00382) by making a foundation level change from Rural to Community Development and to amend the Land Use Designation of the subject site from Rural Mountainous (R:RM) (10 acre minimum lot size) to Specific Plan land use designation of Community Development-Low Density Residential (CD: LDR) (1/2 Acre Minimum Lot Size), Medium Density Residential (2-5 Dwelling Units Per Acre) (CD: MDR), Open Space- Recreation/Basin (OS:R), Open Space- Conservation Habitat (OS:CH) and removal from the North Skinner Policy Area on approximately 55.20 acres located south of Keller Road and east of Washington Street.

General Plan Amendment No. 1113 (GPA No. 1113) (Land Use) in the Third Supervisorial District proposes to implement a portion of the Belle Terre Specific Plan(SP00382) by making a change to SP00382 of the land use designation from Community Development-Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) to the Specific Plan land use designation of Community Development-High Density Residential (CD:HDR), Community Development-Medium High Density Residential (CD:MHDR), Open Space-Recreation (OS:R), and Open Space-Conservation (OS:C) on approximately 214.58 acres located south of Keller Road and east of Washington Street.

General Plan Amendment No. 1050 (GPA No. 1050) (Land Use) in the Third Supervisorial District a proposal to amend the Land Use Element by amending land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio), on an approximately 23.66 acre site located southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road, in the Rancho California Zoning District.

Impact on Citizens and Businesses

This project has been carefully considered, analyzed, and reviewed during the public hearings before the Planning Commission on November 5, 2014 and Board of Supervisors on November 25, 2014 for GPA No. 1013, GPA No. 1014, and GPA No. 1113; and the Planning Commission on August 19, 2009 and September 30, 2009 and the Board of Supervisors January 12, 2010 for GPA No. 1050.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: RESOLUTION 2014-228 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – FOURTH
CYCLE OF GENERAL PLAN AMENDMENTS FOR 2014 (GPA NOS. 1013, 1014, 1113, and 1050)**

DATE: November 19, 2014

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ATTACHMENTS:

- A. Resolution No. 2014-227
- B. Resolution No. 2014-228
- C. Environmental Assessment No. 41906 for GPA No. 1050
- D. Exhibit 6 for GPA No. 1050
- E. Exhibit 3 for Change of Zone No. 7709
- F. Exhibit 7 for GPA Nos. 1013, 1014 and 1113
- G. Exhibit 3 for Change of Zone No. 7775

**RESOLUTION NO. 2014-228
AMENDING THE RIVERSIDE COUNTY
GENERAL PLAN
(Fourth Cycle General Plan Amendments for 2014)**

WHEREAS, pursuant to the provisions of Government Code Section 65350 et seq., notice was given and public hearings were held before the Riverside County Board of Supervisors and the Riverside County Planning Commission in Riverside, California to consider proposed amendments to the Southwest Area Plan of the Riverside County General Plan; and,

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

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

WHEREAS, General Plan No. 1050 is hereby declared to be severable from General Plan Nos. 1013, 1014 and 1113 (the "Belle Terre GPAs") and the Belle Terre GPAs are severable from General Plan No. 1050 and if General Plan No. 1050 or the Belle Terre GPAs are adjudged unconstitutional or otherwise invalid, the remaining proposed amendments shall not be affected thereby; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on December 9, 2014 that:

- A. **General Plan Amendment No. 1050 (GPA No. 1050)** is a proposal to amend the Land Use Element by amending land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio), on an approximately 23.66 acre site located southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road, in the Rancho California Zoning District of the Third Supervisorial District, as shown on the exhibit titled "GPA01050 Proposed General Plan, Exhibit 6" a copy of which is attached hereto and incorporated herein by reference. General Plan Amendment No. 1050 is associated with Change of Zone No. 7709 and Environmental Assessment No. 41906, which were considered concurrently with this amendment at the

FORM APPROVED BY COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 12/2/14

1 public hearings before the Planning Commission and the Board of Supervisors. Change of
2 Zone No. 7709 proposes to change the zoning classification from Rural Residential (R-R)
3 to General Commercial (C-1/C-P), in accordance with "GPA01050 Proposed Zoning
4 Exhibit 3" a copy of which is attached hereto and incorporated herein by reference, on the
5 approximately 23.66 acre site. The Planning Commission recommended approval of GPA
6 No. 1050 on September 30, 2009 and the Board of Supervisors tentatively approved GPA
7 No. 1050 on January 12, 2010.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
9 this matter, both written and oral, including Environmental Assessment No. 41906, that:

- 10 1. The site is located in the Southwest Area Plan.
- 11 2. The Southwest Area Plan Land Use Map determines the extent, intensity, and
12 location of land uses within the Southwest Area.
- 13 3. The site is currently designated Community Development: Low Density
14 Residential (CD: LDR) (1/2 Acre Minimum).
- 15 4. General Plan Amendment No. 1050 amends the Riverside County General Plan
16 Land Use Element from Community Development: Low Density Residential (CD:
17 LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD:
18 CR) (0.20-0.35 Floor Area Ratio), as shown on the exhibit titled "GPA01050
19 Proposed General Plan, Exhibit 6", which is incorporated by reference herein.
- 20 5. Surrounding land use designations include rural residential to the north, low density
21 residential to the west, and medium density residential to the east and south.
- 22 6. The project site's current zoning is Rural Residential (R-R).
- 23 7. The site is surrounded by properties zoned Rural Residential (R-R) to the North;
24 Specific Plan No. 286, Winchester 180 to the East; Rural Residential (R-R) and
25 Specific Plan No. 286, Winchester 1800 to the South; Rural Residential (R-R) and
26 One-Family Dwellings (R-1) to the West.

- 1 8. Surrounding land uses include scattered single family residences and vacant land to
2 the north; vacant to the east and south; and single family residences, single family
3 residential and vacant land to the south.
- 4 9. The proposed amendment is consistent with the goals and policies of the Southwest
5 Area Plan and with all policies of the Riverside County General Plan.
- 6 10. General Plan No. 1050 is considered a Policy/Entitlement Amendment. In
7 accordance with Article II, Section 2.4 of Riverside County Ordinance No. 348,
8 General Plan Amendment No. 1050 does not change or conflict with any General
9 Planning Principle set forth in General Plan Appendix B. The amendment is
10 consistent with the Economic Development Principles, the Land and Development
11 Activity Principles, the Community Development Principles and the Community
12 Design Principles of Appendix B of the General Plan. Specifically, maturing
13 Communities Principles of the General Plan acknowledge that every community is
14 maturing in its own way. GPA No. 1050 provides local services for the growing
15 local community surrounding Winchester Road and Pourroy Road, and the
16 southerly developments. Additionally, the Land and Development Activity
17 Principles encourage the establishment of local options for employment in the
18 County which allow for a shorter commute. Local job centers also provide for
19 economic stimulus. GPA No. 1050 provides for a job center close to suburban
20 development; thereby, providing local job options, short commutes, as well as
21 business development which will encourage competition and provide for economic
22 growth in the community, and employment opportunities which will improve the
23 ratio of jobs to workers in the County.
- 24 11. In accordance with Article II, Section 2.4 of Riverside County Ordinance No. 348,
25 GPA No. 1050 contributes to the purposes of the General Plan and is not
26 detrimental to them. The amendment creates and achieves an integrated mix of
27 residential and commercial development for the surrounding community. The
28 development of a commercial center provides for a balanced mixture of land that

1 responds to market demand in the surrounding community, and provides services to
2 the residents of those communities.

3 12. Additionally, changing the subject site's designation from Community
4 Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to
5 Community Development: Commercial Retail (CD: CR), will provide valuable job
6 opportunities for local residents, as well as provide local services to surrounding
7 residents. The job opportunities will increase the ratio of jobs to workers in the
8 County and will expand the County's economic base.

9 13. GPA No. 1050 does not involve a change between foundation components. The
10 amendment only changes the existing land use designation from Low Density
11 Residential (1/2 Acre Minimum) to Commercial Retail.

12 14. For the reasons set forth above, GPA No. 1050 is consistent with the goals and
13 policies of the Southwest Area Plan and with all policies of the Riverside County
14 General Plan.

15 15. For the reasons set forth above, GPA No. 1050 does not involve a change in or
16 conflict with the Riverside County Vision and conforms to the fundamental values
17 stated in the Riverside County Vision.

18 16. GPA No. 1050 will not be detrimental to public health, safety, or welfare.

19 17. The findings of the initial study performed pursuant to Environmental Assessment
20 No. 41906, a copy which is attached hereto, are incorporated herein by reference.
21 The Environmental Assessment determined that the proposed general plan
22 amendment and associated change of zone (the "project") could have impacts on,
23 or be impacted by, Biological Resources, Cultural Resources, Geology,
24 Hydrology/Water Quality, and Transportation/Traffic. However, it was determined
25 that these impacts were less than significant or would be fully mitigated to a level
26 of non-significance through the application of adopted County ordinances and
27 through the measures indicated in the initial study. The initial study concluded that
28 the project, as mitigated, would not have a significant effect on the environment.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
2 Negative Declaration for Environmental Assessment No. 41906, and **ADOPTS** General Plan Amendment
3 No. 1050 from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to
4 Community Development: Commercial Retail (CD: CR) as described herein and shown on the exhibit
5 titled "GPA01050 Proposed General Plan, Exhibit 6".

6 **B. Specific Plan No. 327 includes General Plan Amendment Nos. 1013, 1014 and 1113**

7 (collectively referred herein as the "Belle Terre GPAs").

8 1. **General Plan Amendment No. 1013** (Northeast Belle Terre) is a Foundation
9 Component amendment that changes the subject site's Component from Rural to
10 Open Space and the Land Use Designation from Rural-Rural Mountainous (R:RM)
11 (10 Acre Minimum Lot Size) to Specific Plan land use designation of Open Space-
12 Conservation Habitat (OS:CH), Open Space- Recreation (OS-R) and Open Space
13 Conservation (OS:C) and removal from the North Skinner Policy Area, as shown
14 on Exhibit 7 titled "CZ7775 SP382 GPA1113 GPA1013 GPA1014 Recommended
15 General Plan" a copy of which is attached hereto and incorporated herein by
16 reference.

17 2. **General Plan Amendment No. 1014** (Southeast Belle Terre) is a Foundation
18 Component amendment that changes the subject site's Component from Rural to
19 Community Development and the Land Use Designation from Rural Mountainous
20 (R:RM) (10 acre minimum lot size) to Specific Plan land use designation of
21 Community Development-Low Density Residential (CD: LDR) (1/2 Acre
22 Minimum Lot Size), Medium Density Residential (2-5 Dwelling Units Per Acre)
23 (CD: MDR), Open Space- Recreation/Basin (OS:R), Open Space- Conservation
24 Habitat (OS:CH) and removal from the North Skinner Policy Area, as shown on
25 Exhibit 7 titled "CZ7775 SP382 GPA1113 GPA1013 GPA1014 Recommended
26 General Plan" a copy of which is attached hereto and incorporated herein by
27 reference.

1 3. **General Plan Amendment No. 1113** (Northwest Belle Terre) is a
2 Policy/Entitlement amendment and changes the land use designation from
3 Community Development-Medium Density Residential (CD:MDR) (2-5 Dwelling
4 Units Per Acre) to the Specific Plan land use designation of Community
5 Development-High Density Residential (CD:HDR), Community Development-
6 Medium High Density Residential (CD:MHDR), Open Space-Recreation (OS:R),
7 and Open Space-Conservation (OS:C), as shown on Exhibit 7 titled “CZ7775
8 SP382 GPA1113 GPA1013 GPA1014 Recommended General Plan” a copy of
9 which is attached hereto and incorporated herein by reference.

10 4. The Belle Terre GPAs are associated with Change of Zone No. 7775 and
11 Environmental Impact Report No. 531, which were considered concurrently with
12 these amendments at the public hearings before the Planning Commission and the
13 Board of Supervisors. Change of Zone No. 7775 changes the zoning classification
14 from Residential Agricultural -2 ½ acre minimum, Light Agriculture – 10 acre
15 minimum, Light Agricultural – 5 acre minimum and Rural Residential to Specific
16 Plan in accordance with Exhibit 3 titled “CZ7775 SP382 GPA1113 GPA1013
17 GPA1014” a copy of which is attached hereto and incorporated herein by reference.
18 The Planning Commission recommended approval of the Belle Terre GPAs on
19 November 5, 2014, and the Board of Supervisors tentatively approved the Belle
20 Terre GPAs on November 25, 2014.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
22 on this matter, both written and oral, including Environmental Impact Report No. 531, that:

- 23 1. The site is located in the Southwest Area Plan.
- 24 2. The Southwest Area Plan Land Use Map determines the extent, intensity, and
25 location of land uses within the Southwest Area.
- 26 3. The project site is currently designated Rural Mountainous (R:RM) and
27 Community Development: Medium Density Residential (CD:MDR), in the
28 Southwest Area Plan.

- 1 4. The Land Uses on surrounding parcels are Community Development-Low Density
2 Residential (CD:LDR), Community Development-Medium Density Residential
3 (CD:MDR), and Community Development-Public Facilities (CD:PF) to the west,
4 Rural-Rural Mountainous (R:RM)(10 acre minimum lot size), and Community
5 Development-Public Facilities (CD:PF) to the east, Community Development-
6 Medium Density Residential (CD:MDR) (2-5 units per acre), Rural-Rural
7 Mountainous (R:RM) (10 acre minimum lot size), and Community Development-
8 Public Facilities (CD:PF) to the south, and Community Development-Public
9 Facilities (CD:PF), Community Development-Low Density Residential (CD:LDR)
10 (1/2 Acre minimum lot size), Community Development-Medium Density
11 Residential (CD:MDR) (2-5 units per acre), and Agriculture (AG:AG) to the north.
- 12 5. By removing the project area from the Skinner Policy Area, the proposed project is
13 consistent with the Southwest Area Plan.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
15 on this matter, the following findings support General Plan Amendment No. 1013:

- 16 1. The foundation change from Rural to Open Space is based on substantial evidence
17 that new conditions or circumstances justify modifying the General Plan, that the
18 modifications do not conflict with the overall Riverside County Vision, and that
19 they would not create an internal inconsistency among the elements of the General
20 Plan. Specifically, since the adoption of the General Plan, the Western Riverside
21 Multiple Species Habitat Conservation Plan (MSHCP) received full approval.
22 Changes necessary to achieve MSHCP compliance are considered new information
23 because while the MSHCP had been adopted by the County as of the adoption of
24 the General Plan, it had not received approval by other jurisdictions and the
25 wildlife agencies (Southwest Area Plan, p. 57). The foundation change from Rural
26 to Open Space, a more protective designation, would reflect the corresponding
27 designations in the Specific Plan. These include Open Space – Conservation (OS-
28 C), Open Space – Conservation Habitat (OC-CH), and Open Space – Recreation

1 (OS-R). These designations are intended to preserve the area as an open space
2 conservation area. Conservation achieves MSHCP goals for each of the Criteria
3 Cells within which the site is located. GPA No. 1013 preserves the Northeastern
4 Site as open space and will help the County achieve its MSHCP conservation goals.

5 2. The Project is consistent with the Vision for Riverside County. In particular, the
6 foundation amendment is consistent with the Natural Environment Vision, which
7 provides the following: "We value the unusually rich and diverse natural
8 environment with which we are blessed and are committed to maintaining
9 sufficient areas of natural open space to afford the human experience of natural
10 environments as well as sustaining the permanent viability of the unique landforms
11 and ecosystems that define this environment." (General Plan, p. V-6). The
12 amendment from Rural to Open Space will help maintain open space for recreation
13 and habitat purposes. The amendment to a more protective designation does not
14 conflict with the Riverside County Vision.

15 3. Additionally, the Project is consistent with the Vision for Riverside County as a
16 "family of special communities in a remarkable environmental setting, as
17 articulated in the General Plan Vision Statement." (General Plan, p. V-3). The
18 Project's plan for a residential community of homes in varying densities,
19 recreational areas, open spaces, streets, and other infrastructure based on the
20 planning principles of clustered development, protection of natural resources and
21 buffering is consistent with the County's vision. Other Project attributes include the
22 following:

23 a. Land consumption has been minimized as a result of a clustered, more
24 compact development pattern.

25 b. The clustered development would result in higher densities, up to 14 units
26 per acre on the Northwestern Site, and more varied housing types than what
27 is typically found in French Valley.
28

1 c. The Project will provide a wide range of pedestrian trails and
2 interconnectivity

3 4. Further, the Project is consistent with the planning principles in General Plan
4 Appendix B for the reasons included in Draft EIR Table IV.K-3.

5 5. Chapter IV.K of the Draft EIR (Land Use and Planning) analyzed the Project's
6 consistency with applicable policies in the General Plan. Based on the analysis in
7 Draft EIR Table IV.K-3, the Project would be consistent with the applicable
8 General Plan goals and policies and would not create an internal inconsistency.

9 6. Finally, General Plan Amendment No. 1013 does not involve a conflict in any
10 foundation component designation because the proposed designation will be Open
11 Space which is compatible with the Rural surrounding designations.

12 7. General Plan Amendment No. 1013 also contributes to the purposes of the General
13 Plan. Specifically, the Project's plan for a residential community of homes in
14 varying densities, recreational areas, open spaces, streets, and other infrastructure
15 based on the planning principles of clustered development, protection of natural
16 resources and buffering is consistent with the County's vision. Specifically, since
17 the MSHCP designated portions of the property within Criteria Cell "S," the current
18 proposal to preserve the Northeastern Site as open space will help the County
19 achieve its MSHCP conservation goals. Finally, the Project is consistent with the
20 purposes of the General Plan as analyzed in Draft EIR Table IV.K-3.

21 8. Special circumstances or conditions have emerged that were unanticipated in
22 preparing the General Plan. Specifically, since the adoption of the General Plan,
23 new residential developments and associated infrastructure have been constructed
24 and approved on the properties adjacent to the Project Site. New residential
25 developments on the western boundary of the Project Site have been approved and
26 constructed since 2003. These subdivision tracts include the following:

27 a. The tract south of Brumfield St. and north of Cottonwood Rd. (# 29017,
28 part of SP 286) was fully built out by August of 2006.

- 1 b. The tract south of Cottonwood Rd. (TR 30069) was partially complete in
2 January of 2007, and has remained relatively unchanged since then.
3 c. The tract north of Brumfield St. (TR 29962) was fully built out by June of
4 2009.

5 9. Road, water and sewer improvements were built in conjunction with these
6 developments. Additionally, Tentative Tract 30837, a residential subdivision to
7 the south of the Project Site, was approved in October of 2004, although it has not
8 yet been constructed. Tentative Tract Map 33423, located directly to the west of
9 the Site, was approved with 132 single family lots in 2006.

10 10. The General Plan recognizes that "specific plans are highly customized policy or
11 regulatory tools that provide a bridge between the General Plan and individual
12 development projects in a more area-specific manner than is possible with
13 community-wide zoning ordinances. The specific plan is a tool that provides land
14 use and development standards that are tailored to respond to special conditions
15 and aspirations unique to the area being proposed for development." (Southwest
16 Area Plan, p. 33)

17 11. GPA No. 1013 allows the Project to be planned in a comprehensive manner with
18 clustered development such that the land uses and development intensity proposed
19 for the Northwestern and Southeastern Sites would be an appropriate transition
20 from the residential uses to the west, while preserving property within the
21 Northeastern Site to buffer the more rural areas located to the east of the Project
22 Site.

23 12. GPA No. 1013 will not be detrimental to public health, safety, or welfare.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
25 on this matter, the following findings support General Plan Amendment No. 1014:

26 1. GPA No. 1014 involves a Technical Amendment Foundation change. The existing
27 land use designation was based on inaccurate or misleading information. When the
28 General Plan was updated in 2003, large areas of land were designated as Rural:

1 Rural Mountainous based on a belief that topography consisted of slopes greater
2 than 25%. (See General Plan, p. LU-48) The designation was also imposed to areas
3 completely or partially surrounded by slopes greater than 25% that do not have
4 county-maintained access to community sewer and water systems. The property
5 subject to General Plan Amendment No. 1014 was designated as Rural: Rural
6 Mountainous without regard for its true characteristics. Specifically, the
7 Southeastern Site does not consist of slopes greater than 25% and therefore the
8 designation was based on inaccurate information and warrants a technical
9 amendment. In fact, the average slopes of the Project Site are approximately 2-3%.
10 Slopes on the Southeastern Site, the property subject to this amendment, are less
11 than 20% (Specific Plan, Chapter 3). Further, the Southeastern Site property
12 subject to this amendment is accessed and served by sewer and water systems to
13 the west of the site.

14 2. General Plan Amendment No. 1014 would not change any policy direction or
15 intent of the General Plan. As discussed above, Chapter IV.K of the EIR (Land
16 Use and Planning) analyzed the Project's consistency with applicable policies in the
17 General Plan. Based on analysis in Draft EIR Table IV.K-3, the Project would be
18 consistent with the applicable General Plan goals and policies.

19 3. The Project is also consistent with the Vision for Riverside County as a family of
20 special communities in a remarkable environmental setting, as articulated in the
21 General Plan Vision Statement (General Plan, p. V-3). The Project's plan for a
22 residential community of homes in varying densities, recreational areas, open
23 spaces, streets, and other infrastructure based on the planning principles of
24 clustered development, protection of natural resources and buffering is consistent
25 with the County's vision. Other Project attributes include the following:

26 a. Land consumption has been minimized as a result of a clustered, more
27 compact development pattern.
28

1 b. The clustered development would result in higher densities, up to 14 units
2 per acre on the Northwestern Site, and more varied housing types than what
3 is typically found in French Valley.

4 c. The Project will provide a wide range of pedestrian trails and
5 interconnectivity

6 4. Further, the Project is consistent with the planning principles in General Plan
7 Appendix B for the reasons included in Draft EIR Table IV.K-3.

8 5. The General Plan Amendment No. 1014 also contributes to the purposes of the
9 General Plan. As noted above, the Project's plan for a residential community of
10 homes in varying densities, recreational areas, open spaces, streets, and other
11 infrastructure based on the planning principles of clustered development, protection
12 of natural resources and buffering is consistent with the County's vision. Finally,
13 the Project is consistent with the purposes of the General Plan as analyzed in Draft
14 EIR Table IV.K-3.

15 6. Special circumstances or conditions have emerged that were unanticipated in
16 preparing the General Plan. Since the adoption of the General Plan, new residential
17 developments and associated infrastructure have been constructed and approved on
18 the properties adjacent to the Project Site. New residential developments on the
19 western boundary of the Project Site have been approved and constructed since
20 2003. These subdivision tracts include the following:

21 a. The tract south of Brumfield St. and north of Cottonwood Rd. (# 29017,
22 part of SP 286) was fully built out by August of 2006.

23 b. The tract south of Cottonwood Rd. (TR 30069) was partially complete in
24 January of 2007, and has remained relatively unchanged since then.

25 c. The tract north of Brumfield St. (TR 29962) was fully built out by June of
26 2009.

27 7. Road, water and sewer improvements were built in conjunction with these
28 developments. Additionally, Tentative Tract 30837, a residential subdivision to

1 the south of the Project Site, was approved in October of 2004, although it has not
2 yet been constructed. Tentative Tract Map 33423, located directly to the west of
3 the Site, was approved with 132 single family lots in 2006.

- 4 8. Further, while the Western Riverside Multiple Species Habitat Conservation Plan
5 (MSHCP) had been adopted by the County as of the adoption of the General Plan,
6 it had not received approval by other jurisdictions and the wildlife agencies
7 (Southwest Area Plan, p. 57). Since the adoption of the General Plan, the MSHCP
8 has received full approval. Since the MSHCP designated portions of the property
9 within Criteria Cell "S," the current proposal to preserve this Northeastern Site as
10 open space will help the County achieve its MSHCP conservation goals, and is,
11 therefore, a new circumstance that warrants adoption of GPA 1014.
- 12 9. Finally, General Plan Amendment No. 1014 does not involve a conflict in any
13 foundation component designation as the technical amendment addresses the error
14 in designation in the 2003 General Plan.
- 15 10. The General Plan recognized that "specific plans are highly customized policy or
16 regulatory tools that provide a bridge between the General Plan and individual
17 development projects in a more area-specific manner than is possible with
18 community-wide zoning ordinances. The specific plan is a tool that provides land
19 use and development standards that are tailored to respond to special conditions
20 and aspirations unique to the area being proposed for development." (Southwest
21 Area Plan, p. 33)
- 22 11. GPA 1014 allows the Project to be planned in a comprehensive manner with
23 clustered development such that the land uses and development intensity proposed
24 for the Northwestern and Southeastern Sites would allow for an appropriate
25 transition from the residential uses to the west, while preserving property within the
26 Northeastern Site to buffer the more rural areas located to the east of the Project
27 Site.
- 28 12. GPA No. 1014 will not be detrimental to public health, safety, or welfare.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
2 on this matter, the following findings support General Plan Amendment No. 1113:

- 3 1. GPA No. 1113 is a Policy/Entitlement Amendment that change the land use
4 designation from Community Development: Medium Density Residential to the
5 Specific Plan land use designation of Community Development-High Density
6 Residential (CD:HDR), Community Development-Medium High Density
7 Residential (CD:MHDR), Open Space-Recreation (OS:R), and Open Space-
8 Conservation (OS:C).
- 9 2. Based on substantial evidence, new conditions or circumstances justify modifying
10 the General Plan, the modifications do not conflict with the overall Riverside
11 County Vision, and they would not create an internal inconsistency among the
12 elements of the General Plan. Specifically, the Project is consistent with the vision
13 for Riverside County as a family of special communities in a remarkable
14 environmental setting, as articulated in the General Plan Vision Statement (General
15 Plan, p. V-3). The Project's plan for a residential community of homes in varying
16 densities, recreational areas, open spaces, streets, and other infrastructure based on
17 the planning principles of clustered development, protection of natural resources
18 and buffering is consistent with the County's vision. Other Project attributes
19 include the following:
 - 20 a. Land consumption has been minimized as a result of a clustered, more
21 compact development pattern.
 - 22 b. The clustered development would result in higher densities, up to 14 units
23 per acre on the Northwestern Site, and more varied housing types than what
24 is typically found in French Valley.
 - 25 c. The Project will provide a wide range of pedestrian trails and
26 interconnectivity
- 27 3. Additionally, Chapter IV.K of the EIR (Land Use and Planning) analyzed the
28 Project's consistency with applicable policies in the General Plan. Based on

1 analysis in Draft EIR Table IV.K-3, the Project would be consistent with the
2 applicable General Plan goals and policies.

- 3 4. Further, the Project is consistent with the planning principles in General Plan
4 Appendix B for the reasons included in Draft EIR Table IV.K-3.
- 5 5. Finally, General Plan Amendment No. 1113 does not involve a conflict in any
6 foundation component designation as the existing foundation designation of
7 Community Development will remain unchanged.
- 8 6. General Plan Amendment No. 1113 would contribute to the purposes of the
9 General Plan. As noted above, the Project's plan for a residential community of
10 homes in varying densities, recreational areas, open spaces, streets, and other
11 infrastructure based on the planning principles of clustered development, protection
12 of natural resources and buffering is consistent with the County's vision.
13 Specifically, since the MSHCP designated portions of the property within Criteria
14 Cell "S," the current proposal to preserve the Northeastern Site as open space will
15 help the County achieve its MSHCP conservation goals. Finally, the Project is
16 consistent with the purposes of the General Plan as analyzed in Draft EIR Table
17 IV.K-3.
- 18 7. Special circumstances or conditions have emerged that were unanticipated in
19 preparing the General Plan. Specifically, since the adoption of the General Plan,
20 new residential developments and associated infrastructure have been constructed
21 and approved on the properties adjacent to the Project Site. New residential
22 developments on the western boundary of the Project Site have been approved and
23 constructed since 2003. These subdivision tracts include the following:
 - 24 a. The tract south of Brumfield St. and north of Cottonwood Rd. (# 29017,
25 part of SP 286) was fully built out by August of 2006.
 - 26 b. The tract south of Cottonwood Rd. (TR 30069) was partially complete in
27 January of 2007, and has remained relatively unchanged since then.
28

1 c. The tract north of Brumfield St. (TR 29962) was fully built out by June of
2 2009.

3 8. Road, water and sewer improvements were built in conjunction with these
4 developments. Additionally, Tentative Tract 30837, a residential subdivision to
5 the south of the Project Site, was approved in October of 2004, although it has not
6 yet been constructed. Tentative Tract Map 33423, located directly to the west of
7 the Site, was approved with 132 single family lots in 2006.

8 9. GPA 1113 would allow the Project to be planned in a comprehensive manner with
9 clustered development such that the land uses and development intensity proposed
10 for the Northwestern and Southeastern Sites would be an appropriate transition
11 from the residential uses to the west, while preserving property within the
12 Northeastern Site to buffer the more rural areas located to the east of the Project
13 Site.

14 10. GPA No. 1113 will not be detrimental to public health, safety, or welfare.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
16 on this matter, both written and oral, including Environmental Impact Report No. 531, that:

- 17 1. The Belle Terre GPAs and related cases will have a significant effect on the
18 environment but most of the potentially significant effects will be avoided or
19 substantially lessened (reduced to a level of insignificance) by the mitigation
20 measures listed in Board of Supervisors' Resolution No. 2014-227 Certifying
21 Environmental Impact Report No. 531 and Adopting Specific Plan No. 382, a copy
22 of which is attached hereto and incorporated herein by reference in its entirety.
- 23 2. EIR No. 531 also addressed potential impacts on Air Quality, Greenhouse Gas
24 Emissions, Noise and Transportation which will be only partially avoided or
25 lessened by the mitigation measures listed in Resolution No. 2014-227.
26 Accordingly, overriding findings were prepared in Resolution No. 2014-227 which
27 are incorporated herein by reference.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

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

Date: 12/16/14 Initial: kb

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

Pinnacle Winchester - GPA01050/CZ07709 - EA41906
Project Title/Case Numbers

Kinika Hesterly (951) 955-1888
County Contact Person Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Pinnacle Winchester 8369 Vickers Street, Suite 101, San Diego, CA 92111
Project Applicant Address

The project is located in the French Valley community of the Southwest Area Plan in Western Riverside County, more specifically, southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road.
Project Location

The General Plan Amendment proposes to amend the existing General Plan land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio). The Change of Zone proposes to change the zoning classification from Rural Residential (R-R) to General Commercial (C-1/C-P).

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 12/9/14, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$\$2010.75 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

[Signature]
Signature

Board Assistant
Title

12/9/14
Date

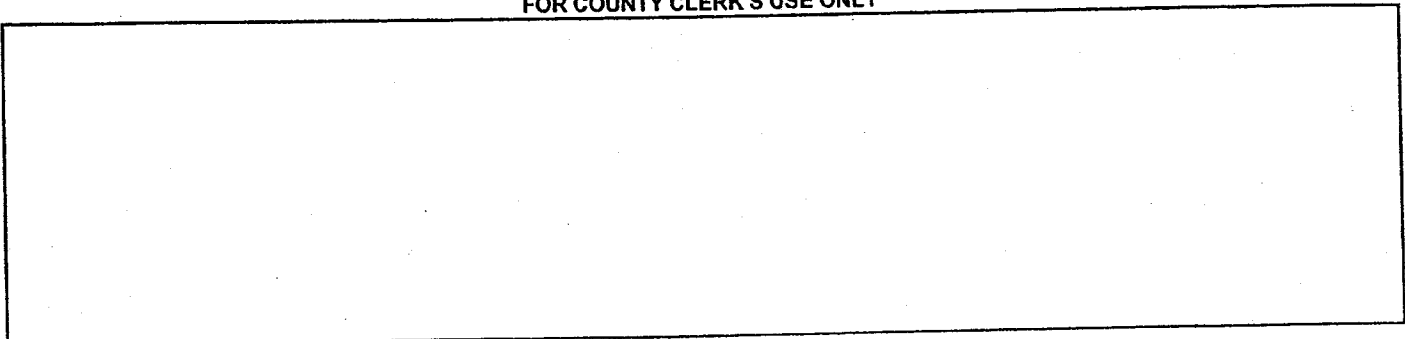
Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\PP24054\DH-PC-BOS Hearings\9.30.09 PCNOD Form.PP24054.doc Revised 8/24/09

Please charge deposit fee case#: ZEA41906 ZCFG05254 .

DEC 09 2014 3-29, 3-31

FOR COUNTY CLERK'S USE ONLY



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

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Pinnacle Winchester - GPA01050/CZ07709 - EA41906

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

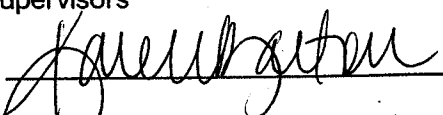
PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Kinika Hesterly Title: Project Planner Date: September 10, 2009

Applicant/Project Sponsor: Pinnacle Winchester Date Submitted: September 30, 2009

ADOPTED BY: Board of Supervisors

Person Verifying Adoption:  Date: 12/9/14

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

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

For additional information, please contact Kinika Hesterly at (951) 955-1888.

Revised: 9/10/09

Y:\Planning Case Files-Riverside office\PP24054\DH-PC-BOS Hearings\9.30.09 PC\Mitigated Negative Declaration.PP24054.doc

Please charge deposit fee case#: ZEA42126 ZCFG05481

FOR COUNTY CLERK'S USE ONLY

DEC 09 2014

3-29, 3-31

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0802541

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: PINNACLE WINCHESTER

\$64.00

paid by: CK 1056 & 617

paid towards: CFG05254 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41906

at parcel #:

appl type: CFG3

By

MGARDNER

Mar 12, 2008 15:08

posting date Mar 12, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at www.rctlma.org

Supervisor Stone
 District 3
 Date Drawn: 7/21/08

GPA01050

Planner: Alisa Krizek
 Date: 8/06/08
 Exhibit 6

Proposed General Plan



DISCALIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.tlma.co.riverside.ca.us/index.html>

Zone
Area: Rancho California
Township/Range: T6SR2W
Section : 28

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk.Pg. 476-01
Thomas
Bros. Pg. 899 E4



Supervisor Stone
 District 3
 Date Drawn: 7/15/09

GPA01050 CZ07709 PM36161 PP24054

Planner: Kinika Hesterly
 Date: 8/19/09
 Exhibit 3

PROPOSED ZONING



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
 Township/Range: T6SR2W
 Section: 26



Assessors
 Bk. Pg. 476-01
 Thomas
 Bros. Pg. 899 E4

RIVERSIDE COUNTY PLANNING DEPARTMENT

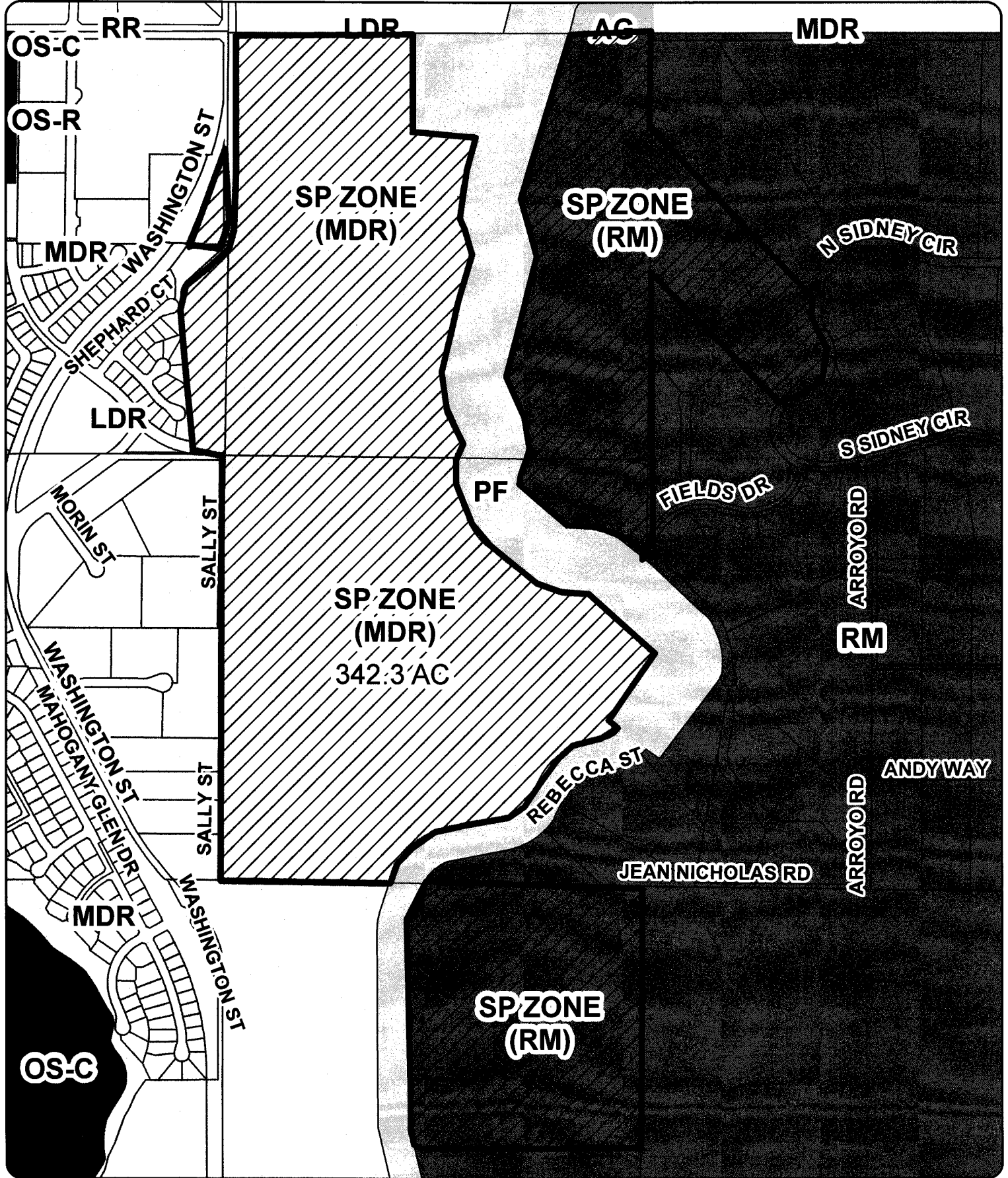
CZ7775 SP382 GPA1113 GPA1013 GPA1014

Date: 09/02/2014

Supervisor Stone
District: 3

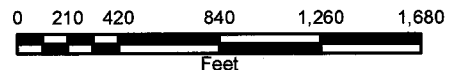
RECOMMENDED GENERAL PLAN

Exhibit 7



Zoning Area: Rancho California

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or reuse this map.



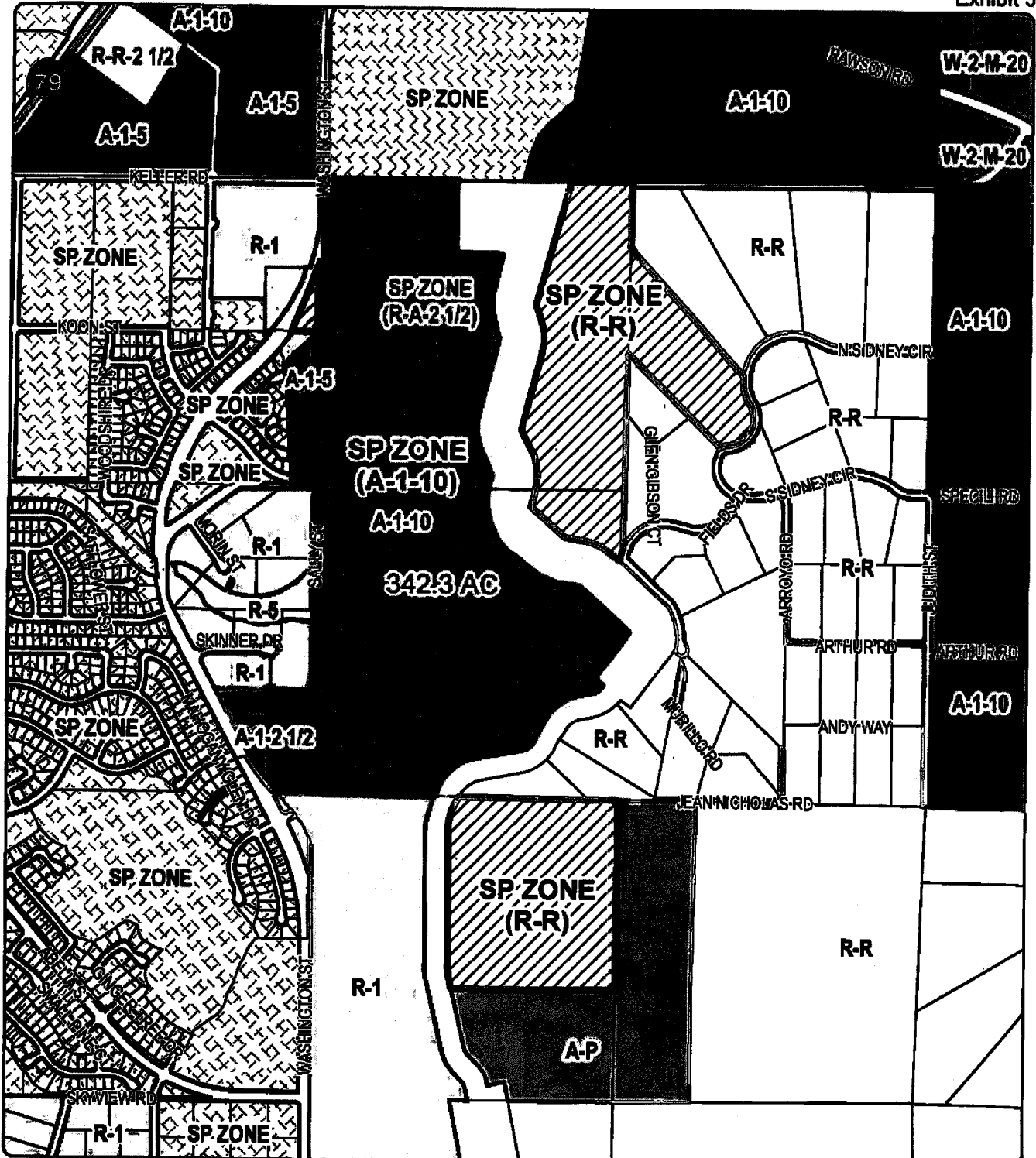
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07775 SP0382 GPA01113 GPA01013 GPA01014

Supervisor Stone
District 3

PROPOSED ZONING

Date: 09/02/2014
Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different 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)935-5200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.rctd.net>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41906
Project Case Type (s) and Number(s): General Plan Amendment No. 1050, Change of Zone No. 7709, Tentative Parcel Map No. 36161, Plot Plan No. 24054
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Kinika Hesterly, Project Planner
Telephone Number: (951) 955-1888
Applicant's Name: Pinnacle Winchester LP
Applicant's Address: 8369 Vickers Street, Suite 101, San Diego, CA 92111
Engineer's Name: JLC Engineering
Engineer's Address: 40040 Coliseum Way, Murrieta, CA 92592

I. PROJECT INFORMATION

A. Project Description:

The General Plan Amendment proposes to amend the existing General Plan land use designation from Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio).

The Change of Zone proposes to change the zoning classification from Rural Residential (R-R) to General Commercial (C-1/C-P).

The Tentative Parcel Map is a Schedule E subdivision of 23.66 acres into six (6) parcels for commercial purposes.

The Plot Plan proposes a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces. The project proposes to be constructed in three (3) phases.

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

C. Total Project Area: 23.66 gross acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 23.66	Lots: 6	Sq. Ft. of Bldg. Area: 160,680	Est. No. of Employees: 130
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other:			

D. Assessor's Parcel No(s): 476-010-015, 476-010-016, 476-010-017

E. Street References: Southerly of Flossie Way, easterly of Pourroy Road, and westerly of Winchester Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 6 South, Range 2 West and Sections 28.

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is surrounded by large lot residential land uses on the north, Winchester Road on the east, a vacant field to the south, and partially by Pourroy Road on the west. Both Pourroy Road and Pat Road extend into the southern portion of the northeast and elevations ranging from 1400 to 1428 feet above sea level. The eastern portion is covered by vegetation. A large pile of rocks and small boulders have been located near the western boundary.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade the character of the surrounding area. The proposed project is consistent with the Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) land use designation and all other applicable land use policies within the General Plan.
- 2. Circulation:** The project is located adjacent to Winchester Road. Adequate circulation facilities exist and will serve the proposed project upon approval of improvement plans. 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 project is not within an MSHCP Criteria Area or cell. The proposed project meets with all other applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project is not located within a special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, area with low liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
- 5. Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets all other applicable Noise element policies.
- 6. Housing:** The project does not impact housing.
- 7. Air Quality:** 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

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

D. Land Use Designation(s): Low Density Residential (LDR) (1/2 Acre Minimum)

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 (CD) to the east, west and south, Rural to the north, and Open Space to the south.
- 3. **Land Use Designation(s):** Low Density Residential (LDR) (1/2 Acre Minimum) to the west, Rural Residential (RR) (5 Acre Minimum) to the north, Medium Density Residential (MDR) (2-5 Dwelling Units Per Acre) to the east, and Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) and Open Space: Conservation (OS:C) to the south.
- 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:** N/A
- 2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Rural Residential (R-R)

J. Proposed Zoning, if any: General Commercial (C-1 & C-P)

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, south and west and Specific Plan No. 286, Winchester 1800 to the east and south and One-Family Dwellings (R-1) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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


Signature

September 9, 2009
Date

Kinika Hesterly
Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The project site is located adjacent to Winchester Road. The General Plan indicates that the project is not located within a designated scenic corridor; therefore the project will have no impact.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, and unique or landmark features, open to the public, as these features do not exist on the project site. The character of the area is a mix of single family residences and vacant land. The project proposes a commercial center which will serve the general area. The new buildings are architecturally enhanced. Therefore, the proposed project would be consistent with the area and would not create an aesthetically offensive project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

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

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

Findings of Fact:

a) According to the RCIP, the project site is located 22.58 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. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. Any project subject to Ordinance No. 655 will be conditioned for compliance; as no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) & b) The proposed project will introduce new sources of light which includes exterior building illumination, indoor lighting, and parking lot lighting. During the day, lighting has a limited potential to impact views; potential impacts from glare would be the primarily occur from reflective building surfaces. However, the proposed project would not include large, uninterrupted expanses of glass and/or any other highly reflective material. Therefore, the proposed project will not result in substantial glares which would adversely affect the daytime views in the area.

Nighttime views could be impacted from new light and glare in a previously undeveloped area. The project will be required to comply with County Ordinance 655, which restricts lighting hours, types, and techniques of lighting. Ordinance 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. As a result, compliance with Ordinance 655 will reduce the potential impact to the surrounding residences to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE RESOURCES Would the project				
4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 Prime Farmland and 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). The General Plan Land Use designation has already been analyzed and addressed through the General Plan EIR and by the Board of Supervisors, which found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of Prime Farmland. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003. Pursuant to CEQA Guidelines Section 15162 (a) the project will not result in any new significant environmental effects not identified in the General Plan EIR, nor will it substantially increase the severity of the environmental effects identified in the General Plan EIR. In addition, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible. As a result, no further environmental documentation for the loss of Prime Farmland is required for this project. There will be a less than significant impact.

b) The project will not conflict with an existing agricultural use, as it is not located within an Agricultural Preserve, or subject to a Williamson Act contract. The project site is currently vacant but proposes 160,680 square feet of building area to be used for commercial purposes. Therefore, there will be no impact.

c) Although the project proposes commercial uses, there are no agriculturally zoned properties within 300 feet of the project site. Therefore, there will be no impact.

d) The project will not involve other changes in the existing environment which, due to their location or nature, would result in conversion of Farmland, to non-agricultural use. There will be no impact.

Mitigation: No mitigation measures are required.

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

AIR QUALITY Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

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

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

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). In addition, another potential impact is emissions from the project that may contribute to green house gases (GHGs) and therefore to global climate change. An individual project cannot generate enough GHG emissions to individually influence global climate change. However, the project may have an incremental contribution to cumulative GHG emissions. To date, no Federal, State, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact. The project will primarily impact GHGs by emissions of carbon dioxide in the form of vehicle exhaust and use of electricity. However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. A commercial center is not considered a substantial point source emitter; therefore, the impact is considered less than significant.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. A commercial center is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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,	<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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coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

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"/>
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Source: GIS database, WRCMSHCP, On-site Inspection

Findings of Fact:

- a) The project site will not conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, or state conservation plan. Therefore, the impact is considered less than significant.
- b) The project is not anticipated to have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). Therefore, the impact is considered less than significant.
- c) The project is located in an MSHCP cell area, however, the cell area is not a conservation area. The project has been conditioned to provide a copy of the landscape plan to the County Biologist to ensure no invasive species will be utilized (Plot Plan No. 24054, COA. EPD. 1). Due to the possibility of burrowing owls located within the project vicinity, the project has been conditioned to conduct a pre-construction presence/absence survey for the burrowing owl prior to issuance of a grading permit (Plot Plan No. 24054, COA 60. EPD. 2). Therefore, the impact is considered less than significant with mitigation incorporated.
- d) The project is not anticipated to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the impact is considered less than significant.
- e) The project site will not have a substantial adverse effect on riparian or riverine habitat as identified by local or regional plans, policies, or regulations. Therefore, there is no impact.
- f) The project site does not contain wetlands, including, but not limited to, marsh, vernal pool, or coastal. Therefore, there is no impact.
- g) The project does not contain oak trees and will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: The project has been conditioned to cause a review of the landscaping that will be used (Plot Plan No. 24054, COA. EPD. 1) to verify compliance with the MSHCP and to conduct a pre-construction presence/absence survey for the burrowing owl prior to issuance of a grading permit (Plot Plan No. 24054, COA 60. EPD. 2).

Monitoring: Monitoring shall be conducted by the Environmental Programs Department during the Building and Safety Plan Check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CULTURAL RESOURCES Would the project

7. Historic Resources	<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: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The project site is not considered a historic site as there are no existing buildings on-site, and the project is not anticipated to cause an adverse change in the significance of a historical resource. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

8. Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b) As a result of archaeological investigation (PD-A-4572R1) and information submitted by the Soboba and of Luiseno Indians and the Pechanga Band of Luiseno Indians, archaeological monitoring is required for this project. Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval (Plot Plan No. 24054, COA 60.PLANNING.4).

As a result of archaeological investigation (PD-A-4572R1) and information submitted by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians, tribal monitoring is required for this project. Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility. The SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian (Plot Plan No. 24054, COA 60.PLANNING.5). Therefore, the impact is considered less than significant with mitigation incorporated.

c) The project is not anticipated to disturb human remains; however, the project has been conditioned that if human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made..If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning Director (Plot Plan No. 24054, COA 10. PLANNING. 3). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) The project site is not used for religious or sacred uses; therefore, there is no impact.

Mitigation: Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services (Plot Plan No. 24054, COA 60.PLANNING.4), and the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians (Plot Plan No. 24054, COA 60.PLANNING.5).

Monitoring: Mitigation monitoring shall occur through the Building & Safety Plan Check Process.

9. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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feature?

Source: RCLIS

Findings of Fact:

a) This site is indicated in RCLIS as having a low potential for paleontological resources (fossils). The project is not likely to directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature. The project is also being reviewed by the County Paleontologist who will condition the project according to the research results. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

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

Findings of Fact:

a) & b) The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone). In addition, there are no active faults known to cross the site; therefore, the possibility of damage due to ground rupture is considered less than significant. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. 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.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCLIS

Findings of Fact:

a) According to RCLIS, the project site is located in an area with low potential for liquefaction. Therefore, there impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Be subject to strong seismic ground shaking?				

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

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. 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.

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

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

Findings of Fact: According to the General Plan Figure, the project site is located in an area of low to locally moderate susceptibility to seismically induced landslides and rockfalls. The project will be required to implement the site-specific recommendations in the Geological Soils Report. These site-specific recommendations address temporary and permanent slopes, drainage, site preparation including any structural removals, compaction, utility trenches, fill materials, Soils observation, post-tensioned foundation and slab systems, preliminary foundations design parameters, slab-on-grade, settlement considerations, retaining walls, seismic coefficients, corrosion, and preliminary pavement design parameters. Therefore, impacts are considered less than significant.

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

Monitoring: No monitoring measures are required.

14. 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: 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.

15. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. The project will be required to implement the site-specific recommendations in the Geological Soils Report. The impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riv. Co. 800 Scale Slope Maps, Project Application Materials

Findings of Fact:

a) - c) The project site is currently vacant. The construction of the commercial shopping center will slightly alter the topography of the site. The project proposes to grade the slopes to be similar to the natural slopes of the project site. The project does not propose cut or fill slopes greater than 2:1 or higher the 10 feet. The project will not result in grading that affects or negates subsurface sewage disposal systems. The project will have a less than significant 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
17. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in SECTION 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

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

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial 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.

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys

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

a) Implementation of the proposed project will involve grading and various construction activities. 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. The project will have a less than significant impact.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the Flood Control District for review (Plot Plan No. 24054, COA 60.FLOOD. RI. 3). The project will have a less than significant impact with mitigation incorporated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The proposed project should not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. However, the facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances (Plot Plan No. 24054, COA 90. E Health. 1). The project has been conditioned that if further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable Ordinances (Plot Plan No. 24054, COA 90. E Health. 2). These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

In addition, during construction, hazardous materials such as oil, diesel fuel, and gasoline may be transported to and used at the project site. The California State Department of Toxic Substances Control (DTSC) operates programs for proper hazardous waste disposal and transport and takes enforcement actions against those who mishandle or dispose of hazardous wastes improperly. The Riverside County Department of Environmental Health, also requires licensed hazardous waste haulers to collect and transport hazardous wastes. Compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels. Compliance with the requirements of the California DTSC and Riverside County of Environmental Health is not considered unique mitigation pursuant to CEQA.

b) The proposed project is not anticipated to result in a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The project has been conditioned by Environmental Health to have a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet, or 500 pounds, or for any acutely hazardous materials or extremely hazardous substances (Plot Plan No. 24054, COA 90. E Health. 1). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(c) The Riverside County General Plan includes a Standardized Emergency Management System Multi-Hazard Functional Plan that establishes the responsibilities of the various County agencies in times of a disaster. As the proposed project would not prohibit any of the Plan's policies from being enacted in the event of an emergency, the project will not interfere with the establishment and maintenance of this plan. Therefore, implementation of the proposed project is not expected to hamper or create any significant impact on the ability of the County to implement disaster plans in the event of an emergency. Impacts are considered less than significant.

(d) No portions of the proposed project are within a quarter-mile of a school site nor will the project emit hazardous emissions or handle acutely hazardous materials. No Impacts are anticipated.

(e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

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

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

Findings of Fact:

(a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

(b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

(c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. Hazardous Fire Area

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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," RCLIS

a) According to the General Plan, the proposed project site is not located within a hazardous fire area, nor is it located within a high fire area according to RCLIS. 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. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

<input type="checkbox"/>	<input type="checkbox"/>	<input 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
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) A drainage area of approximately 27-acres is tributary to the north boundary of the site. Along the western boundary of the site, a 15-acre drainage area is tributary to the northwest intersection of Pourroy Road and Koon Street/Flossie Way along with a 10-acre watershed tributary to the northwest corner of Pourroy Road and Ruft Road. Tract 30599, located southwest of the site, constructed some drainage infrastructure in Pat Road and Pourroy Road. There are also some existing culverts located in Winchester Road which convey runoff from the west to the east side of Winchester Road. The Flood Control District's French Valley Channel (District Project No. 7-0-00205) is located just east of Winchester Road. A study titled "Preliminary Hydrology and Hydraulics Study for Pinnacle Winchester Plaza" prepared for the project by JCL Engineering and Consulting, Inc., dated February 12, 2008, was submitted to the Flood Control District for review with the Fast Track. The study's drainage plan proposes to collect the runoff into a storm drain at the north boundary of the site and convey those flows easterly in Koon Street, then southerly through the development to Pourroy Road and finally easterly in Pourroy Road/Albelia Street before discharging these flows into French Valley Channel. French Valley Channel is considered an adequate outlet and no mitigation for increased runoff resulting from this development is required. This facility shall be designed to collect and convey runoff based on a 'developed' condition of the tributary area. Due to the size of this proposed storm drain, it is likely that once it is constructed, the Flood Control District would be responsible for the operation and maintenance of this facility and therefore this facility will be designed and constructed to Flood Control District standards. If this facility will be Flood Control District maintained, the inlet for this facility shall be designed and constructed to Flood Control District standards and an access road with a turnaround for maintenance purposes from Koon Street to the inlet shall be provided. This may result in additional offsite easements or property to be acquired by the developer. It is proposed to collect the runoff tributary to the intersection of Pourroy Road and Ruft Road in a storm drain which discharges flows into the major storm drain that runs through the development. This inlet/storm drain cuts off a substantial amount of runoff tributary to the portion of the development located on the southwest side of Pourroy Road. It is proposed that flows tributary to the intersection of Pourroy Road and Koon Street/Flossie Way be conveyed southerly and adjacent to Pourroy Road to the inlet at Pourroy Road and Ruft Road. Additional drainage facilities may be necessary if these flows cannot be conveyed safely within road right of way or impact the adjacent properties. A preliminary project-specific Water Quality Management Plan (WQMP) was also submitted for review. In order to mitigate the development's impact on water quality, it is proposed to grade the site to create several drainage subareas with each subarea draining to a porous landscape detention (PLD) facility located throughout the parking areas. Runoff from each subarea is collected and treated in these facilities and then conveyed downstream. Each PLD shall be designed to treat the pollutants of concern for each tributary subarea or additional mitigation features may be necessary. Standard conditions have been imposed to ensure that the project does not substantially alter the existing drainage pattern of the site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. These conditions are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

b) The project has been conditioned prior to grading permit issuance to submit copies of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Flood Control District for review (Plot Plan No. 24054, COA 60. FLOOD RI. 2), and provide temporary erosion control (Plot Plan No. 24054, COA 60. FLOOD RI. 3). In addition, prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the Flood Control District for review and approval (Plot Plan No. 24054, COA 60. FLOOD RI. 9). All proposed BMP's shall be shown on the grading plan (Plot Plan No. 24054, COA 60. FLOOD RI. 2). To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the Flood Control District will require an acceptable financial mechanism to be implemented to provide for maintenance of the drainage facilities (Plot Plan No. 24054, COA 10. FLOOD RI. 13). Therefore, the impact is considered less than significant with mitigation incorporated.

Additionally, the project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit. The permit requirement applies to grading and construction sites of "ONE" acre or larger (the project site is 23.66 acres). The owner/operator would comply by submitting a "Notice of Intent" (NOI), develop and implement a Storm Water Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site. Therefore, the impact is considered less than significant with mitigation incorporated.

c) The project will not 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. Therefore, the impact is considered less than significant.

d) The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. The project has been conditioned prior to grading permit issuance to submit copies of the plans for the basin and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Flood Control District for review (Plot Plan No. 24054, COA 60. FLOOD RI. 2). In addition, prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the Flood Control District for review and approval (Plot Plan No. 24054, COA 60. FLOOD RI. 9). All proposed BMP's shall be shown on the grading plan (Plot Plan No. 24054, COA 60. FLOOD RI. 2). Therefore, the impact is considered less than significant with mitigation incorporated.

e) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place housing within a 100-year flood hazard area. Therefore, there is no impact.

f) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place structures within a 100-year flood hazard area. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. The project has also been conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval. The WQMP addresses post-development water quality impacts from new development and re-development projects. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The proposed project will include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). The project will include a detention basin. Prior to grading permit issuance, a copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Flood Control District for review. The plans must receive Flood Control District approval prior to the issuance of grading permits to ensure that the operation of the BMP's shall not result in significant environmental effects (Plot Plan No. 24054, COA 60. FLOOD RI. 2). The infiltration trench/bio swales will require maintenance by a public agency or commercial property owners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the Flood Control District will require an acceptable financial mechanism to be implemented to provide for maintenance drainage facilities (Plot Plan No. 24054, COA 10. FLOOD RI. 13). Therefore, the impact is considered less than significant with mitigation incorporated.

Mitigation: Prior to grading permit issuance, a copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Flood Control District for review. The plans must receive Flood Control District approval prior to the issuance of grading permits to ensure that the operation of the BMP's shall not result in significant environmental effects (Plot Plan No. 24054, COA 60. FLOOD RI. 2). The infiltration trench/bio swales will require maintenance by a public agency or commercial property owners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the Flood Control District will require an acceptable financial mechanism to be implemented to provide for maintenance of the infiltration trench/bio swales (Plot Plan No. 24054, COA 10. FLOOD RI. 13). Therefore, the impact is considered less than significant with mitigation incorporated.

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District during the Building and Safety Plan Check process.

24. 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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) Standard conditions have been imposed to ensure that the project does not 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. These conditions are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

b) The development of this site will increase the amount of surface runoff. To mitigate this impact, the developer has proposed a detention basin. The project has been conditioned prior to grading permit issuance to submit copies of the plans for the basin and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Flood Control District for review (Plot Plan No. 24054, COA 60. FLOOD RI. 2). In addition, prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the Flood Control District for review and approval (Plot Plan No. 24054, COA 60. FLOOD RI. 9). All proposed BMP's shall be shown on the grading plan (Plot Plan No. 24054, COA 60. FLOOD RI. 2). Therefore, the impact is considered less than significant with mitigation incorporated.

c) The project will not 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 as the project is not located in a dam inundation area. The impact is less than significant.

d) The project site is not located within the vicinity of any water bodies and shall not result in changes in the amount of surface water in any water body. Therefore, there is no impact.

Mitigation: The project has been conditioned prior to grading permit issuance to submit copies of the plans for the basin and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Flood Control District for review (Plot Plan No. 24054, COA 60. FLOOD RI. 2). In addition, prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the Flood Control District for review and approval (Plot Plan No. 24054, COA 60. FLOOD RI. 9). All proposed BMP's shall be shown on the grading plan (Plot Plan No. 24054, COA 60. FLOOD RI. 2).

Monitoring: Monitoring shall be conducted by Riverside County Flood Control District during the Building & Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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LAND USE/PLANNING Would the project

25. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The project site is located on a 23.66-acre vacant site. The project is located within the Community Development: Low Density Residential (CD: LDR) (1/2 Acre) land use designation and proposes to change to the Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) land use designation which allows retail and service uses. The project is zoned Rural Residential (R-R) and proposes to change to General Commercial (C-1 / C-P) zoning which allows commercial uses.

The proposed project would include the operation of commercial uses which are consistent with the proposed land use designation and zoning classification. The changes in the General Plan designation and the zoning are consistent with the designations in the area and will provided much needed services in the area. Therefore, the impact is considered less than significant.

(b) The project site is located within the City of Murrieta's sphere of influence. However, the project will not negatively impact the City of Murrieta as the project is designed serve the surrounding community with commercial uses, therefore, the impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, 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) The project will be consistent with the site's proposed zoning, General Commercial (C-1 / C-P) which allows commercial uses. Currently the project site is zoned Rural Residential (R-R). General Commercial (C-1 / C-P), which allows commercial uses such as shopping, retail, and service centers which is permitted within the General Commercial (C-1 / C-P), therefore, the project would be consistent with the proposed zoning classification. Therefore, the impact is less than significant.

b) The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, south and west and Specific Plan No. 286, Winchester 1800 to the east and south, One-Family Dwellings (R-1) to the west and commercially zoned Specific Plan to the northeast. The proposed project will be compatible with the surrounding zoning. The impact is considered less than significant.

c) The project site is surrounded by large residential land uses on the north, Winchester Road on the east, a vacant field to the south, and partially by Pourroy Road on the west. Although the project will not be consistent with surrounding land uses, the proposed project will provide commercial uses to the surrounding residents. Therefore, the impact is considered less than significant.

d) The project site is located on a 23.66-acre vacant site. The project is located within the Community Development: Low Density Residential (CD: LDR) (1/2 Acre) land use designation and proposes to change to the Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) land use designation which allows retail and service uses. The proposed project would include the operation of commercial uses which are consistent with the proposed land use designation and zoning classification. It is also consistent with the General Plan designation to the northeast. Therefore, the impact is considered less than significant.

The project is consistent with the area policies and design guidelines and all other applicable policies of the Southwest Area Plan. The project is not located within a Specific Plan. Therefore, the impact is considered less than significant.

(e) The proposed project will not disrupt or divide any existing community. The impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

27. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site is 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 General Plan 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 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

28. 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

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

Findings of Fact:

- a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.
- b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Railroad Noise

NA A B C D

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

Findings of Fact: The project site is not located adjacent to 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.

30. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: Although the project is located adjacent to Winchester Road, the project proposes commercial uses which are not considered sensitive noise receptors. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Other Noise

NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, GIS database

Findings of Fact: No other noise will impact the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Noise Effects on or by the Project

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

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

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

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

Source: Project Application Materials

Findings of Fact:

a) Operation of the proposed project would result in an increase in ambient noise levels as the result of the commercial use. Ordinance No. 847 prohibits sounds in excess of land use specific standards. For agriculture land uses, the maximum sound level is 45 Db L_{max} . Exceptions to this standard are available for construction, single events, or continuous events; single event exceptions require approval of the Planning Director and continuous event exceptions require approval from the Planning Commission. Additionally, if a significant amount of excessive noise complaints have been received, one year after issuance of occupancy, the Director may reconsider the hours of operation. Furthermore, if a significant amount of complaints have been received, the project will be required to conduct noise monitoring reports. With implementation of the recommended mitigation measures, the project will have a less than significant impact.

b) This project will cause a temporary increase in ambient noise levels in the project vicinity above levels existing without the project during construction of the acceleration/deceleration lane. To minimize ambient noise levels upon sensitive receptors during construction of the proposed project, grading and construction shall be restricted to daylight hours. Therefore, the impact is considered less than significant.

c) Ordinance No. 847 prohibits sounds in excess of land use specific standards. For agriculture land uses, the maximum sound level is 45 Db L_{max} . Exceptions to this standard are available for construction, single events, or continuous events; single event exceptions require approval of the Planning Director and continuous event exceptions require approval from the Planning Commission.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Additionally, if a significant amount of excessive noise complaints have been received, one year after issuance of occupancy, the Director may reconsider the hours of operation. Furthermore, if a significant amount of complaints have been received, the project will be required to conduct noise monitoring reports. With implementation of the recommended mitigation measures, the project will have a less than significant impact.

d) During the operational phase, the proposed project will not generate excessive groundborne vibrations or groundborne noise levels. However, groundborne vibrations may be generated infrequently by use of heavy construction machinery during the construction of the proposed project. This type of construction will be temporary and infrequent, and would be considered a less than significant adverse impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) The project site is currently vacant; therefore, the proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. There will be no impact.

b) The project may create employment opportunities, but not substantial enough to create a demand for additional housing. There will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. There will be no impact.

d) The project is not located within or near a County Redevelopment Project Area. There will be no impact.

e) The project is consistent with the general plan land use designation of the site. The project will not cumulatively exceed official regional or local population projections. There will be no impact.

f) The project will not induce substantial population growth in an area. There will be no impact.

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:

34. Fire Services

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 County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.31). 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.

35. Sheriff Services

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. 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(COA 90.PLANNING.31). 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.

36. Schools

Source: Hemet 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 Hemet Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.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. Libraries

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 No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.31). 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. Health Services

Source: RCIP

Findings of Fact: In the event of an emergency, employees of the proposed project may access several hospitals located is located within the service parameters of County health centers. Because the project involves business development, the demand for health services will remain relatively

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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constant over time. Because the project is located within the service area of several health care facilities, the project impacts are considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

39. Parks and Recreation

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

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

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

Source: 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 commercial center will not require the construction or expansion of recreational facilities. Therefore, no impacts associated with recreational facilities are anticipated.

c) The project site is not located within County Service Area (CSA) and because the project is commercial, it is not required to pay Quimby fees. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Recreational Trails

Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: No recreational trails are proposed along the project site. There are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: General Plan, Transportation Comments

Findings of Fact: The Transportation Department has required a traffic study for the proposed project.

a) The project proposes a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 1,014 parking spaces. The project will cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system, which will result in a substantial increase in the number of vehicle trips, or congestion at intersections. However, the project will be conditioned for improvements by the Transportation Department such as signaling and right of way improvements. Also, the assessment of County fees, such as Development Impact Fees (DIF) and Transportation Uniform Mitigation Fees (TUMF), however, would reduce any impacts to a less than significant level. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant with mitigation incorporated.

b) The project will be required to meet all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The Transportation department will condition the project for improvements in order to maintain adequate levels of service. Therefore, the impact is considered less than significant with mitigation incorporated.

d) The project does not propose any uses, design features, or other obstacles (i.e. blinking strobe lights, high-rise towers, etc.) which would impact air traffic patterns.

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

f) The project will not substantially increase hazards to a design feature.

g) The project would contribute to the cumulative deterioration of nearby roadways. The assessment of County fees, such as Development Impact Fees (DIF) and Transportation Uniform Mitigation Fees (TUMF), however, would reduce any impacts to a less than significant level. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) Considering the temporary nature of construction activity, the nature of traffic circulation in the project area, and established County requirements for traffic control on public roadways during construction, potential impacts to traffic circulation are considered less than significant.

i) The proposed project will not restrict access to nearby uses. Additionally, considering the temporary nature of project construction, the volume of traffic circulation in the area, and established County requirements for traffic control on public roadways during construction, the project is expected to have less than significant impacts upon emergency access during construction. Emergency access throughout the project site will be developed in accordance with County ordinances, standard conditions of approval, and permits related to emergency access.

(j) Currently, the Riverside Transit Authority (RTA) may operate a bus route within close proximity to the project area. Two (2) bus turnouts are provided as part of the project design. The proposed project would not conflict with any adopted policies supporting alternative transportation. There will be no impact.

Mitigation: The project will be conditioned to comply with the traffic study and other improvements as required by the Transportation department.

Monitoring: Monitoring shall be conducted by the Transportation Department during the Building & Safety plan check process.

42. Bike Trails

Source: RCIP

Findings of Fact: The General Plan does not identify any bike trails located on the property; therefore, there will be no impacts.

Mitigation: No mitigation measures are required.

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

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a) The project will be served by Eastern Municipal Water District (EMWD) pursuant to the arrangement of financial agreements. The project will not physically alter existing 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. Therefore, the impact is considered less than significant.

b) The project will have sufficient water supplies available to serve the project by Eastern Municipal Water District (EMWD) pursuant to the arrangement of financial agreements. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. 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?

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?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project will not require or result in the construction of new wastewater treatment facilities, including septic systems. The project will require the extension of service facilities to the site, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction of which would not cause significant environmental effects. No septic systems are proposed. The project will tie into the existing EMWD facilities. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

45. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. 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"/>
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b) Natural gas?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Communications systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Storm water drainage?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Street lighting?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Maintenance of public facilities, including roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Other governmental services?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Conflict with adopted energy conservation plans?

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

47. 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.

48. 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 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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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

49. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

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:

RCLIS

Flood Control District

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

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

KH:kh
Y:\Planning Case Files-Riverside office\PP24054\DH-PC-BOS Hearings\9.30.09 PC\EA41906.GPA CZ.doc
Revised: 9/01/09

**RESOLUTION NO. 2014-227
ADOPTING SPECIFIC PLAN NO. 382 AND
CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 531
(BELLE TERRE SPECIFIC PLAN)**

WHEREAS, pursuant to the provisions of Government Code Section 65450 et seq., public hearings were held before the Riverside County Board of Supervisors and before the Riverside County Planning Commission in Riverside, California to consider General Plan Amendment Nos. 1113, 1013 and 1014; Specific Plan No. 382; Change of Zone No. 7775 (collectively referred to herein as "Project"); and,

WHEREAS, all procedures of CEQA and Riverside County CEQA implementing procedures have been satisfied, and Environmental Impact Report No. 531, prepared in connection with the Project, is sufficiently detailed so that all of the potentially significant effects of the Project on the environmental and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with CEQA; and,

WHEREAS, on November 18, 2012, the County circulated a Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Project to the State Clearinghouse and interested agencies and persons for a 30-day review period; and,

WHEREAS, on December 17, 2012, the County held an appropriately noticed scoping meeting; and,

WHEREAS, the Draft EIR was circulated for a 45-day public review period beginning August 1, 2014, and ending September 15, 2014 (SCH # 2012111070); and,

WHEREAS, pursuant to Public Resources Code Section 20191(d)(2)(A) and CEQA Guidelines Sections 15088 and 15089, the County responded to all environmental comments that were submitted to the Draft EIR during the public review period and a Final EIR was completed; and,

WHEREAS, Cumulative impacts were analyzed for the Project through a combination of a "list" and "summary of projections" approach, based on information available from the Riverside County Planning Department for recently approved or proposed development projects within the vicinity of the

FORM APPROVED COUNTY COUNSEL
BY:  DATE: 12/23/14
MICHELLE CLACK

1 proposed Project, as well as information contained in long-range planning documents (see Draft EIR
2 Table II-1); and,

3 **WHEREAS**, on August 1, 2104, a Notice of Availability for the Final EIR was mailed to
4 interested persons and written responses were provided to agencies who commented on the Draft EIR;
5 and,

6 **WHEREAS**, the staff report for the November 25, 2014 Board of Supervisors meeting,
7 incorporated herein by reference, described and analyzed the Project, including EIR No. 531, and
8 recommended that the Board of Supervisors tentatively approve the Project; and,

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

11 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED**, by the Board of Supervisors
12 of the County of Riverside, in regular session assembled on December 9, 2014 that:

13 A. Specific Plan No. 382 establishes a 342.3 acre residential community development located
14 northwest of Bachelor Mountain in the French Valley area of Riverside County. The specific plan
15 proposes a total of 1,282 residential dwellings of varying density on a total of 170 acres. Residential
16 density for the proposed project will range from 0.5 to 14 units per acre with an average of 3.7 dwelling
17 units per acre. The Belle Terre Specific Plan proposes 20.6 acres for community parks and trails and
18 128.1 acres for open space conservation.

19 B. Specific Plan No. 382 is associated with General Plan Amendment No. 1013, which was
20 considered concurrently at the hearing before the Planning Commission and the Board of Supervisors.
21 General Plan Amendment No. 1013 (GPA 1013) amends the Foundation Component from Rural to Open
22 Space; amends the existing Rural Mountainous (RM)(10 ac. min.) designation to Open Space -
23 Conservation Habitat (OS-CH) and Open Space-Conservation (OS-C) as reflected in Specific Plan No.
24 382; and removes the site from the North Skinner Policy area.

25 C. Specific Plan No. 382 is associated with General Plan Amendment No. 1014, which was
26 considered concurrently at the hearing before the Planning Commission and the Board of Supervisors.
27 General Plan Amendment No. 1014 (GPA 1014) amends the Foundation Component from Rural to
28

1 Community Development to clarify a technical error; amends the Land Use designation from Rural
2 Mountainous (RM)(10 ac. min.) to Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre),
3 Low Density Residential (LDR)(1/2 ac. min.), Open Space – Conservation Habitat (OS-CH) and Open
4 Space – Recreation (OS-R) as reflected in Specific Plan No. 382; and removes the site from the North
5 Skinner Policy area.

6 D. Specific Plan No. 382 is associated with General Plan Amendment No. 1113 which was
7 considered concurrently at the hearing before the Planning Commission and the Board of Supervisors.
8 General Plan Amendment No. 1113 (GPA No. 1113) amends the Land Use designation to Medium High
9 Density Residential (MHDR)(5-8 Dwelling Units Per Acre), High Density Residential (HDR)(8-14
10 Dwelling Units Per Act), Open Space - Recreation (OS-R), Open Space - Conservation Habitat (OS-CH),
11 Open Space Recreation (OS-C) and Open Space - Conservation (OS-C) as reflected in Specific Plan No.
12 382.

13 E. Specific Plan No. 382 is associated with Change of Zone No.7775 which was considered
14 concurrently at the hearing before the Planning Commission and the Board of Supervisors. Change of
15 Zone No. 7775 changes the existing Light Agriculture-10 Acre Minimum (A-1-10), Light Agriculture-5
16 Acre Minimum (A-1-5), Rural Residential (RR), and Residential Agriculture- 2 ½ Acre Minimum (R-A-2
17 ½) classifications to a Specific Plan (SP) classification.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that based on analysis contained in
19 the Environmental Assessment Form: Initial Study, the County determined that a number of potential
20 environmental effects of the Project would be insignificant, less-than-significant, or would be adequately
21 addressed through the County review process. The basis for these conclusions is provided in Draft EIR,
22 Section IV.A. For these topics, no further environmental assessment was required for preparation of the
23 EIR, in accordance with CEQA Guidelines Section 15128.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following
25 environmental impacts associated with the project are potentially significant unless otherwise indicated,
26 but each of these impacts will be avoided or substantially reduced to a level that is less-than-significant
27
28

1 with the implementation of the proposed project design features; mandatory compliance with federal,
2 state, and local regulations; and by the identified mitigation measures.

3 A. Aesthetics -

4 1. Impacts.

5 *Impact IV.B.-b [Scenic Resources/Scenic Views].* The Project's potential to
6 damage scenic resources/view is discussed at Draft EIR pages IV.B-14
7 through IV.B-15. Scenic vistas that include views of the Project site are not
8 easily available, since much of the site is not located adjacent to commonly-
9 traveled roadways. Vistas that could be considered scenic in which the
10 Project site is visible are available from viewpoints near the Project site.
11 However, these viewpoints are largely available from private property. As
12 such, although the Project would alter portions of the Project site, the
13 Project would not damage any scenic resources or vistas open to public
14 view. Also, the Project includes detailed landscape design and architectural
15 design guidelines to establish thematic and visual elements within the
16 Project that ties into the natural environment of the surrounding area. For
17 these reasons, Project impacts related to scenic resources and vistas would
18 be less than significant.

19 *Impact IV.B-d [Light or Glare] and Impact IV.B-e [Unacceptable Light*
20 *Levels].* The Project's potential to create a new source of substantial light or
21 glare and to expose residential property to unacceptable light levels is
22 discussed at Draft EIR pages IV.B-15 through IV.B-16.

23 The Project would introduce new sources of light and glare onto a site that
24 currently has no such sources. However, all street, neighborhood, and
25 landscape lighting would be developed using uniform standards outlined in
26 the Specific Plan and in conformance with all relevant County lighting
27 requirements. County Ordinance No. 655 would be observed, given the
28

1 Project site's location within 45 miles of the Mt. Palomar Observatory.
2 Additionally, all outdoor lighting associated with the Project would comply
3 with County Ordinance No. 655 Zone B requirements, meaning that within
4 the Project, all Class II lighting (which includes parking lots, walkways, and
5 security) shall be fully shielded low-pressure sodium vapor lights (meaning
6 constructed so light rays emitted are projected below the horizontal plane).
7 Further, to minimize the potential amount of glare from the Project site, the
8 Project would use energy efficient and ultraviolet protective window
9 glazing, and reflective window glazing would not be permitted. For these
10 reasons, Project impacts related to light and glare would be less than
11 significant.

12 *Cumulative.* Because aesthetic impacts are localized to the Project site and
13 immediate surrounding area, potential cumulative impacts would be limited
14 to include nearby related projects. The related projects are provided on
15 Draft EIR Table II-1 and are shown on Draft EIR Figure IV.O-35. As
16 shown, the closest related project (#17) is located more than one-half mile
17 northwest of the Project site. Due to distance and intervening topography
18 and landscaping, the Project site and the site of related project #17 are
19 largely not visible together in the same views from the surrounding area. As
20 such, the Project would not contribute to any potential cumulative impacts
21 to scenic resources and vistas associated with related project #17.

22 Additionally, all development under the County's purview would be
23 required to comply with the County's Outdoor Lighting Ordinance. For
24 these reasons, cumulative impacts related to aesthetics would be less than
25 significant.

26 2. Mitigation.

27 No mitigation is required.
28

1 3. Findings.

2 All impacts are less than significant.

3 B. Agricultural -

4 1. Impacts.

5 *IV.C-b [Conflicts with Existing Agricultural Zoning].* The Project's potential
6 to conflict with existing zoning for agricultural use is discussed at Draft EIR
7 Page IV.C-7 through IV.C-8. The Project includes amendments to the
8 General Plan and a zone change to change the land use designation and
9 zoning of the Project site to allow for the development of residential
10 dwelling units and associated amenities and infrastructure, as reflected in
11 the Specific Plan. Thus, implementation of the Project would result in the
12 conversion of the portions of the Project site that are zoned for agricultural
13 use to non-agricultural uses. However, the existing General Plan land use
14 designation for the Project site calls for residential land uses and not
15 agricultural land uses. The General Plan has identified areas best suited for
16 agricultural use in the future, generally those that are suitable for long-term
17 economic viability for agricultural use based on factors including weather,
18 water prices, crop selection, management techniques, commodity prices,
19 new technology, and proximity of developed lands. The Project would be
20 generally consistent with the type of development of the Project site called
21 for in the County's General Plan. Thus, the Project would not conflict with
22 the existing zoning for agricultural uses. Therefore, Project impacts related
23 to this issue would be less than significant.

24 *IV.C-c [Impacts to Adjacent Agriculturally Zoned Property].* The Project's
25 potential to cause impacts to adjacent agriculturally zoned property is
26 discussed at Draft EIR page IV.C-8. Pursuant to Ordinance No. 625,
27 potential property owners to the Project site would be notified of the
28

1 presence of existing agricultural zoning/uses within 300 feet of applicable
2 properties and the potential for conflicts related to issues such as noise,
3 dust, and odors. Based on these considerations, the Project would be
4 consistent with Ordinance No. 625, and no significant impacts related to the
5 presence of agricultural zoning within 300 feet of the Project site would
6 occur.

7 *Cumulative.* Of the related projects shown on Draft EIR Table II-1, related
8 projects 10 and 15 are located on properties with agricultural zoning and
9 include development of the properties with non-agricultural land uses,
10 likely requiring zone changes to accommodate the proposed development.
11 However, similar to the Project site, the General Plan land use designations
12 for these properties are non-agricultural: the site of Related Project 10 is
13 designated Commercial Retail (CR) and Open Space Conservation (OS-C),
14 and the site of Related Project 15 is designated Business Park (BP) and
15 Public Facilities (PF). Thus, implementation of these related projects would
16 not result in conflicts with existing agricultural zoning. Also, none of the
17 related projects abut agriculturally zoned properties. Therefore, no
18 significant cumulative impacts related to agricultural resources would
19 occur.

20 2. Mitigation.

21 No mitigation is required.

22 3. Findings.

23 All impacts are less than significant.

24 C. Air Quality -

25 1. Impacts.

26 *Impact IV.D-b [Regional and Localized Construction Emissions].* This
27 Project's potentially significant regional and localized construction impacts
28

1 are further described on Draft EIR pages IV.D-20 through IV.D-24. With
2 respect to regional construction impacts Draft EIR Table IV.D-5 shows the
3 estimated daily emissions associated with each construction phase of the
4 Project. Daily VOC, CO, SOX, PM2.5, and PM10 emissions would not
5 exceed the SCAQMD regional thresholds. However, construction activities
6 would produce up to 387 lbs./day of NOx emissions, which exceeds the
7 recommended threshold of 100 lbs./day. Therefore, Project impacts related
8 to regional construction impacts would be significant.

9 With respect to localized emissions, as shown on Table IV.D-5, localized
10 emissions of PM10 and PM2.5 would exceed the SCAQMD thresholds.
11 Therefore, Project impacts related to localized construction emissions
12 would be significant.

13 *Impact IV.D-d [Sensitive Resources]*. The Project would not generate
14 localized emissions in excess of SCAQMD's significance thresholds. Thus,
15 the Project would not expose sensitive receptors to substantial pollutant
16 concentrations. Therefore, Project impacts related to this issue would be
17 less than significant.

18 *Cumulative*. The Project would not contribute significantly impacts on
19 localized NOx, PM10, or PM2.5 concentrations, as the Project does not
20 exceed the LST thresholds set by the SCAQMD for NOx and PM
21 emissions. Proposed development in the area, including 22 other related
22 projects in the study area, are not expected to contribute to cumulative
23 localized concentrations of these pollutants on a long-term basis based on
24 compliance with SCAQMD LST thresholds.

25 With regard to localized CO levels, hotspots are neither expected from
26 traffic traveling to and from the proposed Project nor from the 22 other
27 related projects that could contribute to cumulative, localized air quality
28

1 impacts. The closest related projects near the Project site include a 15,273
2 square foot church and the Keller Crossing Specific Plan that includes 98
3 single family homes one-half mile to the west of the Project site, as well as
4 225 units of senior housing, 250,000 square feet of general office, and a
5 400,000- square-foot shopping center one mile northwest of the Project site
6 at SR-79 and Keller Road. Low density residential neighborhoods between
7 Pourroy Road and Washington Street between Keller Road and Thompson
8 Road could potentially be impacted by any concurrent development of these
9 sites. However, these and other future development that contribute to
10 cumulative growth would be required to address the SCAQMD's LST
11 thresholds and perform dispersion modeling if potential violations of health
12 standards were to occur. When combined with the relative distance of these
13 projects from the residential neighborhoods, the cumulative development
14 (including the Project) would not result in significant cumulative impacts on
15 local air quality.

16 2. Mitigation.

17 D-1: During the Project's construction phase, water or a stabilizing agent
18 shall be applied to exposed surfaces at least three times per day to prevent
19 generation of dust plumes.

20 D-2: During the Project's construction phase, the construction contractor
21 shall utilize at least one of the following measures at each vehicle egress
22 from the project site to a paved public road:

- 23 • Install a pad consisting of washed gravel maintained in clean
24 condition to a depth of at least six inches and extending at least 30 feet wide
25 and at least 50 feet long;
- 26 • Pave the surface extending at least 100 feet and at least 20 feet wide;

1 • Utilize a wheel shaker/wheel spreading device consisting of raised
2 dividers at least 24 feet long and 10 feet wide to remove bulk material from
3 tires and vehicle undercarriages; or

4 • Install a wheel washing system to remove bulk material from tires
5 and vehicle undercarriages.

6 D-3: During the Project's construction phase, all haul trucks hauling soil,
7 sand, and other loose materials shall be covered (e.g., with tarps or other
8 enclosures that would reduce fugitive dust emissions).

9 D-4: During the Project's construction phase, construction activity on
10 unpaved surfaces shall be suspended when wind speed exceed 25 miles per
11 hour (such as instantaneous gusts).

12 D-5: During the Project's construction phase, ground cover in disturbed
13 areas shall be replaced as quickly as possible.

14 D-6: During the Project's construction phase, apply non-toxic soil
15 stabilizers according to manufacturers' specifications to all inactive
16 construction areas (previously graded areas inactive for ten days or more).

17 D-7: During the Project's construction phase, traffic speeds on all
18 unpaved roads to be reduced to 15 mph or less.

19 D-8: During the Project's construction phase, sweep streets at the end of
20 the day if visible soil is carried onto adjacent public paved roads. If
21 feasible, use water sweepers with reclaimed water.

22 D-9: During the Project's construction phase, heavy-duty equipment
23 operations shall be suspended during first and second stage smog alerts.

24 D-10: During the Project's construction phase, equipment and vehicle
25 engines shall be maintained in good condition and in proper tune per
26 manufacturers' specifications.

1 D-11: During the Project's construction phase, all diesel-powered off-road
2 construction equipment greater than 50 horsepower shall meet USEPA Tier
3 4 or higher emissions standards. In addition, all construction equipment
4 shall be outfitted with best available control technology (BACT) devices
5 certified by CARB. Any emissions control device used by the contractor
6 shall achieve emissions reductions that are no less than what could be
7 achieved by a CARB-defined Level 3 diesel emissions control strategy for a
8 similarly sized engine.

9 D-12: During the Project's construction phase, all diesel-powered
10 construction equipment shall use CARB Level 2 or higher diesel particulate
11 filters.

12 D-13: During the Project's construction phase, electricity shall be utilized
13 from power supply sources rather than temporary gasoline or diesel power
14 generators, as feasible.

15 D-14: During the Project's construction phase, heavy-duty trucks shall be
16 prohibited from idling in excess of five minutes, both on- and off-site.

17 D-15: During the Project's construction phase, the Project shall utilize low
18 VOC paints for the interior and exterior of structures.

19 3. Finding:

20 With implementation of Mitigation Measures D-1 through D-15, Impact
21 IV.D.-b [Regional and Localized Construction Emissions], as shown on
22 Draft EIR Table IV.D-8. All other impacts would be less than significant.

23 D. Biological Resources -

24 1. Impacts.

25 *IV.E-a [MSHCP Consistency] and IV.E-g [Local Policy and Ordinance*
26 *Consistency]. A discussion of the Project's consistency with the MSCHP*
27 *and consistency with local policies or ordinances protecting biological*
28

1 resources is included on Draft EIR pages IV.E-64 through IV.E-77. Project
2 consistency with the MSHCP conservation goals for each of the Criteria
3 Cells within which the Project site is located is discussed in the Draft EIR.
4 The Regional Conservation Authority (RCA) completed their Joint Project
5 Review and stated by the RCA, "The project is consistent with both Criteria
6 and Other Plan requirements." (14-02-06-01). Further, the Project is
7 consistent with provisions of the County Code and objectives of the
8 MSHCP and SKR Mitigation Fees following implementation of mitigation
9 measures.

10 *Impacts IV.E-b [Endangered or Threatened Species] and IV.E-c*
11 *[Candidate, Sensitive, or Special Status Species]*. The Project's potential to
12 have a substantial adverse effect either directly or through habitat
13 modifications on any endangered or threatened species or on any species
14 identified as a candidate, sensitive, or special status species is discussed on
15 Draft EIR pages IV.E-78 through IV.E-80. The Project would not impact
16 any federal/state threatened or endangered plant species. None of the 13
17 MSHCP criteria area or narrow endemic plant species were detected and/or
18 are not expected to occur onsite due to a lack of detection and/or suitable
19 habitat. One CNPS CRPR List 4.2, paniculate tarplant, was detected during
20 the focused survey program. One of four populations would be impacted as
21 a result of Project development.

22 Nine target MSHCP wildlife species, including the federally endangered
23 least Bell's vireo and federally threatened coastal California gnatcatcher,
24 were detected during the focused 2012 survey program as well as during
25 previous survey efforts. The federally endangered Stephens' kangaroo rat is
26 also infrequently expected to occur on-site.
27
28

1 Impacts to thirty-one sensitive wildlife species (including three federally
2 listed species) documented or potentially expected to occur within the
3 242.10 acres of native and non-native vegetation communities modified as a
4 result of Project development would be considered significant, prior to
5 mitigation. Implementation of the Project would result in direct impacts to
6 raptor foraging and nesting habitat. Therefore, the loss of any nest, roosting
7 and/or foraging habitat would be considered a potentially significant impact
8 prior to mitigation.

9 *Impact IV.E-d [Wildlife Movement].* The Project's potential to interfere
10 substantially with the movement of any native resident or migratory fish or
11 wildlife species or with established native resident or migratory wildlife
12 corridors is discussed on Draft EIR pages IV.E-80 through IV.E-81.
13 Implementation of the Project would result in the temporary direct impact to
14 a regional wildlife travel route (French Valley Creek) which flows in a
15 west/southwest direction off-site to Warm Springs Creek, where it
16 represents an impaired travel route due the extensive existing development
17 (residential/road networks) located adjacent to the Creek. Although
18 constrained, this tributary to Warm Springs Creek remains a regional travel
19 route for wildlife species. This regional wildlife travel route also represents
20 a segment of the MSHCP proposed constrained Linkage 18, which extends
21 from designated open space conservation habitat (Southwestern Riverside
22 Multi-Species Reserve) west through the Project site to the confluence with
23 Warm Springs Creek. Direct interference with a regional wildlife movement
24 corridor would be considered a significant impact prior to mitigation.

25 *Impacts IV.E-e [Riparian Habitat or Other Sensitive Natural Community]*
26 *and IV.E-f [Wetlands].* The Project's potential to have a substantial adverse
27 effect on any riparian habitat or other sensitive natural community
28

1 identified in the County or regional plans, policies, regulations by the
2 California Department of Fish and Wildlife or U.S. Fish and Wildlife
3 Service is discussed on Draft EIR page IV.E-81. The Project's potential to
4 have a substantial adverse effect on federally protected wetlands as defined
5 by Section 404 of the Clean Water Act (including, but not limited to, marsh,
6 vernal pool, coastal, etc.) through direct removal, filling, hydrological
7 interruption, or other means is discussed on Draft EIR page IV.E-81.

8 A total of 218.40 acres of on-site vegetation communities, including 23.70
9 acres of off-site impacts (242.10 total acres), would be directly impacted as
10 a result of Project implementation as summarized on Draft EIR Table IV.E-
11 6 and illustrated on Figure IV.E-6. Direct impacts to field croplands,
12 ruderal/disturbed, developed and exotic habitats would be less than
13 significant. However, impacts to 58.81 acres of Riversidean sage scrub
14 habitat associations and 0.80 acre of riparian habitats would be considered
15 significant prior to mitigation.

16 A total of 0.098 acre of USACE, 0.252 acre of RWQCB, and 1.439 acres of
17 CDFW jurisdictional resources would be directly impacted as a result of
18 Project development as summarized on Draft EIR Table IV.E-7 and Draft
19 Table IV.E-8 and as illustrated on Figure IV.E-7 and Figure IV.E-8. These
20 impacts are considered to be significant prior to mitigation.

21 *Cumulative.* The temporary direct and/or indirect impacts of the Project
22 would not result in significant cumulative impacts to environmental
23 resources within the region of the Project site. Although the Project would
24 result in the loss of 242.10 acres of primarily agricultural and sage
25 scrublands, the MSHCP was developed to address the comprehensive
26 regional planning effort and anticipated growth in the County of Riverside.
27 In addition, potential cumulative projects that could result in significant
28

1 adverse impacts with respect to the biological resources thresholds
2 evaluated in this section would be required to comply with biological and
3 other related permit requirements, including those set forth in the MSHCP,
4 intended to mitigate such impacts. As such, it is unlikely that development
5 of the Project site in conjunction with development of the potential
6 cumulative projects would have a negative cumulative effect on biological
7 resources within the surrounding Project area. The Project has been
8 designed and mitigated to remain in compliance with all MSHCP
9 conservation goals and guidelines. Therefore, implementation of the Project
10 in conjunction with the potential cumulative projects would not result in
11 cumulatively considerable impacts on biological resources; thus cumulative
12 impacts would be less than significant.

13 2. Mitigation

14 E-1: Prior to issuance of a grading permit, the Project Applicant shall pay
15 MSHCP Local Development Mitigation fees as established and
16 implemented by the County.

17 E-2: Prior to issuance of a grading permit, the Project Applicant shall pay
18 the fees pursuant to County Ordinance 663.10 for the Riverside County
19 SKR HCP Fee Assessment Area as established and implemented by the
20 County.

21 E-3: Prior to issuance of a grading permit, a 30-day burrowing owl
22 preconstruction survey shall be conducted immediately prior to the
23 initiation of ground-disturbing construction to ensure protection for this
24 species and compliance with the conservation goals as outlined in the
25 MSHCP. The survey shall be conducted in compliance with both MSHCP
26 and CDFW guidelines. A report of the findings prepared by a qualified
27
28

1 biologist shall be submitted to the County prior to any permit or approval
2 for ground disturbing activities.

3 If burrowing owls are detected on-site during the 30-day preconstruction
4 survey, during the breeding season (February 1 to August 31), then
5 construction activities shall be limited to beyond 300 feet of the active
6 burrows until a qualified biologist has confirmed that nesting efforts are
7 compete or not initiated. In addition to monitoring breeding activity, if
8 during the breeding season, a burrowing owl mitigation plan shall be
9 developed based on the County EPD, CDFW, and USFWS requirements for
10 the active relocation of individuals to the Lake Mathews Preserve.

11 E-4: Mitigation for potential direct/indirect impacts to common and
12 MSHCP covered sensitive passerine and raptor species shall require
13 compliance with the federal MBTA. Construction outside the nesting
14 season (between September 1 and January 31) does not require pre-removal
15 nesting bird surveys. If construction is proposed between February 1 and
16 August 31, a qualified biologist shall conduct a nesting bird survey(s) no
17 more than fourteen days prior to initiation of grading to document the
18 presence or absence of nesting birds within or directly adjacent (100 feet) to
19 the Project site.

20 The survey(s) shall focus on identifying any raptors and/or passerines nests
21 that could be directly or indirectly affected by construction activities. If
22 active nests are documented, species-specific measures shall be prepared by
23 a qualified biologist and implemented to prevent abandonment of the active
24 nest. At a minimum, grading in the vicinity of a nest shall be deterred until
25 the young birds have fledged. A minimum exclusion buffer of 100 feet
26 shall be maintained during construction, depending on the species and
27 location. The perimeter of the nest setback zone shall be fenced or
28

1 adequately demarcated with stakes and flagging at 20-foot intervals, and
2 construction personnel and activities restricted from the area. A survey
3 report by a qualified biologist verifying that no active nests are present, or
4 that the young have fledged, shall be submitted to the County prior to
5 initiation of grading in the nest-setback zone. The qualified biologist shall
6 serve as a construction monitor during those periods when construction
7 activities occur near active nest areas to ensure that no inadvertent impacts
8 on these nests occur. A report of the findings prepared by a qualified
9 biologist shall be submitted to the County prior to construction that has the
10 potential to disturb any active nests during the nesting season. Any nest
11 permanently vacated for the season would not warrant protection pursuant
12 to the MBTA.

13 E-5: Prior to issuance of a grading permit, the Project Applicant shall
14 provide the RCA or similar entity with fee title/ownership and management
15 responsibilities for the 106.85-acre MSHCP Proposed Conservation Area
16 designated by the County of Riverside EPD as illustrated on Figure III-1
17 (refer to Section III [Project Description]).

18 E-6: To meet the criteria of a biologically equivalent or superior
19 alternative, the Project Applicant shall offset impacts to 1.29 acre of
20 MSHCP riparian/riverine habitat¹ by restoring 2.58 acres of non-
21 riparian/riverine habitat as directed by the RCA, USFWS, CDFW, USACE,
22

23 ¹ The Project's MSHCP riverine/riparian impact areas, as noted above, total 1.292 acres; however, the applicant and the
24 California Department of Fish and Wildlife are currently reviewing various relict areas within the on site impact footprint that
25 are currently farmed/disked, which do not support a defined bed or bank (riverine). These areas are also devoid of riparian
26 habitat and would not meet the MSHCP's definition of riverine/riparian resources. Should the California Department of Fish
27 and Wildlife assert its jurisdiction over these relict, non-MSHCP areas, up to 0.17 acre of additional impact would occur as part
28 of the 1602 streambed alteration agreement. If this additional acreage is incorporated into the 1602 streambed alteration
agreement, the mitigation proposed above (2.58 acres) is sufficient to compensate for impacts to California Department of Fish
and Wildlife jurisdiction and MSHCP riparian/riverine resources.

1 and RWQCB. The 2.58 acres of mitigation lands shall be identified,
2 restored and located adjacent to the existing, on-site riparian corridor.
3 Specifically, the proposed restoration shall occur within the on-site MSHCP
4 Proposed Conservation Area, which shall have been conveyed in fee title, or
5 by conservation easement, to the RCA. An MSHCP DBESP shall be
6 prepared and submitted to the County, RCA, and wildlife agencies for
7 review and approval prior to issuance of a grading permit.

8 E-7: Prior to issuance of a grading permit, the Project Applicant shall
9 obtain a 404 Nationwide Permit from the USACE, 1602 SAA from CDFW,
10 and a 401 Certification issued by the RWQCB pursuant to the California
11 Water Code Section 13260. During the permit process a Habitat Mitigation
12 Monitoring Plan (HMMP) shall be developed and approved by the County
13 EPD, RCA, and applicable regulatory and wildlife agencies. As outlined in
14 E-6, mitigation ratios and restoration efforts shall occur on-site within the
15 MSHCP Proposed Conservation Area adjacent to the riparian corridor
16 (French Valley Creek). A total of 2.58 acres shall be restored.

17 3. Findings:

18 With implementation of Mitigation Measures E-1 through E-7, Impacts
19 IV.E-a [MSHCP Consistency], IV.E-g [Local Policy and Ordinance
20 Consistency], IV.E-b [Endangered or Threatened Species], IV.E-c
21 [Candidate, Sensitive, or Special Status Species], IV.E-d [Wildlife
22 Movement], IV.E-e [Riparian Habitat or Other Sensitive Natural
23 Community] and IV.E-f [Wetlands] would be mitigated. All other impacts
24 are less than significant.

25 E. Cultural Resources -

26 1. Impacts.

1 *Impacts IV.F-a and IV.F-b [Historic Resources]*. Impacts IV.F-a and IV.F-b
2 are discussed at Draft EIR page IV.F-40. Because the significance of the
3 Second San Diego Aqueduct (CA-RIV-8195H; 33-015734) stems from its
4 association with an important historical event, and its setting does not play a
5 substantial role in the measure of its historical integrity, residential and
6 commercial development near its perimeter would not cause a substantial
7 adverse change in the significance of the Second San Diego Aqueduct.
8 Thus, the Project as currently proposed has no potential to directly or
9 indirectly affect the significance of this resource, and thus, no impact would
10 occur.

11 *Impacts IV.F-c [Archeological Site] and IV.F-d [Archeological Resource]*.
12 The Project's potential to alter or destroy an archaeological site, cause a
13 substantial adverse change in the significance of an archaeological resource
14 pursuant to Section 15064.5 or disturb any human remains, including those
15 interred outside of formal cemeteries is discussed on Draft EIR pages IV.F-
16 40 through IV.F-42. The Project has no potential to directly or indirectly
17 affect the significance of the San Diego Aqueduct (CA-RIV-8195H; 33-
18 015734) and thus, no impact would occur. Based upon the cultural
19 resources investigations, the Project site has some potential to contain
20 subsurface cultural resource deposits in the vicinity of CA-RIV-10949/H,
21 CA-RIV-10950/Hand CA-RIV-11084. Due to this, it is recommended that
22 an archaeological monitor be present during ground-disturbing activities
23 within a 60- meter radius of the site associated with Project construction
24 and that a monitoring discovery and treatment plan is prepared.

25 *Impacts IV.E-g [Paleontological Resources]*. The Project's potential to
26 directly or indirectly destroy a unique paleontological resource is discussed
27 on Draft EIR pages IV.F-42 through IV.F-43. Based on Figure OS-8 of the
28

1 County's General Plan, the Project site has a combination of Low Potential
2 and Undetermined Potential for paleontological resources. Although no
3 unique paleontological resources are known to exist at the Project site,
4 considering the Low Potential determination for portions of the site, in the
5 unlikely event that paleontological resources are encountered during ground
6 disturbing activities, Mitigation Measure F-10 has been prescribed.

7 *Cumulative.* Through compliance with existing laws and implementation of
8 the mitigation measures listed below, Project impacts associated with
9 historic, archaeological, and paleontological resources would be less than
10 significant. However, the occurrence of these impacts would be limited to
11 the Project site and would not contribute to any potentially significant
12 cultural resources impacts that could occur at the sites of the related
13 projects. As such, the proposed Project would not contribute to any
14 potential cumulative impacts related to cultural resources.

15 2. Mitigation Measures.

16 F-1: Prior to the issuance of a grading permit for any Project
17 construction, the Project Applicant shall retain a County-qualified
18 archaeologist to monitor all ground-disturbing activities in an effort to
19 identify any unknown archaeological resources. During all earthmoving
20 activities, the archaeological monitor should be present to monitor all
21 previously undisturbed soils and to identify, document, and evaluate any
22 potential historic, archaeological, or cultural resources that may become
23 unearthed. This would include field and laboratory analysis of any artifacts
24 that are recovered during the fieldwork. The locations of any new
25 discoveries shall be plotted on a site map and described in detail in the
26 archaeological monitoring report and updated in the appropriate existing or
27 new DPR form. Further comparative analysis of the recovered artifacts
28

1 from CA-RIV-10949/H with other historic-age farmstead sites in the region
2 and interpretation of the data should also be carried out by a County-
3 qualified archaeologist.

4 F-2: At least 30 days prior to any grading activities, the Project Applicant
5 shall contact the Soboba Band and Pechanga Tribe to notify them of
6 grading, excavation, and proposed monitoring program, and to coordinate
7 with the County and the Soboba Band or Pechanga Tribe to develop a
8 Cultural Resources Treatment and Monitoring Agreement. The Agreement
9 shall require the Applicant to retain a professional Tribal Monitor to
10 monitor all ground-disturbing activities in an effort to identify any historic
11 and archaeological and cultural resources. The Agreement shall address the
12 treatment of known cultural resources, the designation, responsibilities, and
13 participation of professional Native American Tribal monitors during
14 grading, excavation, and ground disturbing activities; project grading and
15 development scheduling; terms of compensation for the monitors; and
16 treatment and final disposition of any cultural resources, sacred sites, and
17 human remains discovered on the site.

18 F-3: Prior to the beginning of any ground-disturbing activities, the
19 County-qualified archaeologist shall file a pre-grading report with the
20 County (if required) to document the proposed methodology for grading
21 activity observation. Said methodology shall include the requirement for a
22 qualified archaeological monitor to be present and to have the authority to
23 stop and redirect grading activities. In accordance with the agreement
24 required in Mitigation Measure F-2, the archaeological monitor's authority
25 to stop and redirect grading shall be exercised in consultation with the
26 Soboba Band or Pechanga Tribe in order to evaluate the significance of any
27 archaeological resources discovered on the property. Soboba Band or
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1 Pechanga Tribe monitors shall be allowed to monitor all on-site and off-site
2 grading, excavation, and groundbreaking activities, and shall also have the
3 authority to stop and redirect grading activities in consultation with the
4 project archaeologist.

5 The Agreement shall address the appropriate protocols should
6 archaeological, historical, or cultural resources be found; the process for
7 identification, evaluation, and any potential avoidance, preservation, or
8 other mitigation options; protocols for field and laboratory analysis of any
9 artifacts that are recovered during the fieldwork that shall take into account
10 traditional Tribal practices; documentation of any new sites and artifacts;
11 and any other appropriate methodology. Further comparative analysis of
12 any recovered artifacts from CARIV-10950/H with other Archaic-age sites
13 in the region and from CA-RIV-10949/H with other historic-age farmstead
14 sites in the region and interpretation of the data should also be carried out
15 by a County qualified archaeologist.

16 The archaeologist shall also be responsible for a post-grading monitoring
17 report to be submitted to the County, the Project Applicant, the Eastern
18 Information Center, and the Pechanga Tribe and the Soboba Band of
19 Luiseno Indians no later than 45 days after completion of all monitoring
20 activities.

21 F-4: During the Project's construction phase, the area labeled "Avoided
22 Cultural Resource" on the land use map (on file with the County) shall be
23 avoided and fenced as appropriate to deter any potential impacts to the area.
24 Fencing shall be installed prior to grading in the area, and the fencing shall
25 be removed after all earthmoving activities have been completed in the area.

26 F-5: The Project Applicant, the Soboba Band or Pechanga Tribe, and the
27 County-qualified archaeologist shall conduct controlled grading utilizing a
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1 paddle grader during construction impacts to CA-RIV-10950/H. The
2 purpose of the controlled grading at and around the site as outlined in the
3 area labeled as "Controlled Grade Area" is to afford the opportunity to
4 determine whether any subsurface resources are associated with the site and
5 if so, to collect the resources for appropriate treatment pursuant to Section
6 V(g) of the Agreement and in the Monitoring Plan to be developed by the
7 project archaeologist in consultation with the Soboba Band or Pechanga
8 Tribe. The Developer shall only use a paddle grader, and no other ground
9 disturbing equipment or methods, in the "Controlled Grade Area" delineated
10 and labeled on the attached land use map. All controlled grading shall be
11 monitored according to the provisions of Mitigation Measure F-2.

12 F-6: If inadvertent discoveries of subsurface archaeological/cultural
13 resources are discovered during grading, the Developer, the project
14 archaeologist, and the Soboba Band or Pechanga Tribe shall assess the
15 significance of such resources and shall meet and confer regarding the
16 mitigation for such resources. Pursuant to California Public Resources Code
17 § 21083.2(b) avoidance is the preferred method of preservation for
18 archaeological resources. If the Developer, the project archaeologist and the
19 Soboba Band or Pechanga Tribe cannot agree on the significance or the
20 mitigation for such resources, these issues will be presented to the Planning
21 Director for decision. The Planning Director shall make the determination
22 based on the provisions of CEQA with respect to archaeological resources
23 and shall take into account the religious beliefs, customs, and practices of
24 the Soboba Band or Pechanga Tribe. Notwithstanding any other rights
25 available under the law, the decision of the Planning Director shall be
26 appealable to the Planning Commission and/or Board of Supervisors.
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1 F-7: The landowner(s) shall relinquish ownership of all cultural
2 resources, including sacred items, burial goods, and all archaeological
3 artifacts that are found on the project area to the Soboba Band or Pechanga
4 Tribe for proper treatment and disposition as outlined in the Treatment and
5 Monitoring Agreement required in Mitigation Measure F-2.

6 F-8: If human remains are encountered, California Health and Safety
7 Code Section 7050.5 states that no further disturbance shall occur until the
8 Riverside County Coroner has made the necessary findings as to origin.
9 Further, pursuant to California Public Resources Code Section 5097.98(b)
10 remains shall be left in place and free from disturbance until a final decision
11 as to the treatment and disposition has been made. If the Riverside County
12 Coroner determines the remains to be Native American, the Native
13 American Heritage Commission must be contacted within 24 hours. The
14 Native American Heritage Commission must then immediately identify the
15 "most likely descendant(s)" of receiving notification of the discovery. The
16 most likely descendant(s) shall then make recommendations within 48
17 hours, and engage in consultations concerning the treatment of the remains
18 as provided in Public Resources Code 5097.98 and the Treatment
19 Agreement described in Mitigation Measure F-2.

20 F-9: All sacred sites, should they be encountered within the Project area,
21 shall be avoided and preserved as the preferred mitigation, if feasible.

22 F-10: Prior to issuance of grading permits, the Project developer shall
23 retain a qualified paleontologist to develop a Paleontological Resource
24 Impact Mitigation Program (PRIMP) for the excavation phase of the
25 Project. The PRIMP shall conform to the guidelines of the County and the
26 Society of Vertebrate Paleontology and include the following steps:
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1 • A trained paleontological monitor shall be present during
2 ground-disturbing activities within the Project area in sediments
3 determined likely to contain paleontological resources. The monitor
4 shall be empowered to temporarily halt or redirect construction
5 activities to ensure avoidance of adverse impacts to paleontological
6 resources. The monitor shall be equipped to rapidly remove any
7 large fossil specimens encountered during excavation. During
8 monitoring, samples shall be collected and processed to recover
9 microvertebrate fossils. Processing shall include wet screen washing
10 and microscopic examination of the residual materials to identify
11 small vertebrate remains.

12 • Upon encountering a large deposit of bone, salvage of all
13 bone in the area shall be conducted with additional field staff and in
14 accordance with modern paleontological techniques.

15 • All fossils collected shall be prepared to a reasonable point
16 of identification. Excess sediment or matrix shall be removed from
17 the specimens to reduce the bulk and cost of storage. Itemized
18 catalogs of all material collected and identified shall be provided to
19 the museum repository along with the specimens.

20 • A report documenting the results of the monitoring and
21 salvage activities and the significance of the fossils shall be
22 prepared.

23 • All fossils collected during this work, along with the
24 itemized inventory of these specimens, shall be deposited in a
25 museum repository for permanent curation and storage.

26 3. Findings.

1 With implementation of Mitigation Measures F-1 through F-9, Impact IV.F-
2 c [Archeological Site] and IV.F-d [Archeological Resource] would be less
3 than significant. With implementation of F-10, Impact IV.E-g
4 [Paleontological Resources] would be less than significant. All other
5 impacts are less than significant.

6 F. **Geology and Soils** -

7 1. **Impacts.**

8 *Impact IV.G-11ii [Liquefaction].* The Project's potential to expose people to
9 seismic-related ground failure, including liquefaction is discussed on Draft
10 EIR pages IV.G-10 through IV.G-11. Site-specific analysis has concluded
11 that the liquefaction potential at the Project site is considered a concern due
12 to shallow saturated loose alluvium. More specifically, liquefaction
13 potential exists in localized areas within the northwestern portion of the
14 Project site due to saturated interbedded silt and sand layers at depths of 5
15 to 18 feet. However, according to the *Update Geotechnical Report*,
16 liquefaction-induced settlement is would be minimal with implementation
17 of proper remedial grading measures.

18 *Impact IV.G-11iii [Seismic Ground-Shaking].* Impact IV.G-11iii is
19 discussed at page IV.G-11. The Project would be subject to strong seismic
20 ground-shaking. However, conformance to the building code would ensure
21 that no significant impacts related to this issue would occur.

22 *Impacts IV.G-11iv [Landslides], IV.G-14a [Unstable Geologic Unit or*
23 *Soils], and IV.G-15a [Unstable Geologic Unit or Soils Resulting in*
24 *Subsidence].* The Project's location on a geologic unit or soil that is
25 unstable, or that would become unstable as a result of the project, and
26 potentially result in on- or off-site landslide, lateral spreading, subsidence,
27 liquefaction, collapse, or rockfall hazards as well as the location on a
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1 geologic unit or soil that could result in subsidence is discussed on Draft
2 EIR pages IV.G-11 through IV.G-13. According to the *Update*
3 *Geotechnical Report*, settlement of on-site fill materials is expected to occur
4 during and within 90 days following fill placement. Following the
5 placement of fill and construction of the structures, additional settlement
6 may occur due to static loads (new footing/foundation loads, fill loads,
7 compression within the fill due to the effects of landscaping irrigation) or
8 dynamic loads (strong ground shaking due to an earthquake).

9 *Impact IV.G-16a [Geologic Hazards, such as seiche, mudflow, or volcanic*
10 *hazard]*. Impact IV.G-16a is discussed at Draft EIR page IV.G-13. The
11 Project site is not located near any volcanoes, and the Project site does not
12 contain any steep slopes subject to mudflows. However, two lakes (Lake
13 Skinner and Diamond Valley Lake) are located in the Project region.
14 Nonetheless, due to the distance from these lakes, the risk of flooding at the
15 Project site due to seiching is negligible. Therefore, no significant impacts
16 related to this issue would occur.

17 *Impact IV.G-17a [Topography or Ground Surface Relief Features]*. Impact
18 IV.G-16a is discussed at Draft EIR page IV.G-13. Project development
19 would occur within the flatter portions of the Project site; the northeastern
20 portion of the site with the hillier terrain would be preserved as open space.
21 The overall topography of the site would not change substantially as a result
22 of the Project. Therefore, no significant impacts related to this issue would
23 occur.

24 *Impacts IV.G-18a [Soil Erosion], IV.G-19a [Deposition, Siltation, or*
25 *Erosion], and IV.G-19b [Water Erosion]*. Impacts IV.G-18a, IV.G-19a and
26 Impact IV.G-19b are discussed at Draft EIR page IV.G-13. Implementation
27 of the best management practices (BMPs) outlined in the Stormwater
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