

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is one parcel totaling 3.1 acres. The site is vacant. The land is flat with minimal topographical change and a slight downward slope from west to east. Elevation ranges from 1512 feet to 1516 feet above mean sea level. The surrounding area is a mixture of vacant parcels, commercial gas station, truck weighing station, industrial manufacturing and processing, and the 215 freeway.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** A General Plan Amendment is required to change the current land use designation from Community Development: Light Industrial to Community Development: Commercial Office.
- 2. Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed project meets with all applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
- 5. Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
- 6. Housing:** The proposed project meets all applicable Housing Element Policies.
- 7. Air Quality:** The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Mead Valley

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Light Industrial

E. Proposed Foundation Component(s): Community Development

F. Proposed Land Use Designation(s): Commercial Office (0.35 – 1.0 floor area ratio)

G. Overlay(s), if any: Community Center

H. Policy Area(s), if any: Not Applicable

I. Adjacent and Surrounding:

- 1. Area Plan(s):** Mead Valley

- 2. **Foundation Component(s):** Community Development
- 3. **Land Use Designation(s):** Light Industrial, Commercial Retail
- 4. **Overlay(s), if any:** Community Center

J. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** Not Applicable
- 2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

K. Existing Zoning: Manufacturing-Service Commercial

L. Proposed Zoning, if any: Commercial Office

M. Adjacent and Surrounding Zoning: Manufacturing-Service Commercial, Scenic Highway Commercial, Industrial Park

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant

effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

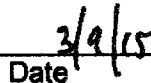
I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist.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

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

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



Signature



Date

Paul Rull

Printed Name

For Steve Weiss, AICP, 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				
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, Temescal Canyon Area Plan, Figure 10 "Scenic Highways"

Findings of Fact:

a) The project is not located near a scenic highway corridor. The nearest State Eligible highway is Highway 74 located approximately 4 miles south of the project. Therefore, impacts are considered less than significant.

b) The project site is flat and devoid of natural features such as trees, rock outcroppings or unique landmark features. The project is located along the 215 freeway in an industrial area of Mead Valley that has been developed with tall industrial buildings. The project location is located infill between existing industrial development and the 215 freeway. Construction of the project will not obstruct any prominent scenic vistas, nor will it create an aesthetically offensive sight viewable by the public. The height of the building, 43 feet, is consistent with the proposed Commercial Office zone development height standard of 50 feet. The building height is also consistent with the Airport Land Use Commission requirements. The buildings have been design with a contemporary architecture style appropriate with hotel use. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Ordinance No. 655?

Source: GIS Database; Riverside County Land Information System; Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project is located 40.1 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 requires methods of installation, definition, requirements for lamp source and shielding, prohibition, and exceptions to reduce light pollution in the area. The project will be designed to incorporate lighting requirements of the Riverside County Ordinance No. 655, including the use of low landscape bollard lights near the entry gates to the site, at roundabouts, and at hammerhead intersections. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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: Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The new structures will result in a new source of light and glare from the addition of the hotel and banquet hall lighting, street lighting, as well as vehicular lighting from cars traveling on adjacent roadways. The project will be required to comply with County Ordinance No. 655, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. The project will also include a 6 foot high perimeter decorative block wall along the northern and eastern boundary and landscaping which will minimize offsite light intrusion. The project includes no reflective surfaces that could result in substantial glare during the night. Therefore, impacts are considered less than significant.

b) The project is surrounded by existing commercial and industrial businesses, and vacant land that is zoned for commercial/industrial uses. The nearest existing single family residence is located 0.5 miles south of the project. These existing homes are immediately adjacent to existing industrial uses. The new structures will result in a new source of light and glare from the addition of the hotel and banquet hall lighting, street lighting, as well as vehicular lighting from cars traveling on adjacent roadways. The project will be required to comply with County Ordinance No. 655, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. The project will also include a 6 foot high perimeter decorative block wall along the northern and eastern boundary and landscaping which will minimize offsite light intrusion. Based on these requirements to be consistent with Ordinance No. 655, and the proximity between the existing single family residences and the project, the impacts are considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

1. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources"; GIS database; California Department of Conservation, Farmland Mapping and Monitoring Program "Riverside County"; California Department of Conservation, Riverside County Williamson Act FY 2008/2009 Sheet 2 of 3

Findings of Fact:

a) According to the County General Plan GIS database, the project is located within lands of local importance, and not located within Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No impacts would occur.

b) According to the County GIS database, the project is not located within an Agriculture Preserve, under a Williamson Act contract. No impacts would occur.

c) The surrounding properties are zoned Manufacturing-Service Commercial and Scenic Highway Commercial. There are no agriculturally zoned properties within 300 feet of the project. No impacts would occur.

d) The project does not involve other changes in the existing environment that could result in conversion of Farmland, to non-agricultural uses. No impacts would occur.

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
2. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Eastern Coachella Valley Area Plan "Land Use Map"

Findings of Fact:

a) The County has no designation of "forest land" (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. No impacts would occur.

b) According to the Mead Valley Area Plan Land Use Map, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project. No impacts would occur.

c) The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. No impacts would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

3. 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	<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 emissions?				
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook; RK Engineering Group, Inc., December 18, 2014

Findings of Fact: CEQA Guidelines indicate 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) Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 Air Quality Management Plan (AQMP) is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.¹ Consistency review is presented below:

(1) The project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated in Table 1 of this report; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and *significant projects*. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project involves a General Plan Amendment, and is therefore considered a *significant project*.

The project would accommodate the growth that has been projected for the project vicinity and sub-region through the construction of needed infrastructure, thus removing an impediment to growth within the project area. Emissions projections used to establish SCAQMD attainment objectives reflect adopted regional and local land use plans. Therefore, the emissions associated with the proposed project are within the amounts already accounted for in the 2012 AQMP. The project will be consistent with the projections with any applicable air quality plans and impacts will be less than significant.

Based on the consistency analysis presented above, the proposed project will not conflict with the AQMP; impacts will be less than significant.

b-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state fine

¹ South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

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

particulate matter standards, and federal and state particulate matter standards. Any development in the SCAB, including the proposed project, will cumulatively contribute to these pollutant violations.

Project-related emissions were modeled by RK Engineering Group, Inc. in December 2014. Analysis of the data concludes that construction, operational, and other project-related emissions will not exceed thresholds projected by SCAQMD without the need for mitigation. Table 1 provides a summary of construction and operational emissions from the project. Impacts will be less than significant.

**Table 1
Project Peak Emissions (without mitigation)**

Source	Peak Daily Emissions (lb/day)					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
<i>Maximum Construction Emissions</i>						
Year 2014	42.10	56.98	43.76	0.08	4.37	3.50
Year 2015	75	100	550	150	150	55
SCAQMD Threshold	No	No	No	No	No	No
Potential Impact?	42.10	56.98	43.76	0.08	4.37	3.50
<i>Maximum Operational Emissions</i>						
Year 2015	8.61	10.81	32.81	0.08	4.95	1.54
SCAQMD Threshold	55	55	550	150	150	55
Potential Impact?	No	No	No	No	No	No
Source: RK Engineering Group, Inc. Marriott Hotel Development Air Quality and GHG Impact Study. Updated December 18, 2014.						
Note: Volatile organic compounds are measured as reactive organic compounds						

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential to the south and east, which are considered a sensitive receptor, however, the project will not generate substantial point source emissions because hotel uses do not generate substantial toxic air contaminants. Furthermore, the project does not involve any intersections (31,600 or more vehicles per hour) that could result in the formation of a CO hotspot. Impacts will be less than significant.

e) According to the EPA, there is one facility, AOC, Inc (located at 19991 Seaton Avenue in Perris, CA) that reports releases of toxic air contaminants; however, there are currently no violations reported at this facility.² Therefore, the project will not create sensitive receptors located within one mile of an existing substantial point source emitter. Impacts will be less than significant.

f) According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such

² United States Environmental Protection Agency. Enforcement and Compliance History Online. <http://echo.epa.gov/detailed-facility-report?fid=110000479385&redirect=echo> [February 2015]

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

as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed hotel development does not include any of the above noted uses or processes and will not create objectionable odors affecting a substantial number of people. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

4. 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 checked="" type="checkbox"/>	<input 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 or 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, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Multipurpose Open Space Element. Review by Environmental Programs Division

Findings of Fact:

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

a) The project site is located within the Western Multiple Species Habitat Conservation Plan (WRMSHCP) but not within a designated Criteria Cell. Because the project is located within the WRMSHCP Fee Area, a per-acre mitigation fee shall be paid to the County for potential impacts to sensitive species found elsewhere in the WRMSHCP area. However, the project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, impacts will be less than significant.

b-c) The Environmental Programs Division (EPD) did not identify the presence of any endangered or threatened species on-site. However, EPD believes there is still the potential for the Burrowing Owl to occupy the project site and perimeter prior to grading due to suitable habitat for the species. Therefore, prior to issuance of grading permits, in accordance with County standard requirements, burrowing owl clearance surveys shall be conducted and appropriate mitigation shall be implemented by a qualified biologist if active nests are discovered (COA 60.EPD.1). Furthermore, other birds not observed on the project site but protected by the Migratory Bird Treaty Act (MBTA) and/or California Department of Fish and Wildlife (CDFW) codes have the potential to occur because of the existence of native vegetation and mature trees. While nesting birds were not located onsite, nesting bird surveys will be required prior to issuance of grading permits to ensure that no nesting birds are present when site clearing activities occur (COA 60.EPD.1). Therefore, impacts are considered less than significant with mitigation measures incorporated.

d) No regularly used wildlife corridors could be detected through sign or observation. The project does not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore impacts are considered less than significant.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, no impacts will occur.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

Mitigation: Prior to grading activities, a burrowing owl survey and MBTA survey (COA 60.EPD.1) shall occur to determine presence of bird population onsite.

Monitoring: Department of Building and Safety Grading Division, Planning Department (County Biologist)

CULTURAL RESOURCES Would the project				
5. Historic Resources				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Brian F. Smith and Associates, Inc. *Phase I Cultural Resource Survey*, dated November 18, 2014.

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

Findings of Fact:

a) The Cultural Phase I site survey did not identify the project site as historic. The project will not alter or destroy any historic site. Therefore impacts are considered less than significant.

b) The site is completely vacant with no structures or buildings. Historical aerial photographs of the project area show no structures or buildings. The Cultural Phase I site survey did not identify any historic or archaeological resources within the proposed project boundaries. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Brian F. Smith and Associates, Inc. *Phase I Cultural Resource Survey*, dated November 18, 2014.

Findings of Fact:

a-b) The Cultural Phase I site survey indicated that the proposed project is not located within an archaeological site and would not cause a substantial adverse change in significance to an archaeological resource. However, it has been incorporated into the project that in the event of unanticipated resources are identified during grading activities or construction that an archaeologist shall be brought in to assess the find and make recommendations (COA 10.PLANNING.5). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. Therefore, impacts are considered less than significant.

c) The project site is not located on a known formal or informal cemetery. However, it has been incorporated into the project that in the event human remains are encountered, that no further disturbance shall occur until the County Coroner has assess the situation (COA 10.PLANNING.4). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. Therefore, impacts are considered less than significant.

d) The project site does not contain nor will restrict any existing religious or sacred uses within the project site. No impacts will occur.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

7. Paleontological Resources

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

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

Findings of Fact:

a) The project is located within a high sensitivity area for the presence of paleontological resources as indicated in the General Plan. Due to the high level of sensitivity of the area, the project has been conditioned prior to grading activities, the applicant will retain a qualified paleontologist to create and implement a monitoring plan for the project site (COA 60.PLANNING.1), and prior to grading final the applicant shall submit to the County Geologist a copy of the paleontological monitoring report for site grading operations (COA 70.PLANNING.1). Therefore, impacts are considered less than significant with mitigation measures incorporated.

Mitigation: Prior to grading activities, the applicant will retain a qualified paleontologist to create and implement a monitoring plan (COA 60.PLANNING.1), and said plan shall be submitted to County Geologist (COA 70.PLANNING.1).

Monitoring: Department of Building and Safety Grading Division, Planning Department, County Geologist

GEOLOGY AND SOILS Would the project

8. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, California Department of Conservation, Alquist-Priolo Earthquake Fault Zoning Act. City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

a-b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The Geological report indicates that the project site is not located on an active or potentially active fault and has no active faulting on the project site or in the adjacent areas. Furthermore, the proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will

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

minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

9. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"; City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

a) Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lose all strength during liquefaction and foundation failure can occur. The Geological report indicated that the project site's potential for liquefaction considered as "low to very low." Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

10. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map" and Figures S-13 through S-21 (showing General Ground Shaking Risk); Riverside County TLMA GIS. City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

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. Some CBC requirements include specific guidelines for foundation construction, fire protection and earthquake protection systems, and so forth. As CBC requirements are applicable to all development, they are not

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

considered mitigation for CEQA implementation purposes. Impacts from seismic ground shaking will be less than significant and no mitigation measures are necessary.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

11. Landslide Risk

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

Source: Riverside County TLMA GIS. City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

a) The project site is relatively flat and is generally surrounded by flat topographical land. There are no steep slopes in the nearby vicinity. The Geological report indicates that land sliding due to seismic shaking is nil. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

12. Ground Subsidence

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

Source: Riverside County TLMA GIS. City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

a) The project is located in an area of susceptibility for 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. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

13. Other Geologic Hazards

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

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

Source: Riverside County General Plan, Figure 12 "Flood Hazards"; Riverside County General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones"

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. Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Slopes

a) Change topography or ground surface relief features?

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

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

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

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

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

Grading Review, GEO No. 2414

Findings of Fact:

a) The project is topographically flat and development of the site will involve mass and fine grading which will not significantly change the existing topography on the subject site. The land is flat with minimal topographical change and a slight downward slope from west to east. Elevation ranges from 1512 feet to 1516 feet above mean sea level. The project is not anticipated to create any steep slopes during future construction activities. Therefore, impacts are considered less than significant.

b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet. Therefore, impacts are considered less than significant.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Soils

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

<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
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"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) through preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) will reduce the impact to below a level of significance. Some BMPs include the use of sediment filters and gravel bags to prevent water run-off and soil erosion during construction activity. BMPs as administered in the SWPPP by a qualified SWPP Designer (QSD) are required pursuant to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The project Geological Report indicates soils tested on site were determined to have mostly low to very low expansive soil index. Compliance with the CBC requirements pertaining to residential development will mitigate any potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is not proposing the use of septic systems. Full sewer service will be provided through Eastern Municipal Water District. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

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) and the Construction General 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 and

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

turbidic discharge within receiving waters located downstream. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Therefore, impacts will be less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs such as the use of gravel bags and sediment filters, fiber rolls and silt fencing during construction activity will be implemented for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Therefore, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. 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"

Findings of Fact:

a) The site is located in an area of Moderate rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on- or off-site. CBC requirements are applicable to all development in the state and therefore are not considered mitigation pursuant to CEQA. The project will have less than significant impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

18. Greenhouse Gas Emissions

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

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

Source: RK Engineering Group, Inc. *Marriott Hotel Development Air Quality and GHG Impact Study*. Updated December 18, 2014.

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

Findings of Fact:

a) The County of Riverside adopted the Climate Action Plan (CAP) for unincorporated areas in the County in 2012. The CAP allows the County to meet the requirements of AB32 and sets a screening threshold of 3,000 metric tons of carbon dioxide equivalents (MTCO_{2e}) per year for any project. If the project exceeds the screening threshold, additional modeling needs to be conducted to determine consistency with the CAP. As shown in Table 2 below, the Greenhouse Gas Analysis lists the total GHG emissions associated with construction, construction GHG emissions conservatively amortized over 30 years, annual GHG emissions associated with operation, and significance determination. The findings from Table 2 show that GHG emissions would mostly be influenced by emissions from operational activities and that construction activities would contribute little to overall GHG emissions. Table 2 further shows that indirect GHG emissions associated with the use of electricity and mobile source emissions, specifically vehicles, would contribute the most to operational emissions and that operational GHG emissions would make up approximately 98 percent of the total GHG emissions associated with the proposed project. Because the project will not exceed the County's GHG emissions threshold of 3,000 MTCO_{2e} per year, impacts will be less than significant.

**Table 2
Construction and Operational GHG Emissions and Impacts**

	CO _{2e}
Construction (amortized)	
Site Preparation	9.82
Grading	12.01
Building Construction	464.57
Paving	20.53
Architectural Coating	3.82
Total Construction	510.75
<i>Amortized Construction (MTCO_{2e})</i>	<i>17.02</i>
Operation (MTCO_{2e})	
Area Source	0.01
Energy Source	1,393.66
Mobile Source	944.30
Waste	25.65
Water	13.94
<i>Annual Operation (MTCO_{2e})</i>	<i>2,377.56</i>
Construction and Operation GHG Emissions (MTCO_{2e})	2,394.58
GHG Significance Threshold (MTCO _{2e})	3,000
Significant?	No
<i>Source: RK Engineering Group, Inc. Marriott Hotel Development Air Quality and GHG Impact Study. Updated December 18, 2014.</i>	

b) Because the project will not exceed the County's GHG emissions threshold of 3,000 MTCO_{2e} per year, the project will not contribute considerably to the County's cumulative GHG emissions and thus will be consistent with state and regional plans in reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

19. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Associated Consulting Civil & Environmental Services, Inc. *Phase I Environmental Site Assessment*, December 23, 2014. Environmental Health Services Department review.

Findings of Fact:

a) Development of the proposed project will incrementally increase the use and disposal of substances such as cleaning products, fertilizers, pesticides, and standard office supplies etc. The proposed project is consistent with the proposed Commercial Office zone. This zone permits for certain land uses which might use hazardous materials like hotels. The management of such hazardous materials is subject to the Department of Environmental Health policies. The project has been conditioned for the requirement of a HAZMAT business plan in the event the project exceed 55 gallons, 200 cubic feet or 500 pounds of storage of hazardous materials or any acutely hazardous materials or extremely hazardous substances (COA 90.E HEALTH.1). The project will not involve the transport, use or disposal of hazardous materials as it consists of a Rite Aid pharmacy along with two other commercial shell buildings. Therefore, impacts are considered less than significant.

b) The project will not 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 because hotel uses do not engage in activities with risk of upset. If any accidents occur during construction activity that will create a significant hazard to the public or the environment like oil spills, all standard hazardous remediation and removal procedures shall be implemented.

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

A Phase I Environmental Site Assessment (ESA) was conducted on December 23, 2014 and the report determined that there was no evidence of a recognized environmental condition (REC) in the form of oils, grease, etc. used to operate and maintain equipment on the project site. Furthermore, no structures were identified on the site with the potential to contain polychlorinated biphenyl (PCBs). The report indicates that there is a small potential for Asbestos Containing Materials to be present in the scattered trash located on site. A completion of asbestos survey is recommended if construction materials and trash are encountered during excavation prior to any development. Therefore impacts are considered less than significant.

c) The project will have driveway access on Dree Circle and Harvill Avenue, which will provide adequate access for emergency response vehicles and personnel; therefore will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. In addition, construction impacts are not anticipated to cause significant impacts to emergency access or routes of travel during construction or operations of the proposed project. Therefore, impacts are considered less than significant.

d) The proposed project is located within one quarter mile of an existing school. The nearest school to the project site is Val Verde High School which is located on the opposite side of the 15 freeway in the City of Perris, approximately 0.22 miles (as the crow flies). The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Diesel particulate matter will be emitted during construction temporarily but based on distance from any sensitive receptors; no significant impacts will be anticipated. Therefore, impacts are considered less than significant.

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. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

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

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

a-d) The project site is located within the March Air Reserve Base Airport Influence Area, and is approximately 1.6 miles away from the airport. The project has been reviewed by the Airport Land Use Commission (ALUC) and was determined to be consistent (subject to conditions which are included as part of this project as 10.PLANNING.40) with the 1984 Riverside County Airport Land Use Plan as applied to the March Air Reserve Base Airport Influence Area. Based on the review and approval by ALUC (and their associated conditions), the project is not a safety hazard for people residing or working in the project area. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

21. Hazardous Fire Area

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

Source: Riverside County General Plan, Figure 13 "Wildfire Susceptibility"; GIS database

Findings of Fact:

a) According to the General Plan's Safety Element, the proposed project site is located in an area designated as low for wildfire susceptibility. The project is also not located within a High Fire Area or Fire Responsibility Area. The proposed project will not 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. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

22. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production	<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
rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Safety Element, Figure S-9, 100 and 500-year Flood Hazard Areas

Findings of Fact:

a) The project site is generally flat and post-development of the project will result in pre-development runoff rates as required by the NPDES program through implementation of Low Impact Development (LID) standards. LID standards include requiring stormwater runoff to be infiltrated, captured and reused, and/or treated onsite through stormwater BMPs. Therefore, the project shall 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. The impact is considered less than significant.

b) The construction of the project will implement BMP measures to reduce off-site water quality issues by including non-structural, structural, and treatment BMPs to minimize the potential for contaminated stormwater discharges and for potential downstream pollutant loading. The project includes an on-site stormwater drainage system involving conveying and treating flows utilizing water quality/infiltration basins design in accordance with NPDES programs and will not violate water quality standards. Therefore, impacts are considered less than significant.

c) The project site is not located within a groundwater recharge area where groundwater levels are currently rising. The Project does not propose to use groundwater wells for landscape irrigation or as a potable water source. The project will receive potable water service and sanitary sewer service from Eastern Municipal Water District. Therefore, impacts are considered less than significant.

d) The project has been designed to include a comprehensive drainage system that collects storm flows, retains/infiltrates the increase in post-development flow, and discharges the surface water at pre-development levels. The project will not create or contribute runoff water that will exceed the

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

capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Therefore, impacts are considered less than significant.

e) The project is not located within a 100-year flood hazard area. The project proposes the construction of residential homes that are not near or within a 100-year flood hazard area. Therefore, there will be no impact.

f) The project does propose placement of structures that would impede a 100-year flood hazard area. Therefore, there will be no impact.

g) The project does not propose any uses for the hote facility that will have the potential to otherwise degrade water quality beyond those issues discussed in Section 25 herein. Impacts considered less than significant.

h) The project will be designed to treat stormwater runoff via a water quality infiltration basin in accordance with the water quality standards. On-site drainage facilities will be managed by the hotel facility to minimize vector population and/or odors. Impacts will be less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

23. Floodplains

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

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

Source: Riverside County General Plan, Figure S-16 "Inventory of Dam Locations" and Figure S-10 "Dam Failure Inundation Zones"

Findings of Fact:

a) The project is located in an unincorporated area of Riverside County, west of the City of Perris and is currently vacant. The construction of storm drain and/or other flood control devices are required by the Riverside County Flood Control and Water Conservation District. The project will not substantially

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

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 will result in flooding on- or off-site. Impacts will be less than significant.

b) The project will not substantially change absorption rates or the rate and amount of surface runoff pursuant to NPDES requirements as discussed in Section 22b. Impacts will be less than significant.

c) The project site is located in an unincorporated area of Riverside County, west of the City of Perris. According to the General Plan, the closest dam is located 3.5 miles at Perris Lake northwest of the project. The General Plan also designates the project site is outside an area subject to dam inundation. There are no levees in vicinity of the project. Therefore, impacts are considered less than significant.

d) The project will not cause changes in the amount of surface water in any water body. There are no water bodies onsite or nearby. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

24. 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: Riverside County General Plan, GIS database, Project Application Materials, City of Perris General Plan and Sphere of Influence.

Findings of Fact:

a) The project is located in an unincorporated area of Riverside County, and located 0.1 miles west of the City of Perris, and within the City of Perris Sphere of Influence. Implementation of the project will require a General Plan Amendment to change the land use designation from Community Development: Light Industrial to Community Development: Commercial Office (0.35 – 1.0 floor area ratio). The project will construct a three-story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.1 gross acres, and conform to the policies in the Mead Valley Area Plan. The project's floor area ratio of 0.46 FAR is consistent with the standards in the Commercial Office land use designation and Commercial Office zone. The project is surrounded by Light Industrial and Commercial Retail land use designations. The project's proposed use is consistent and compatible with the existing established industrial and commercial businesses immediately west, surrounding vacant land immediately to the north east and south, and the single family residential homes to the southwest. The proposed hotel facility is compatible with the surrounding land use designation as well as the existing uses. Therefore the project will not result in a substantial alternation to the present land use of the area and impacts will be less than significant.

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

b) According to the Riverside County Land Information System and the City of Perris General Plan, the project site is located within the City of Perris Sphere of Influence with no general plan land use designation. The City's General Plan land use designation closest to the project site is Perris Valley Commerce Center Specific Plan, specifically, Planning Area 3, which designates properties on the opposite side of the freeway from the project as Commercial and Potential Basin Areas. The proposed hotel is compatible with both these uses and will not have a significant impact on them. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Land Use Element; Riverside County General Plan

Findings of Fact:

a) The project site's current zoning, Manufacturing-Service Commercial, does not allow for the development of a hotel without a General Plan Amendment and Change of Zone. Therefore, in order to be consistent with the General Plan Amendment proposed land use designation of Commercial Office, the proposed development would require a Change of Zone from Manufacturing-Service Commercial to Commercial Office. The proposed hotel and banquet hall are permitted uses within the Commercial Office zone. The project's floor area ratio of 0.46 FAR is consistent with the standards in the Commercial Office land use designation and Commercial Office zone. The height of the building, 43 feet, is consistent with the proposed Commercial Office zone development height standard of 50 feet. The project meets all other Commercial Office development standards and requirements in Ordinance No. 348. Therefore, the project is consistent with the proposed zone of Commercial Office, and impacts are considered less than significant.

b) The properties surrounding the project are zoned Manufacturing-Service Commercial. The City of Perris boundaries are located east of the project on the opposite side of the 215 freeway. The City's zoning in this area is classified as Perris Valley Commerce Center Specific Plan, specifically, Planning Area 3, which designates properties as Commercial and Potential Basin Areas. The proposed Commercial Office zone is compatible with the surrounding Manufacturing-Service Commercial and with the City of Perris commercial zones. Therefore, impacts are considered less than significant.

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

c) The project is surrounded by existing commercial and industrial uses as well as vacant land. There are single family residences further south and west of the project. The City of Perris is located on the opposite side of the 215 freeway. The proposed hotel is compatible with the existing as gas station, convenience stores and restaurants located on the corner of Cajalco Expressway and Harvill Avenue. The proposed hotel is also compatible with the truck stop immediately adjacent to the west of the project, as well as the industrial storage and processing uses further south. The project is an extension of the commercial uses in the area. Therefore, impacts are considered less than significant.

d) The project is consistent with the Riverside County General Plan and Mead Valley Area Plan with approval of the proposed General Plan Amendment changing the land use designation from Community Development: Light Industrial to Community Development: Commercial Office. The proposed hotel is consistent with the proposed Commercial Office land use designation. Commercial office uses are based on their compatibility with the surrounding land uses. The project is surrounded by existing commercial and industrial uses as well as vacant land. The proposed hotel is compatible with the existing as gas station, convenience stores and restaurants located on the corner of Cajalco Expressway and Harvill Avenue. The proposed hotel is also compatible with the truck stop immediately adjacent to the west of the project, as well as the industrial storage and processing uses further south. The hotel's 0.46 Floor Area Ratio (FAR) is consistent with the Commercial Office FAR range of 0.35 – 1.0. The project is not located within a Policy Area within the Mead Valley Area Plan. Therefore, impacts are considered less than significant.

e) The project will not disrupt or divide the physical arrange of an established community. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project				
26. 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 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"/>
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, Multipurpose and Open Space Element, Figure OS-5 "Mineral Resources Area"

a) According to Figure OS-5 "Mineral Resources Area", the project site is located in an area that has available geologic information indicates that mineral deposits are likely to exist, however, the significant of the deposit is undetermined. The General Plan identifies policies that encourage

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

protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that will constitute a loss of availability of a known mineral resource will include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the immediate area surrounding the project site. The project does not propose any mineral extraction on the project site. Therefore, the project will not result in the permanent loss of significant mineral resources. No impact would occur.

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. No impact will occur.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. No impact will occur.

d) The project will not expose people or property to hazards from nearby proposed, existing or abandoned quarries or mines. No impact will occur.

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

27. Airport Noise

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

NA A B C D

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

NA A B C D

Source: Riverside County General Plan, Mead Valley Area Plan, RK Engineering Group, Inc. Noise Impact Study dated March 14, 2014.

Findings of Fact:

a-b) The project site is located within the March Air Reserve Base Airport Influence Area. The project is approximately located 8,800 feet southerly of March Air Reserve Base. A Noise Impact Study was prepared by RK Engineering Group, Inc. dated March 14, 2014, and was reviewed and accepted by the County's Industrial Hygiene Department. The study and analysis did not require any extra

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

mitigation for noise generated from the airport. The study did recommend measures to mitigate noise impacts from the 215 freeway, such as requiring a six foot high block wall on the eastern property line (a 6 foot high block wall is located on the northern and eastern property lines) and requiring all windows and glass doors facing the 215 freeway use dual glazing at STC rating of 30 or higher, and all windows and glass doors facing Harvill Avenue shall use a STC rating of 26 or higher, and a "windows closed" condition for all rooms facing the roadway and rail line/freeway (COA 10.PLANNING.41). These mitigations will reduce street level noise to below a less than significant level, and contribute to the further reduction of noise from the airport, which is already a less than significant impact. The project has also been reviewed and approved by the Airport Land Use Commission that found the project consistent with the 1984 Riverside County Airport Land Use Plan as applied to the March Air Reserve Base Airport Influence Area subject to conditions (COA 10.PLANNING.40). Therefore, the impacts are considered less than significant with the mitigation measures incorporated.

Mitigation: The applicant/developer shall comply with the recommendations made by the County's Department of Industrial Hygiene letter dated November 5, 2014 (COA 10.PLANNING.41).

Monitoring: Department of Building and Safety, Industrial Hygiene

28. Railroad Noise
 NA A B C D

Source: Riverside County General Plan, Mead Valley Area Plan, Local Circulation Policies, "Rail", RK Engineering Group, Inc. Noise Impact Study dated March 14, 2014.

Findings of Fact: There is a railroad spur line running adjacent to the 215 freeway on the west side. The project is approximately 300 feet west of the railroad spur line. There are two parcels in between the project and the railroad spur line. In the future when these parcels get developed, future buildings will provide additional sound attenuation and buffer the project. A Noise Impact Study was prepared by RK Engineering Group, Inc. dated March 14, 2014, and was reviewed and accepted by the County's Industrial Hygiene Department. The study indicated that the noise source from the rail line would affect the building façade facing the rail line and will experience a noise level of 54.2 dBA CNEL at 530 feet from the railroad tracks. The study recommends measures to mitigate noise impacts from the 215 freeway and railroad, such as requiring a six foot high block wall on the eastern property line (a 6 foot high block wall is located on the northern and eastern property lines) and requiring all windows and glass doors facing the 215 freeway use dual glazing at STC rating of 30 or higher, and all windows and glass doors facing Harvill Avenue shall use a STC rating of 26 or higher, and a "windows closed" condition for all rooms facing the roadway and rail line/freeway (COA 10.PLANNING.41). These measures will mitigate the noise impacts from the railroad and highway to a less than significant level.

Mitigation: The applicant/developer shall comply with the recommendations made by the County's Department of Industrial Hygiene letter dated November 5, 2014 (COA 10.PLANNING.41).

Monitoring: Department of Building and Safety, Industrial Hygiene

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

29. Highway Noise

NA A B C D

Source: Riverside County General Plan, Circulation Element, "Rail", RK Engineering Group, Inc. Noise Impact Study dated March 14, 2014.

Findings of Fact: The project boundary is approximately 460 feet west of the 215 freeway. There are two parcels in between the project and the railroad spur line. In the future when these parcels get developed, future buildings will provide additional sound attenuation and buffer the project. A Noise Impact Study was prepared by RK Engineering Group, Inc. dated March 14, 2014, and was reviewed and accepted by the County's Industrial Hygiene Department. The noise study identifies that the 215 freeway is one of the main sources of noise impacting the project site. The study anticipates that the building façade facing the 215 freeway will experience traffic noise levels of approximately 69.6 dBA CNEL, and the façade facing Harvill Avenue will experience noise levels of approximately 66.7 dBA CNEL. The swimming pool area will experience traffic noise levels of approximately 70.5 dBA CNEL, however with the inclusion of a 6 foot high perimeter block wall, the pool noise level will be reduced to 62.4 dBA CNEL, which is below the County's exterior standard and considered less than significant. The study recommends measures to mitigate noise impacts from the 215 freeway and railroad, such as requiring a six foot high block wall on the eastern property line (a 6 foot high block wall is located on the northern and eastern property lines) and requiring all windows and glass doors facing the 215 freeway use dual glazing at STC rating of 30 or higher, and all windows and glass doors facing Harvill Avenue shall use a STC rating of 26 or higher, and a "windows closed" condition for all rooms facing the roadway and rail line/freeway (COA 10.PLANNING.41). The noise impacts from the highway on the project are considered less than significant with mitigation measures incorporated.

Mitigation: The applicant/developer shall comply with the recommendations made by the County's Department of Industrial Hygiene letter dated November 5, 2014 (COA 10.PLANNING.41).

Monitoring: Department of Building and Safety, Industrial Hygiene

30. Other Noise

NA A B C D

Source: Project Application Materials, Review by Department of Industrial Hygiene, "Rail", RK Engineering Group, Inc. Noise Impact Study dated March 14, 2014.

Findings of Fact: The vacant parcel surrounding the project could potentially be developed as light commercial manufacturing. The Department of Industrial Hygiene reviewed the noise impacts of the project and determined the 6 foot high perimeter block wall which will assist in reducing some of the existing noise impacts, as well as the potential future noise impacts associated with the industrial uses. However, it will be dependent on the applicant of the future manufacturing development to provide sufficient mitigation measures to ensure that their project does not significantly impact this project. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

31. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Noise review by Department of Industrial Hygiene, “Rail”, RK Engineering Group, Inc. Noise Impact Study dated March 14, 2014.

Findings of Fact:

a) The proposed project will raise ambient noise levels in the area which currently exist without the project. The proposed project will construct a three-story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.1 gross acres. A Noise Impact Study was prepared by RK Engineering Group, Inc. dated March 14, 2014, and was reviewed and accepted by the County’s Industrial Hygiene Department. The project has existing development to the north and west in the form of a gas station, restaurants, and truck station. The noise generated from by the project will not significantly increase the existing noise levels generated by these uses and the traffic noises they create. There are noise sources in the surrounding area (adjacent streets, 215 freeway and railroad) that will impact the project. The project has therefore been conditioned for the following to reduce the noise impacts from these sources to a less than significant level: the study requires a six foot high block wall on the eastern property line (a 6 foot high block wall is located on the northern and eastern property lines) and requiring all windows and glass doors facing the 215 freeway use dual glazing at STC rating of 30 or higher, and all windows and glass doors facing Harvill Avenue shall use a STC rating of 26 or higher, and a “windows closed” condition for all rooms facing the roadway and rail line/freeway (COA 10.PLANNING.41). In addition, the construction of the project will be required to be consistent with State building code which will provide further sound attenuation through building materials. The noise generated from the project is consistent with the surrounding uses. Therefore, impacts are considered less than significant with mitigation measures incorporated.

b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Construction noise represents a short-term impact on the ambient noise levels. Noise generated by construction equipment may include trucks, graders, bulldozers, concrete mixers and portable generators. Grading activities typically represent one of the highest potential sources of noise impacts. Construction noise is of short-term duration and will not present any long-term impacts on the project

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

site or surrounding are. The following measures identified in the noise study would reduce potentially significant short-term construction impacts to the surrounding community (COA 10.PLANNING.41):

- All construction equipment, fixed or mobile, shall equip properly operating and maintained mufflers. All stationary construction equipment shall be directed away from noise sensitive receptors.
- All equipment shall be located in staging areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors during all project construction.
- All high noise impact construction-related activities shall be limited to constructions hours determined by County staff.

Short-term, construction-related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. This is a standard policy and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant with the mitigations incorporated.

c) Future guests located on the project site, as well as off-site uses, including nearby sensitive receptors, may experience noise due to an increase in human activity within the area from people utilizing the hotel, traffic generated by the project, and guests utilizing the on-site amenities. These noise sources are not unique and generally contribute to the ambient noise levels experienced in all residential areas. The noise generated by the project's land uses will not exceed the County of Riverside's compatibility thresholds and is considered less than significant.

d) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project and from the train vibrations. A Noise Impact Study was prepared by RK Engineering Group, Inc. dated March 14, 2014, and was reviewed and accepted by the County's Industrial Hygiene Department. The study indicates that the project site is approximately 530 feet from the tracks, and is outside the FTA standard of 80 VdB. Also it states that up to 30 events could occur per day without exceeding the vibration threshold. Therefore, impacts are considered less than significant.

Mitigation: The applicant/developer shall comply with the recommendations made by the County's Department of Industrial Hygiene letter dated November 5, 2014 (COA 10.PLANNING.41).

Monitoring: Department of Building and Safety, Industrial Hygiene

POPULATION AND HOUSING Would the project

32. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, neces-

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
situating the construction of replacement housing elsewhere?				
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: Riverside County General Plan Housing Element

Findings of Fact:

a) The project site is currently vacant. The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. The project is a hotel facility. The project will have no significant impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impact will occur.

d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.

e-f) The project will not cumulatively exceed regional or local population projects or induce population growth to an area. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

33. Fire Services

Source: Riverside County General Plan Safety Element; Google Maps 2013.

Findings of Fact:

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

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The closest fire station is the Mead Valley Fire Station, located at 21510 Pinewood Street, approximately 2 miles west of the project site.

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 will 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.28). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Sheriff Services

Source: Riverside County Sheriff's Department,

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will 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 will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 90.PLANNING.28). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Schools

Source: Val Verde Unified School District; Google Maps 2013.

Findings of Fact: The project site is located within the Val Verde Unified School District. The nearest school to the project site is Val Verde High School, located at 972 Morgan Street, approximately 0.2 miles southeast of the project. The project will not physically alter existing facilities or result in the construction of new facilities. The project is required to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Libraries

Source: Riverside County General Plan; Google Maps 2013.

Findings of Fact:

The closest library to the project site is the Perris Library located at 163 E. San Jacinto Avenue, approximately 4 miles southeast of the project site. 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.28). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Health Services

Source: Riverside County General Plan

Findings of Fact:

The project site is located within an area served by the County Health Centers. The closest health center to the project site is Valley Plaza Doctors Hospital, located at 2224 Medical Center Drive, approximately 2.5 miles southeast of the project site. The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

38. Parks and Recreation

a) Would the project include recreational facilities or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Site Plan; Google Maps 2013.

Findings of Fact:

a) The project will include the construction of an outdoor swimming pool and spa amenity as part of the hotel facility. The construction and operation of the pool and spa will be consistent with County standards and will be reviewed by Building and Safety and Environmental Health Services Departments. The hotel will also have an indoor exercise gym area for use by the hotel guests. The proposed landscape conceptual plan, site plan and floor plan show these facilities. These amenities serve as a form of recreation for guests who are temporarily staying at the hotel. Project implementation will not require the construction or expansion of recreational facilities that can cause adverse physical effects on the environment. Therefore, impacts are considered less than significant.

b) The project will include one private amenities only to be used by hotel's guests. The project will not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore impacts are considered less than significant.

c) The project is within Community Service Area (CSA) 152. Residential projects are required to pay parks and recreation fees to the county service area or other appropriate parks district which would mitigate impacts on use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. However, since the project is a commercial use, it will not significantly add to the burden of community park infrastructure, and is exempt from paying park fees (Quimby). Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Recreational Trails

Source: Riverside County General Plan;

Findings of Fact: The GIS database shows no County required trails crossing the project site. The project has not proposed any trails. Therefore the project will have no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

40. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) 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?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

Source: Transportation Department project review December 2014.

Findings of Fact:

a-b) The project will not conflict with an applicable plan, ordinance, policy or a congestion management program. As determined through review and conclusion by Riverside County Transportation Department the size and location of the project does not require a traffic study and is exempt from traffic study requirements as the proposed 103 bed room hotel facility would not generate 100 or more peak hour trips. It is estimated that a hotel of this size would generate 72 peak hourly trips in the afternoon. The project is consistent with all County transportation plans. It was also

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

determined that the project will not exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. The project will not generate significant amounts of vehicle trips to significantly impact the level of service standards in the vicinity, and therefore will not create any significant traffic congestion. Therefore, impacts are considered less than significant.

c-d) The project does not propose any design issues that will cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will not impact the existing railroad line that is approximately 300 feet east of the project site. The project will have no impact.

e-f) The proposed project will have two points of access to the site: one driveway on Dree Circle, and one driveway on Harvill Avenue. The internal circulation of the site is in accordance with Riverside County Guidelines and will provide adequate fire department access and widths in case of an emergency. Line of sight for turning movements will be in compliance with Riverside County guidelines. The project will not increase hazards due to the design and layout. Driveways entrances have been spaced far enough from the intersections to allow adequate distancing and sight lines. The project will also not create a significant impact for new roads or maintenance of roads as both Dree Circle and Harvill Avenue are both paved and improved. Therefore impacts are considered less than significant.

g) The project will not cause an effect upon circulation during the project's construction. The project will be required to submit to RTLMA for review and approval a staging plan to identify the location(s) for onsite and off-site construction equipment, mechanized equipment and building materials. Therefore, impacts in this regard are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project site has one driveway each on Dree Circle and Harvill Avenue providing primary and secondary access into the site. There is adequate circulation distances around the facility for emergency vehicles to operate. Therefore, impacts are considered less than significant.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will provide for 17 bike rack spaces for alternate modes of transport. The project will also have paved sidewalks along its street frontage for use by pedestrians and cyclists. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

41. Bike Trails

Source: Temescal Canyon Area Plan, Figure 8 "Trails and Bikeway System"; Riverside County General Plan,

Findings of Fact:

There are no bike trails within the immediate vicinity of the project area. No impact will occur.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

42. 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: Riverside County Land Information System;

Findings of Fact:

a) The project's water needs will be served by Eastern Municipal Water District. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, impacts are considered less than significant.

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

43. 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: Riverside County Land Information System;

Findings of Fact:

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

a) The project's wastewater needs will be served by the Eastern Municipal Water District. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, impacts are considered less than significant.

b) There is a sufficient wastewater capacity available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. 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"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

b) Does the project 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"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan, Riverside County Waste Management District

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs. Therefore, impacts are considered less than significant.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan). Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

45. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-c) The project will require utility services in the form of electricity, natural gas, and communications systems. Utility service infrastructure is currently available within the area and will be connected to the project site. The project is not anticipated to create a need for new facilities.

d) Storm water drainage will be handled on-site. Additional details regarding storm water drainage are discussed in Section 25. Impacts will be less than significant.

e-f) Street lighting exists for access to the project site. The project will have an incremental impact on the maintenance of public facilities, including roads. County Ordinance No. 659 establishes the utilities and public services (including transportation facilities) mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant.

g) The project will not require construction or expansion of new government facilities. The project will function sufficiently with existing government services like schools, libraries, medical centers, parks, and so forth. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Source:

a) The proposed project will not conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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?

Source: Staff review, Project Application Materials

Findings of Fact: As discussed in this Environmental Assessment, implementation of the proposed project will not substantially 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. Impacts will be less than significant.

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 past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: As discussed in this Environmental Assessment, the project does not have impacts which are individually limited, but cumulatively considerable. Impacts will be less than significant.

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: As discussed in this Environmental Assessment, the proposed project will not result in environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Impacts will be less than significant.

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

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: Riverside County General Plan and Environmental Impact Report

Location Where Earlier Analyses, if used, are available for review: 4080 Lemon Street

County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

File: EA.PP10130R3

Revised: 8/28/2015 11:53 AM

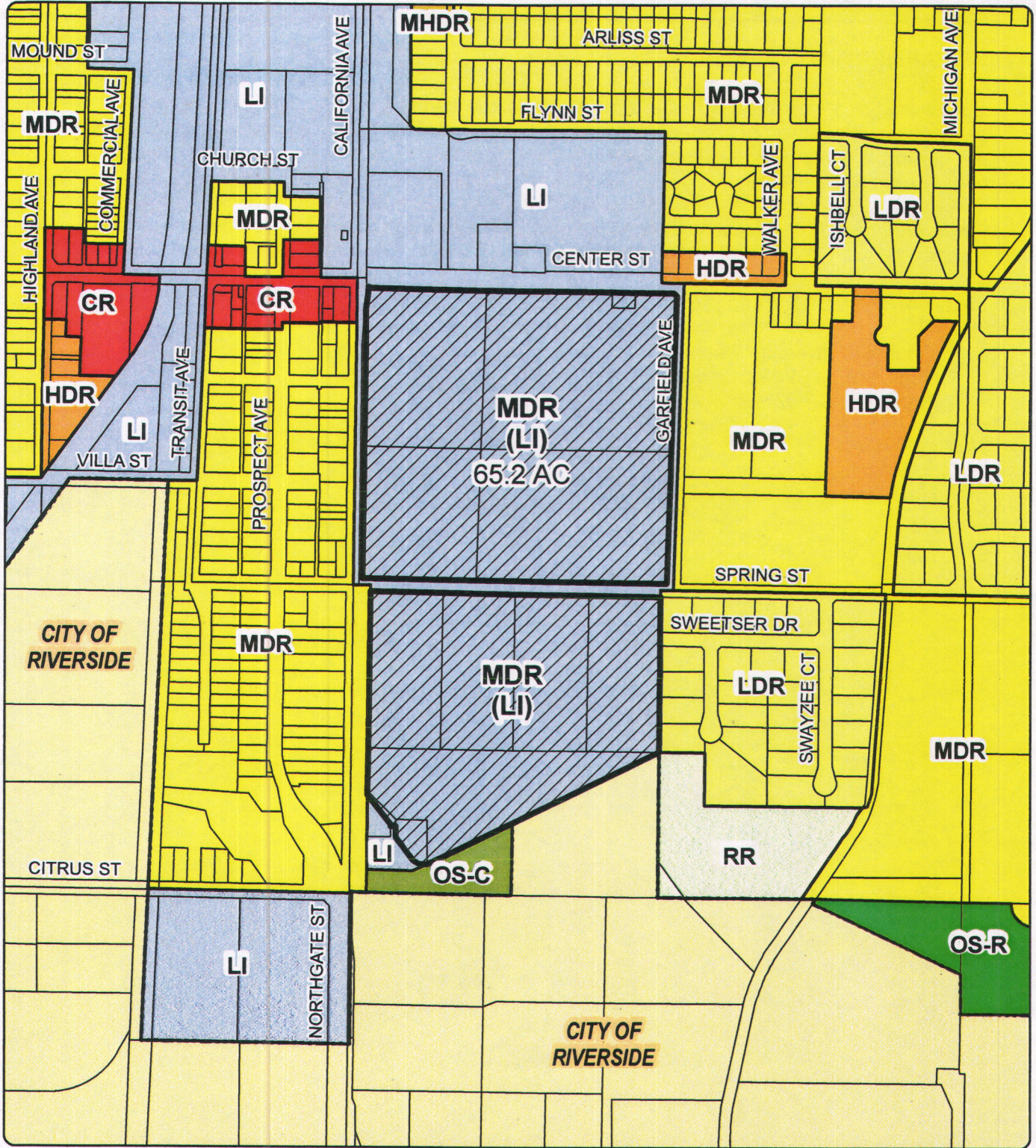
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07811 GPA01126 TR36668

Supervisor Tavaglione
District 2

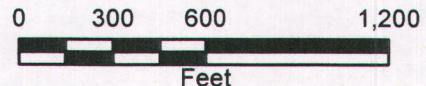
Date Drawn: 04/07/2015
Exhibit 6

PROPOSED GENERAL PLAN



Zoning District: University

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctima.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

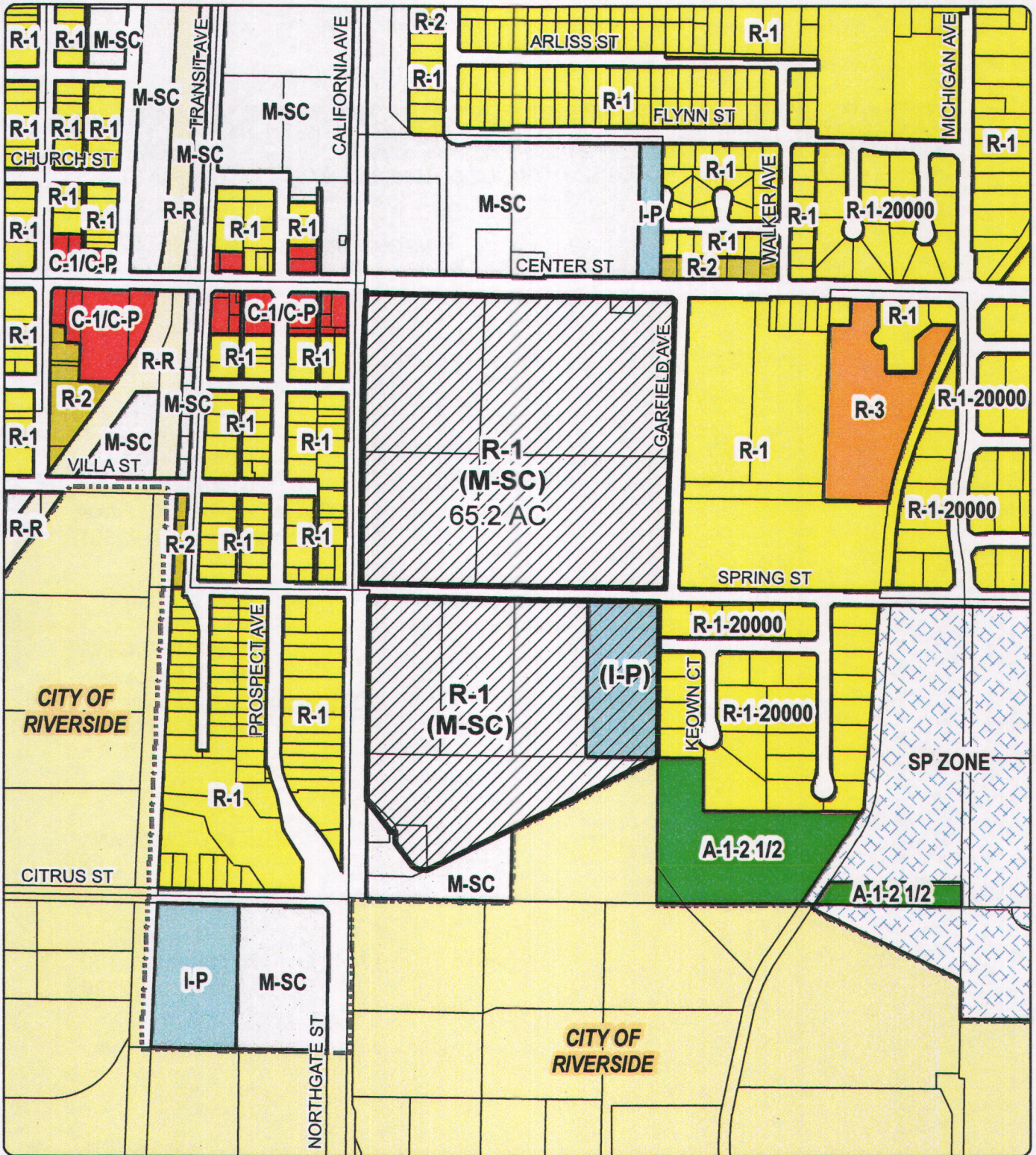
CZ07811 GPA01126 TR36668

Date Drawn: 04/07/2015

Supervisor Tavaglione
District 2

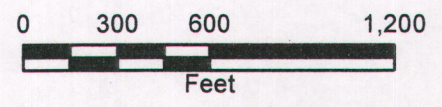
PROPOSED ZONING

Exhibit 3



Zoning District: University

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

**GENERAL PLAN AMENDMENT No. 01126, CHANGE OF ZONE No. 07811 AND TENTATIVE TRACT
MAP No. 36668**

ENVIRONMENTAL ASSESSMENT No. 42636

LEAD AGENCY:

**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
4080 LEMON STREET, 12TH FLOOR
RIVERSIDE, CA 92501**

PROJECT APPLICANT:

**BIXBY LAND COMPANY
2211 MICHELSON DRIVE, SUITE 500
IRVINE, CA 92612**

CEQA CONSULTANT:



**T&B PLANNING, INC.
17542 EAST 17TH STREET, SUITE 100
TUSTIN, CA 92780**

July 16, 2015

TABLE OF CONTENTS

<u>Section Name and Number</u>	<u>Page</u>
1.0 Introduction	1-1
1.1 Document Purpose	1-1
1.2 History of the Project Site.....	1-1
1.3 Project Summary.....	1-1
1.4 California Environmental Quality Act (CEQA).....	1-2
1.4.1 CEQA Objectives	1-2
1.4.2 CEQA Requirements for Mitigated Negative Declarations (MNDs).....	1-2
1.4.3 Initial Study Findings	1-2
1.4.4 CEQA Requirements for Environmental Setting and Baseline Conditions.....	1-3
1.4.5 Format and Content of this Mitigated Negative Declaration	1-3
1.4.6 Mitigated Negative Declaration Processing.....	1-4
2.0 Environmental Setting.....	2-1
2.1 Project Location.....	2-1
2.2 Existing Site and Area Characteristics	2-1
2.2.1 Site Access	2-1
2.2.2 Existing Site Conditions	2-1
2.2.1 Surrounding Land Uses and Development.....	2-5
2.3 Planning Context	2-5
2.3.1 Existing General Plan Land Use Designations.....	2-5
2.3.2 Existing Zoning Designations.....	2-5
2.3.1 Highgrove Community Policy Area.....	2-9
2.3.2 City of Riverside Sphere of Influence	2-9
2.3.3 Western Riverside Multiple Species Habitat Conservation Plan.....	2-9
2.4 Existing Environmental Characteristics	2-10
2.4.1 Geology.....	2-10
2.4.2 Topography.....	2-10
2.4.3 Agricultural Resources	2-10
2.4.4 Mineral Resources	2-11
2.4.5 Hydrology.....	2-11
2.4.6 Groundwater	2-11
2.4.7 Soils.....	2-11
2.4.8 Vegetation	2-12
3.0 Project Description.....	3-1
3.1 Proposed Discretionary Approvals.....	3-1
3.1.1 General Plan Amendment No. 01126	3-1
3.1.2 Change of Zone No. 07811.....	3-1
3.1.3 Tentative Tract Map No. 36668.....	3-1

TABLE OF CONTENTS

<u>Section Name and Number</u>	<u>Page</u>
3.2 Scope of Environmental Analysis	3-15
3.2.1 Construction Characteristics	3-15
3.2.2 Proposed Operational Characteristics.....	3-21
3.2.3 Related Environmental Review and Consultation Requirements.....	3-22

LIST OF FIGURES

<u>Figure Name and Number</u>	<u>Page</u>
Figure 2-1 Regional Map.....	2-2
Figure 2-2 Vicinity Map.....	2-3
Figure 2-3 Aerial Photograph.....	2-4
Figure 2-4 Surrounding Land Uses and Development.....	2-6
Figure 2-5 Existing On-Site and Surrounding General Plan Designations.....	2-7
Figure 2-6 Existing On-Site and Surrounding Zoning Designations.....	2-8
Figure 2-7 Existing Vegetation Map.....	2-13
Figure 3-1 General Plan Amendment No. 01126.....	3-2
Figure 3-2 Change of Zone No. 07811.....	3-3
Figure 3-3 Tentative Tract Map No. 36668.....	3-4
Figure 3-4 Roadway Cross-Sections.....	3-7
Figure 3-5 Proposed Hydrology Map.....	3-9
Figure 3-6 Proposed Off-site Infrastructure Improvements.....	3-10
Figure 3-7 Conceptual Landscape Plan.....	3-12
Figure 3-8 Street Enlargements (Page 1).....	3-13
Figure 3-9 Street Enlargements (Page 2).....	3-14
Figure 3-10 Water Quality Basin Enlargements.....	3-16
Figure 3-11 Conceptual Park Plan (Lot F).....	3-17
Figure 3-12 Conceptual Park Plan (Lot P).....	3-18
Figure 3-13 Maintenance Plan.....	3-19
Figure 3-14 Fence and Wall Plan.....	3-20

LIST OF TABLES

<u>Table Name and Number</u>	<u>Page</u>
Table 3-1 Land Use Summary of Tentative Tract Map No. 36668.....	3-5
Table 3-2 Anticipated Construction Equipment.....	3-22
Table 3-3 Project Trip Generation Summary.....	3-22
Table 3-4 Matrix of Project Approvals/Permits.....	3-23

LIST OF TECHNICAL APPENDICES

The technical studies appended to this Initial Study/Mitigated Negative Declaration are listed below. The technical studies are herein incorporated by reference and are available for review at the County of Riverside Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside, CA, Monday through Friday, 8:00 a.m. to 5:00 p.m.

- **Appendix A:** Initial Study/Environmental Assessment No. 42636
- **Appendix B:** Mitigation, Monitoring and Reporting Program
- **Appendix C:** Air Quality Impact Analysis (prepared by Urban Crossroads)
- **Appendix D1:** General Biological Resources Assessment (prepared by Alden Environmental, Inc.)
- **Appendix D2:** Burrowing Owl Survey Results Report (prepared by Alden Environmental, Inc.)
- **Appendix E1:** Phase I Cultural Resources Survey (prepared by Brian F. Smith & Associates)
- **Appendix E2:** Paleontological Resource Assessment (prepared by Brian F. Smith & Associates)
- **Appendix F1:** Preliminary Geotechnical Investigation (prepared by Petra Geotechnical, Inc.)
- **Appendix F2:** Infiltration Test Results (prepared by Petra Geotechnical, inc.)
- **Appendix G:** Greenhouse Gas Analysis (prepared by Urban Crossroads)
- **Appendix H:** Phase I Environmental Site Assessment (prepared by Petra Geotechnical, Inc.)
- **Appendix I:** Drainage Study Report (prepared by Albert A. Webb Associates)
- **Appendix J:** Project-Specific Water Quality Management Plan (prepared by Albert A. Webb Associates)
- **Appendix K:** Noise Impact Analysis (prepared by Urban Crossroads)
- **Appendix L:** Traffic Impact Analysis (prepared by Urban Crossroads)
- **Appendix M:** Written Correspondence

ACRONYMS AND ABBREVIATIONS

A	
AB 32	Assembly Bill 32, Global Warming Solutions Act of 2006
AB 1493	Assembly Bill 1493, Pavely Fuel Efficiency Standards
AB 1881	Assembly Bill 1881, California Water Conservation in Landscaping Act of
ADT	Average Daily Traffic
ALUC	Airport Land Use Commission
AM	Ante Meridiem
AMSL	Above Mean Sea Level
APE	Area of Potential Effect
APN	Assessor Parcel Numbers
AQMP	Air Quality Management Plan
AST's	Above Ground Storage Tanks
ASTM	American Society of Testing and Materials
Av	Avenue
AWS	All Way Stop
B	
BAAQMD	Bay Area Air Quality Management District
BAU	Business As Usual
BLM	Bureau of Land Management
BMP's	Best Management Practices
C	
C&D	Construction and Demolition
CAAQS	California Ambient Air Quality Standards
CalEEMod™	California Emissions Estimator Model
CalTrans	California Department of Transportation
CALVENO	California Vehicle Noise Emission Levels
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CASSA	Criteria Area Species Survey Area
CBC	California Building Code
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CIWMP	Countywide Integrated Waste Management Plan
CH ₄	Methane
CMP	Congestion Management Program
CO	Carbon Monoxide
CO ₂	Carbon Dioxide
CO ₂ e	Carbon Dioxide Equivalent
CNEL	Community Noise Equivalent Level
CSA	County Service Area
CSS	Cross-Street Stop
CVWD	Coachella Valley Water District
CWA	Clean Water Act
CY	Cubic Yards

CZ	Change of Zone
D	
DBESP	Determination of Biological Superior or Equivalent Preservation
dBA	A-Weighted Decibels
DIF	Development Impact Fee
DTSC	Department of Toxic Substances
DU	Dwelling Unit
E	
e/o	east of
E+P	Existing Plus Project
EA	Environmental Assessment
EAP	Existing Plus Ambient Plus Project
EAPC	Existing Plus Ambient Plus Project Plus Cumulative
EDR	Environmental Data Resources, Inc.
EIC	Eastern Information System
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
F	
F	Fahrenheit
FAR	Floor to Area Ratio
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FICON	Federal Interagency Committee on Noise
FTA	Federal Transit Administration
G	
GCC	Global Climate Change
GHG	Greenhouse Gas
GIS	Geographic Information System
GLO	General Land Office
GPA	General Plan Amendment
H	
HAP	Highgrove Area Plan
HCP	Habitat Conservation Plan
HETs	High-Efficiency Toilets
I	
I-10	Interstate 10
I-15	Interstate 15
I-215	Interstate 215
I-P	Industrial Park (Zoning Designation)
IS	Initial Study
IS/MND	Initial Study/MND
ITE	Institute of Transportation Engineers

J

K

kBTU/yr Kilo-British Thermal Units per Year
kWH/yr Kilowatt Hours per Year

L

LAFCO Local Agency Formation Commission
LCA Life-Cycle Analysis
Leq Equivalent continuous (average) sound level
LI Light Industrial (General Plan Land Use Designation)
LOS Level of Service
LST Localized Significance Threshold

M

MARB/IP March Air Reserve Base/Inland Port
MBTA Migratory Bird Treaty Act
MGD Million Gallons per Day
MMRP Mitigation Monitoring and Reporting Program
MND Mitigated Negative Declaration
MRZ Mineral Resource Zone
M-SC Manufacturing – Service Commercial (Zoning Designation)
MSHCP Multiple Species Habitat Conservation Plan

N

N/A Not Applicable
n/o north of
N₂O Nitrogen Dioxide
NAAQS National Ambient Air Quality Standards
NAHC Native American Heritage Commission
NEEPSA Narrow Endemic Plant Species Survey Areas
NO_x Oxides of Nitrogen
NO₂ Nitrogen Dioxide
NOI Notice of Intent
NOP Notice of Preparation
NPDES National Pollutant Discharge Elimination System

O

P

pc/mi/ln passenger cars per mile per lane
Pl. Place
PM Post Meridiem
PM_{2.5} Particulate Matter ≤ 2.5 Microns
PM₁₀ Particulate Matter ≤ 10 Microns
PSHA Probabilistic Seismic Hazard Analysis

Q

R	
RCDEH-ECP	Riverside County Department of Environmental Health Environmental Cleanup Program
RCIT	Riverside County Internet Technology
RCP	Reinforced Concrete Pipe
RCTC	Riverside County Transportation Commission
REMEL	Reference Energy Mean Emission Level
RivTAM	Riverside County Traffic Analysis Model
RTP	Regional Transportation Plan
RUSD	Riverside Unified School District
RWQCB	Regional Water Quality Control Board
RWQCP	Riverside Water Quality Control Plant
S	
s/o	south of
SB 375	Senate Bill 375, Regional GHG Emissions Reduction Targets/Sustainable Communities Strategies
SB 1078	Senate Bill 1078, Renewable Portfolio Standards
SB 1368	Senate Bill 1368, • Statewide Retail Provider Emissions Performance Standards
SCS	Sustainable Communities Strategy
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SCGC	Southern California Gas Company
SF	Square Feet
St	Street
SMARA	Surface Mining and Reclamation Act
SOP	Standard Operating Procedure
SO _x	Oxides of Sulfur
SRA	Source Receptor Area
STC	Sound Transmission Class
SWPPP	Storm Water Pollution Prevention Plan
T	
TAZs	Transportation Analysis Zones
TIA	Traffic Impact Analysis
TS	Traffic Signal
TTM	Tentative Tract Map
TUMF	Transportation Uniform Mitigation Fees
U	
UCR	University of California Riverside
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture
UST's	Underground Storage Tanks
UWIG	Urban/Wildland Interface Guidelines

V
VdB Vibration Decibels
VMT Vehicle Miles Travelled
VOC Volatile Organic Compound

W
w/o west of
WQMP Water Quality Management Plan
WRP Waste Recycling Plan

X/Y/Z

1.0 INTRODUCTION

1.1 DOCUMENT PURPOSE

This introduction provides the reader with general information regarding: 1) the history of the Project site; 2) a summary of Initial Study (IS) findings supporting the Lead Agency's (County of Riverside's) decision to prepare a Mitigated Negative Declaration (MND) for the proposed Project; 3) standards of adequacy for a MND under the California Environmental Quality Act (CEQA); 4) a description of the format and content of this Initial Study/Mitigated Negative Declaration (IS/MND); and 5) the governmental processing requirements to consider the proposed Project for approval.

1.2 HISTORY OF THE PROJECT SITE

The Project site consists of 65.20 acres of disturbed, undeveloped land in the Highgrove community of unincorporated Riverside County. The site is located south of Center Street, west of Garfield Avenue, east of California Avenue, and north and south of Spring Street. The property was used for agricultural orchards/groves since approximately 930 until sometime before 1967 when the orchards/groves were removed from the far southern portion of the property. In 1930, two residential structures existed on the northwest and southwest portions of the site. Aerial photographs from 1953, 1963, and 1967 show that the two well house structures that currently exist on the site south of Spring Street were present on the site. Prior to 2005, the residential structure that had existed on the northwest portion of the site was removed and the remaining orchards/groves ceased to exist on the site. Prior to 2005-2006, the remaining residential structure was removed from the southwestern portion of the property. The land has remained generally vacant to present. (Petra, 2013b, p. 4) The property was previously subdivided into twelve (12) parcels having Assessor Parcel Numbers (APNs) 255-060-014, 255-060-15, 255-060-016, 255-060-017, 255-060-018, 255-110-003, 255-110-004, 255-110-005, 255-110-006, 255-110-015, 255-110-019, and 255-110-029.

1.3 PROJECT SUMMARY

The proposed Project consists of an application for a General Plan Amendment (GPA No. 01126), a Change of Zone (CZ 07811), and a Tentative Tract Map (TTM 36668). GPA 01126 proposes to amend the Riverside County General Plan Land Use Element and the Highgrove Area Plan (HAP) Land Use Plan land use designations as they pertain to the site from "Community Development: Light Industrial (LI)" to "Community Development: Medium Density Residential (MDR)," which would allow for development of the site with single-family detached and/or attached residences at densities ranging from 2.0 to 5.0 dwelling units per acre (du/ac) and lot sizes ranging from 5,500 square feet (SF) to 20,000 SF. (Riverside County, 2003a, Table LU 4). CZ 07881 proposes to change the zoning designation of the 65.20-acre site from "Manufacturing-Service Commercial (M-SC)" to One Family Dwellings (R-1)," which would allow for development of the site with one-family dwellings and limited agricultural uses with minimum lot size requirements of 7,200 SF. TTM 36668 proposes to subdivide the 65.20-acre site into 200 single-family residential lots on 37.82 acres; two (2) park sites on 4.01 acres; eleven (11) open space and regional trail lots on 1.10 acres; three (3) lots reserved for water quality basins on 2.54 acres; 16.41 acres of local streets; and 0.68 acre for additional right of way. Existing easements for two water irrigation well sites occur on 0.08 acres south of Spring Street, which would remain. Refer to Section 3.0, *Project Description*, for a comprehensive description of the proposed Project.

The proposed Project also includes off-site infrastructure improvements. The Project would be required to construct a ten-inch water line within the existing improved alignment of Center Street between proposed Street A to the existing intersection of Center Street and Michigan Avenue (approximately 1,900 linear feet). This ten-inch water line would connect to a proposed eight-inch

water line within the Project's proposed Street A. Eight-inch water lines also would be constructed within each of the on-site local roadways to provide water service to individual lots. In addition, the Project proposes to install an 8-inch water line extending from the juncture of proposed Street G and Spring Street extending east approximately 720 feet. This proposed eight-inch water line would connect off-site to the existing eight-inch water line in Spring Street.

1.4 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

1.4.1 CEQA Objectives

The principal objectives of CEQA are to: 1) inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities; 2) identify the ways that environmental damage can be avoided or significantly reduced; 3) prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and 4) disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

1.4.2 CEQA Requirements for Mitigated Negative Declarations (MNDs)

A MND is a written statement by the Lead Agency briefly describing the reasons why a proposed project, which is not exempt from the requirements of CEQA, will not have a significant effect on the environment and therefore does not require preparation of an Environmental Impact Report (EIR) (CEQA Guidelines § 15371). The CEQA Guidelines require the preparation of a MND if the Initial Study prepared for a project identifies potentially significant effects, but: 1) revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed MND and Initial Study are released for public review, would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and 2) there is no substantial evidence, in light of the whole record before the Lead Agency, that the project as revised may have a significant effect on the environment. If the potentially significant effects associated with a project cannot be mitigated to a level below significance, then an EIR must be prepared. (CEQA Guidelines § 15070[b])

1.4.3 Initial Study Findings

Appendix A to this IS/MND contains a copy of the Initial Study that was prepared for the proposed Project pursuant to CEQA and County of Riverside requirements (Riverside County Initial Study/Environmental Assessment No. 42636). The Initial Study determined that implementation of the proposed Project would not result in any significant environmental effects under the impact areas of aesthetics, agriculture/forest resources, air quality, geology/soils, hydrology/water quality, land use/planning, mineral resources, population/housing, recreation, and transportation/traffic. The Initial Study determined that the proposed Project would result in potentially significant effects to the following issue areas, but the applicant has agreed to incorporate mitigation measures that would avoid or mitigate the effects to a point where clearly no significant effects would occur: biological resources, cultural resources, greenhouse gas emissions, hazards/hazardous materials, noise, public services, and utilities/service systems. The Initial Study determined that, with the incorporation of mitigation measures, there is no substantial evidence, in light of the whole record before the Lead Agency (County of Riverside), that the Project as revised may have a significant effect on the environment. Therefore, and based on the findings of the Initial Study, the County of Riverside determined that a MND shall be prepared for the proposed Project pursuant to CEQA Guidelines § 15070(b).

1.4.4 CEQA Requirements for Environmental Setting and Baseline Conditions

CEQA Guidelines § 15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as "...the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time the environmental analysis is commenced..." (CEQA Guidelines § 15125[a]). In the case of the proposed Project, the Initial Study determined that an MND is the appropriate form of CEQA compliance document, which does not require a Notice of Preparation (NOP). The Project Applicant submitted applications to Riverside County for the proposed Project in October 2013, at which time the County commenced environmental analysis. Accordingly, the environmental setting for the proposed Project is defined as the physical environmental conditions on the Project site and in the vicinity of the Project site as they existed in October 2013.

1.4.5 Format and Content of this Mitigated Negative Declaration

This MND, in conjunction with the Environmental Assessment/Initial Study Checklist ("Initial Study") prepared to evaluate the proposed Project's potential to result in significant environmental effects, the Mitigation Monitoring and Reporting Program (MMRP), and the technical studies prepared in support of the Initial Study and MND, identify the potential environmental effects attributable to the proposed Project and specify mitigation measures where necessary to minimize or avoid the Project's significant environmental effects.

This MND includes a summary of the Project site's history, provides a summary of the relevant CEQA requirements for preparation and processing a MND, an overview of the existing environmental setting that forms the baseline for the environmental analysis, and a detailed description of the proposed Project. The Initial Study prepared in support of this MND is provided as *Appendix A*.

The MMRP, which summarizes the various mitigation measures that were identified to minimize or avoid the Project's significant environmental effects, is provided as *Appendix B*. The MMRP also indicates the required timing for the implementation of each mitigation measure, identifies the parties responsible for implementing and/or monitoring each mitigation measure, and identifies the level of significance following the incorporation of each mitigation measure.

Provided as Appendices C through M are the various technical studies and other supporting information that were relied upon in support of the findings contained in the Initial Study, and include the following:

- Appendix C Air Quality Impact Analysis prepared by Urban Crossroads, Inc. and dated October 2, 2014.
- Appendix D1 General Biological Resources Assessment prepared by Alden Environmental, Inc. and dated January 30, 2014.
- Appendix D2 Burrowing Owl Survey Results Report prepared by Alden Environmental, Inc. and dated September 11, 2013.
- Appendix E1 Phase I Cultural Resources Survey prepared by Brian F. Smith and Associates, Inc. and dated December 12, 2013.
- Appendix E2 Paleontological Resource Assessment prepared by Brian F. Smith and Associates, Inc. and dated December 10, 2013.

- Appendix F1 Preliminary Geotechnical Investigation prepared by Petra Geotechnical, Inc. and dated December 13, 2013.
- Appendix F2 Infiltration Test Results prepared by Petra Geotechnical, Inc. and dated December 19, 2013.
- Appendix G Greenhouse Gas Analysis prepared by Urban Crossroads, Inc. and dated October 2, 2014.
- Appendix H Phase I Environmental Site Assessment prepared by Petra Geotechnical, Inc. and dated November 22, 2013.
- Appendix I Drainage Study Report prepared by Albert A. Webb Associates and dated November 2014.
- Appendix J Project-Specific Water Quality Management Plan prepared by Albert A. Webb Associates and dated November 2014.
- Appendix K Noise Impact Analysis prepared by Urban Crossroads, Inc. and dated November 13, 2014.
- Appendix L Traffic Impact Analysis prepared by Urban Crossroads, Inc. and dated July 21, 2014.
- Appendix M Written Correspondence

1.4.6 Mitigated Negative Declaration Processing

The Riverside County Planning Department directed and supervised the preparation of this MND, which reflects the sole independent judgment of Riverside County. Following completion of this MND, a Notice of Intent (NOI) to adopt the MND will be distributed as part of the Planning Commission hearing notice to the following entities: 1) organizations and individuals who have previously requested such notice in writing; 2) owners and occupants of contiguous property shown on the latest equalized assessment roll; 3) responsible and trustee agencies (public agencies that have a level of discretionary approval over some component of the proposed Project); and 4) the Riverside County Clerk. The NOI will identify the location(s) where the MND, Initial Study, MMRP, and associated technical reports are available for public review. In addition, notice of the Planning Commission hearing and 20-day review period for the MND also will occur via publication in a newspaper of general circulation in the Project area. The Planning Commission hearing notice and associated NOI establishes the 20-day public review period during which written comments on the adequacy of the MND document may be provided to the Riverside County Planning Department.

Following the public review period, the County of Riverside will review any comment letters received and will determine whether any substantive comments were provided that may warrant revisions to the MND document. If substantial revisions are necessary (as defined by CEQA Guidelines §15073.5[b]), then the MND and Initial Study would be recirculated for an additional 20-day public review period. If substantive revisions are not necessary and following conclusion of the public review process, a public hearing will be held before the Riverside County Planning Commission. The Planning Commission will consider the proposed Project and the adequacy of this MND, at which time public comments will be heard. At the conclusion of the public hearing process, the Planning Commission will provide a

recommendation to the Board of Supervisors as to whether to approve, conditionally approve, or deny approval of the proposed Project. Subsequently, a hearing before the Riverside County Board of Supervisors will be held, during which the Board of Supervisors will evaluate the Project and the adequacy of this MND and take final action to approve, conditionally approve, or deny approval of the proposed Project.

2.0 ENVIRONMENTAL SETTING

2.1 PROJECT LOCATION

Figure 2-1, *Regional Map*, and Figure 2-2, *Vicinity Map*, depict the location of the Project site. The Project site consists of 65.20 acres of undeveloped land located south of Center Street, west of Garfield Avenue, east of California Avenue (roadway public right-of-way that currently accommodates railroad tracks), north and south of Spring Street, and 1.5 miles north of Palmyrita Avenue in the Highgrove Area Plan (HAP) of unincorporated Riverside County. The Project site is located within the City of Riverside sphere of influence and is located approximately 1.5 miles south of the San Bernardino County line. The property encompasses Assessor Parcel Numbers (APNs) 255-060-014, 255-060-015, 255-060-016, 255-060-017, 255-060-018, 255-110-003, 255-110-004, 255-110-005, 255-110-006, 255-110-015, 255-110-019, and 255-110-029 and is located in Section 8, Township 2 South, Range 4 West, San Bernardino Baseline and Meridian.

In addition to evaluating the Project site, off-site infrastructure alignments also are evaluated as part of this IS/MND. The Project proposes to install off-site water lines in Center Street and Spring Street. Specifically, a 10-inch water line would be installed beneath Center Street to extend from the juncture of proposed Street A approximately 1,900 feet east to Michigan Avenue. In addition, the Project proposes to install an 8-inch water line extending from the juncture of proposed Street G and Spring Street extending east approximately 720 feet. Refer to Section 3.0 for a more detailed description of off-site improvements proposed as part of the Project.

2.2 EXISTING SITE AND AREA CHARACTERISTICS

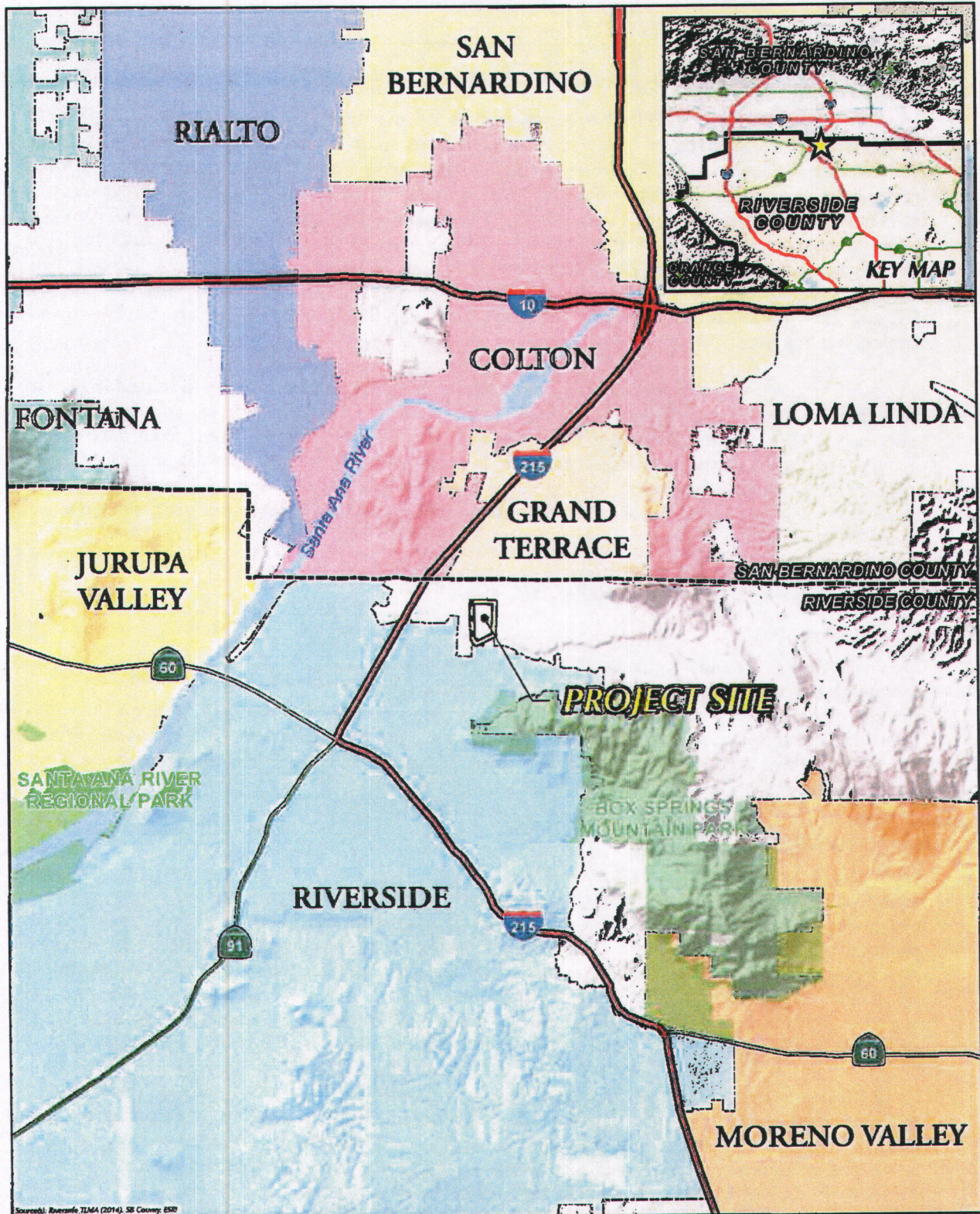
2.2.1 Site Access

The Project site is located approximately 0.65-mile east of Interstate 215 (I-215), which is a north-south oriented facility owned and operated by the California Department of Transportation (CalTrans). I-215 provides a connection between Interstate 10 (I-10) to the north and Interstate 15 (I-15) to the south. Local roadway access to the Project site is primarily provided from paved roads that abut the Project site. Center Street is located to the north, Garfield Avenue is located to the east, and Spring Street runs east/west roughly dividing the Project site into two halves.

2.2.2 Existing Site Conditions

Figure 2-3, *Aerial Photograph*, depicts the existing conditions of the Project site. The majority of the site is relatively flat with on-site elevations ranging from approximately 964 to 1,000 feet above mean sea level (AMSL). The southern portion of the site slopes downward into the adjacent Springbrook Wash, which occurs off-site to the south. The northern portion of the site, north of Spring Street, supports non-native grassland habitat that was previously used for agricultural purposes. The southern portion of the site, south of Spring Street, contains disturbed habitat with some developed areas, including constructed drainage facilities and two small well pump houses connecting to power lines along Spring Street. (Alden, 2014, p. 3)

Three (3) pole mounted transformers exist in association with the well house structure (Well No. 21) on the eastern portion of the site, south of Spring Street. One pad mounted transformer exists in association with the well-house structure (Well No. 22) on the western portion of the site, south of Spring Street. Southern California Edison (SCE) electric power lines with wooden poles extend along the southern side of Spring Street, along the western boundary of the site/California Avenue right-of-

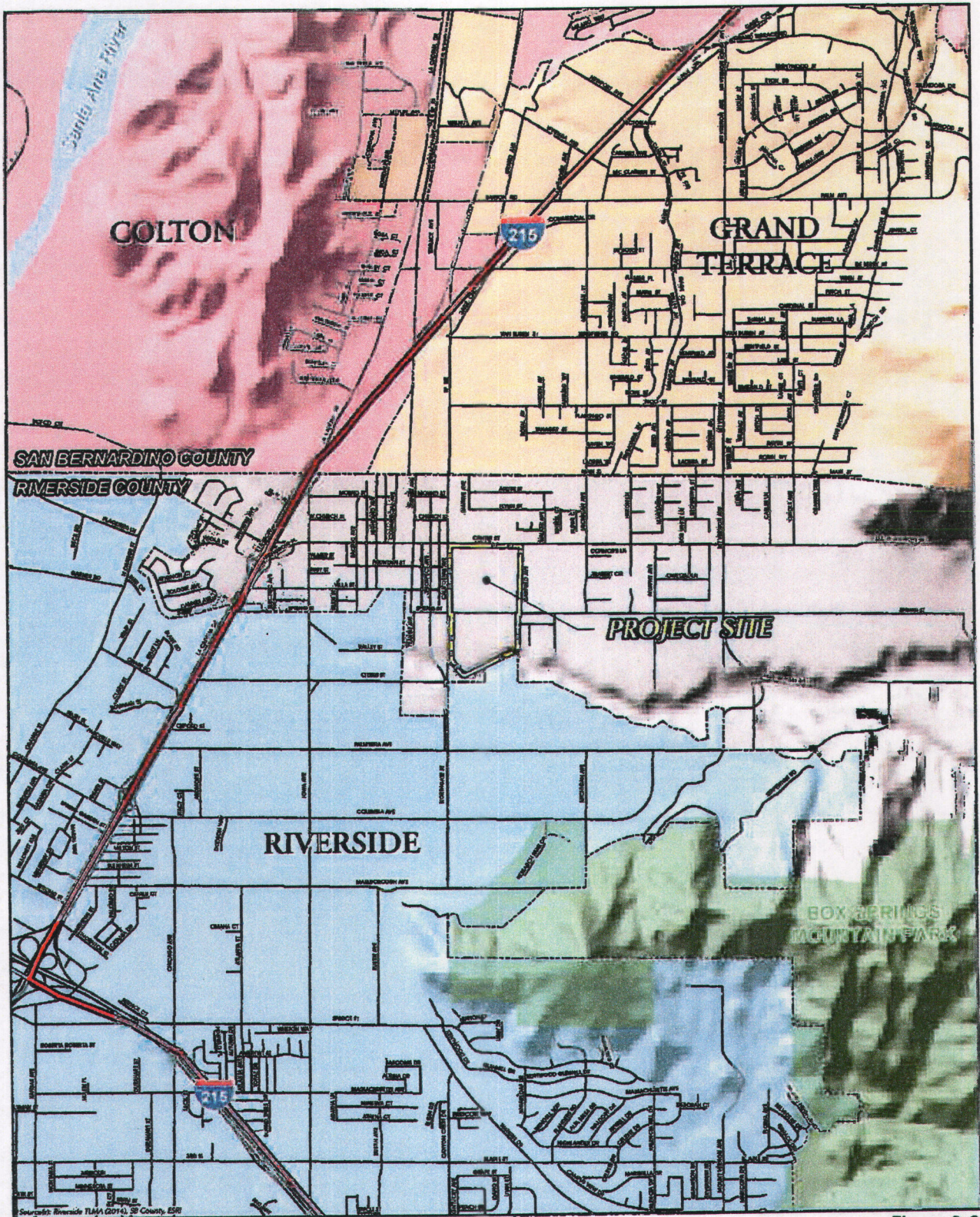


Source(s): Riverside TEMA (2014), SR County: ESD



Figure 2-1

REGIONAL MAP



SAN BERNARDINO COUNTY
RIVERSIDE COUNTY

COLTON

GRAND
TERRACE

PROJECT SITE

RIVERSIDE

BOX SPRINGS
MOUNTAIN PARK

Source: Riverside TMAP (2014), SD County, ESRI

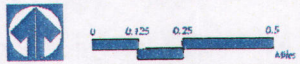


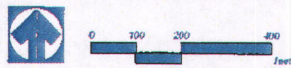
Figure 2-2

VICINITY MAP



Figure 2-3

AERIAL PHOTOGRAPH



way, and along the eastern boundary of the site from Center Street to Spring Street. In addition, six (6) pole mounted transformers are located on the perimeter of the site, with two pole mounted transformers occurring south of Spring Street and four (4) to the west of Garfield Avenue (Petra, 2013b, pp. i-ii).

Figure 2-3 also shows the existing conditions for the Project's off-site impact areas, which consists of paved roadway in the Center Street and Spring Street rights-of-way.

2.2.1 Surrounding Land Uses and Development

Figure 2-4, *Surrounding Land Uses and Development*, depicts the Project site and the existing land uses on and immediately surrounding the Project site. As shown on Figure 2-4, manufacturing-commercial warehouse buildings, several single-family homes, and vacant undeveloped land occur to the north of the Project site, north of Center Street. Springbrook Wash is located immediately south of the Project site, beyond which are several manufacturing-commercial warehouse buildings. Immediately east of the Project site, at the southeastern corner of Center Street and Garfield Avenue, is the Highgrove Elementary School. South of the school site is undeveloped land. East of the Project site and south of Spring Street are residential land uses. Abutting the western boundary of the Project site is the California Avenue public right-of-way, which contains railroad tracks of the Southern Pacific Railroad. A Kinder-Morgan petroleum pipeline and associated easements exist off-site along the western boundary of the Project site, along the alignment of California Avenue. Located west of California Avenue is an existing single-family residential neighborhood.

2.3 PLANNING CONTEXT

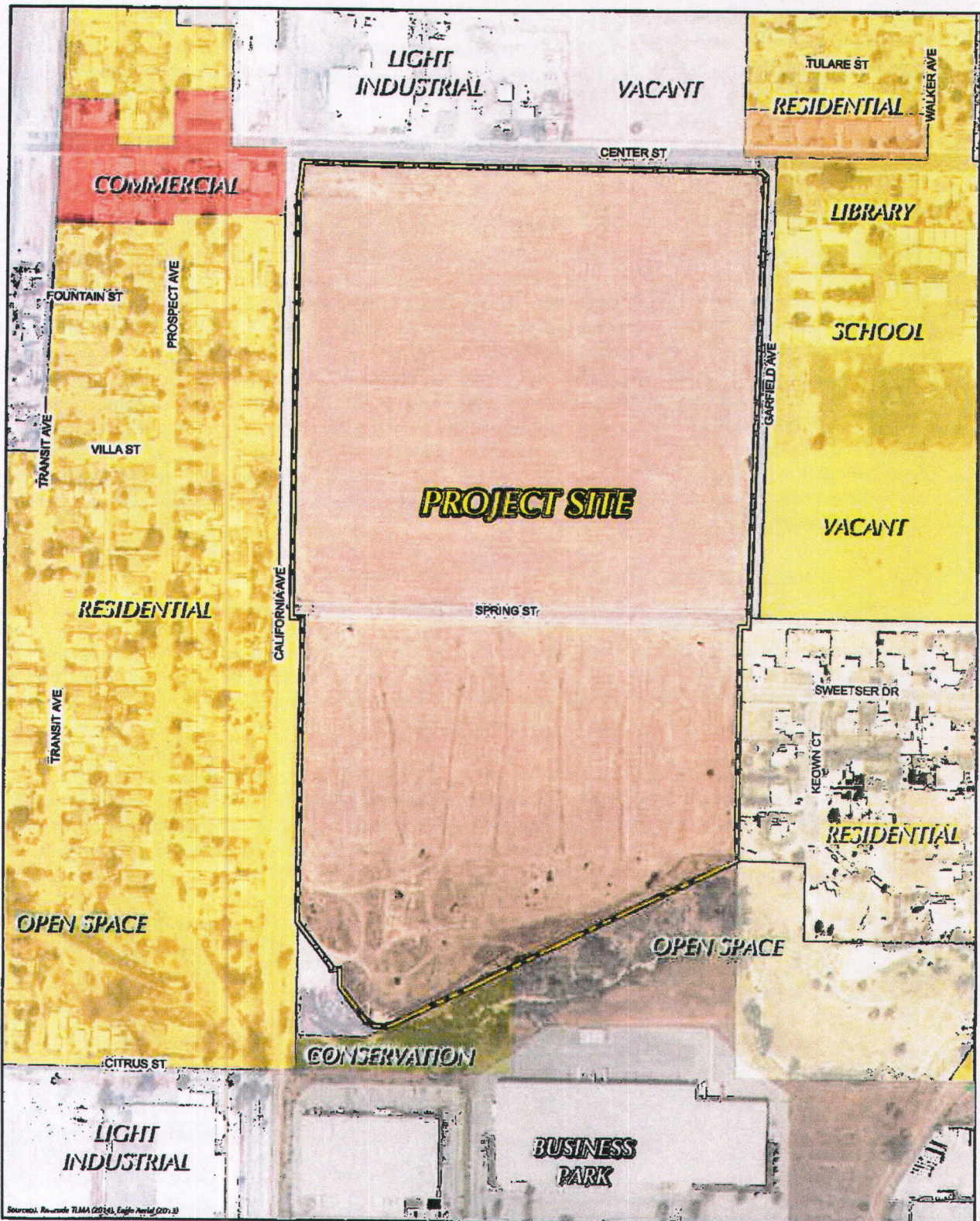
2.3.1 Existing General Plan Land Use Designations

The Project site is designated by the Riverside County General Plan and the HAP for "Community Development: Light Industrial (LI)." (GPA 01126 proposes to amend the Riverside County General Plan Land Use Element and HAP Land Use Plan land use designations as they pertain to the site from "LI" to "Community Development: Medium Density Residential (MDR).")

As shown on Figure 2-5, *Existing On-Site and Surrounding General Plan Designations*, General Plan land use designations surrounding the Project site include: Light Industrial (LI) to the north; Medium Residential (MDR) north of Spring Street and east of Garfield Avenue; Low Density Residential (LDR) south of Spring Street and east of Garfield Avenue; Rural Residential (R-R) adjacent to the southeast corner of the Project site; Open Space-Conservation (O-SC) near the southern boundary of the Project site; MDR west of the Project site from the southern corner of the Project site to near the northern corner of the Project site; and Commercial-Retail (CR) west of the Project site at the southwestern corner of Center Street at California Avenue. South of the Project site is the City of Riverside. Lands within the City of Riverside immediately south of the site are designated by the Riverside General Plan for "Business/Office Park (B/OP)."

2.3.2 Existing Zoning Designations

As shown on Figure 2-6, *Existing On-Site and Surrounding Zoning Designations*, the majority of the Project site is zoned for "Manufacturing-Service Commercial (M-SC)," with the southeastern portion of the Project site (APN 255-110-006) designated for "Industrial Park (I-P)." The M-SC designation allows for most light manufacturing and industrial uses, such as food, textile, metal, lumber and wood, leather, chemical products, machinery, electrical equipment, services to selected commercial uses, and caretakers' residence. A Conditional Use Permit is required for uses such as recycling centers, fuel



Source(s): Riverside TEMA (2014), Eagle Aerial (2013)

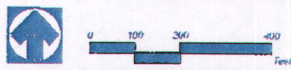
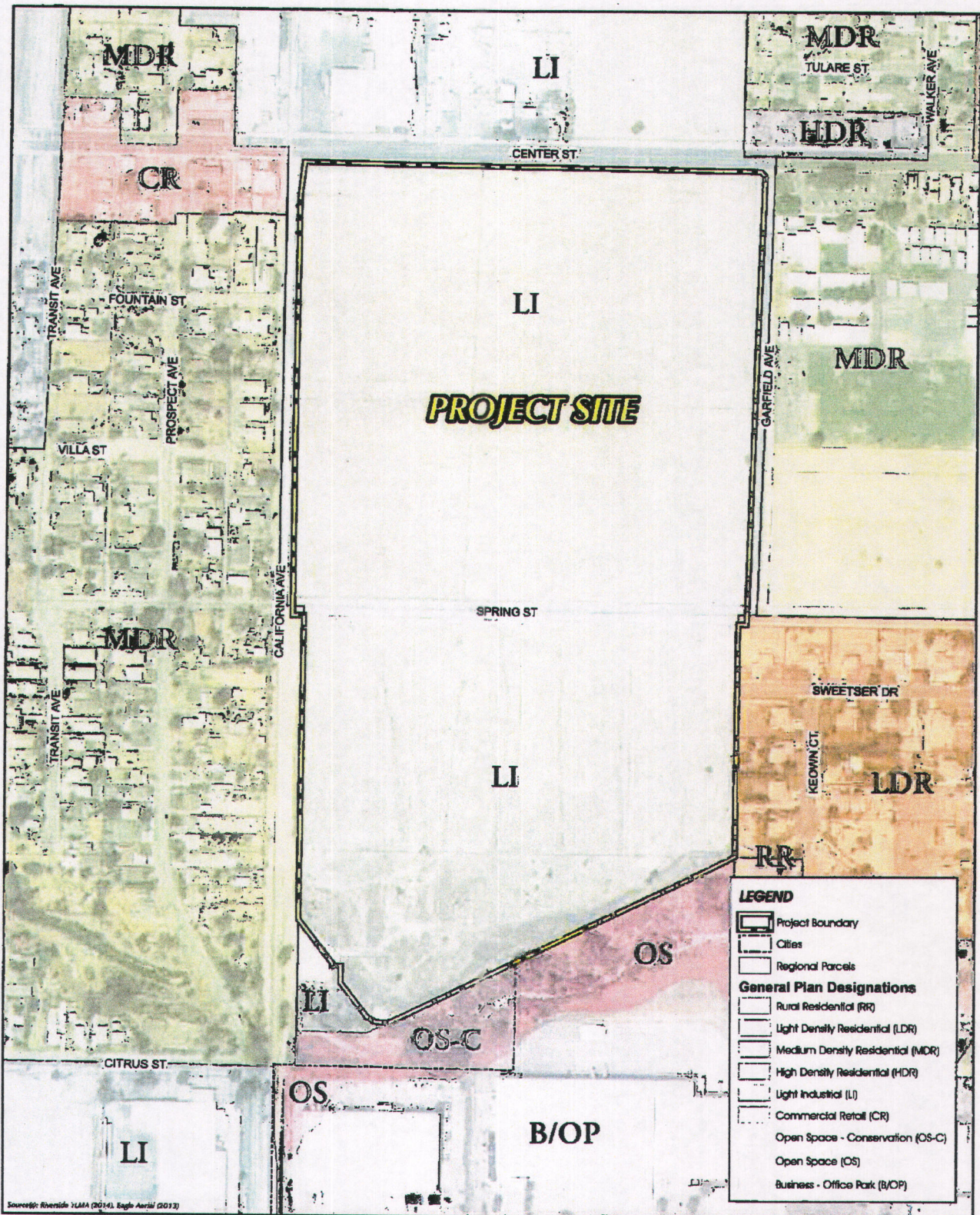


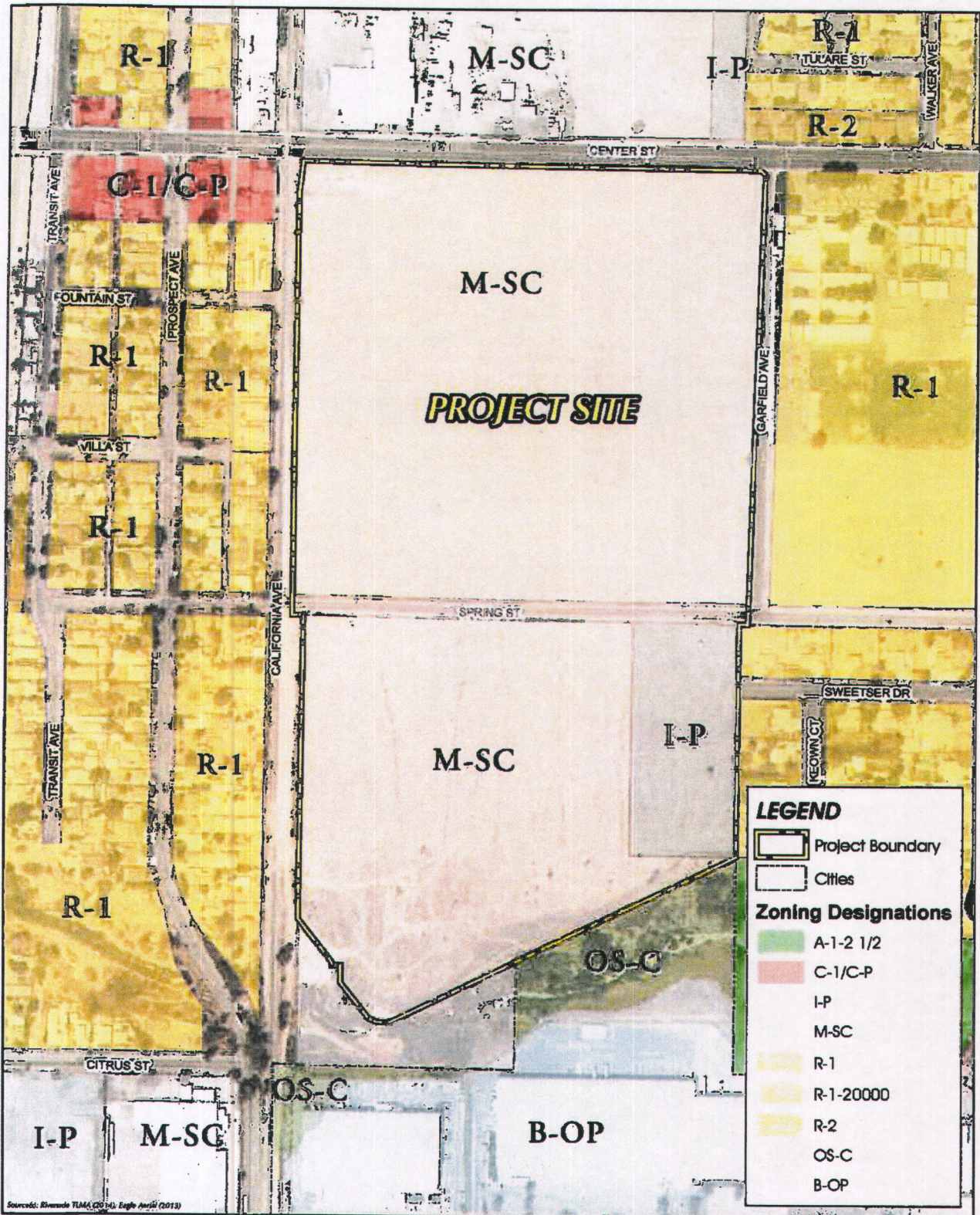
Figure 2-4
SURROUNDING LAND USES AND DEVELOPMENT



Source(s): Riverside LAMA (2014), Eagle Aerial (2013)



Figure 2-5
EXISTING ON-SITE AND SURROUNDING
GENERAL PLAN DESIGNATIONS



Source(s): Riverside TMAP (2014); Eagle Aerial (2013)

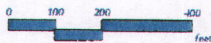


Figure 2-6
EXISTING ON-SITE AND SURROUNDING
ZONING DESIGNATIONS

storage, and batch plants. The O-P designation allows for industrial and manufacturing uses such as food, lumber, wood, and paper products; textile and leather products; chemical and glass products; metal, machinery, and electrical products; transportation and related industries; engineering and scientific instruments; industrial uses, and service and commercial uses. Additional, more intensive uses are allowed with issuance of a conditional use permit. (CZ 07811 proposes to change the zoning designation of the site to "One Family Dwellings (R-1)," which allows for development with one family dwellings and limited agricultural uses with minimum lot size requirements of 7,200 SF.)

Zoning designations surrounding the Project site include One Family Dwellings (R-1) to the east and west; Manufacturing-Service Commercial (M-SC) to the north and south; Multiple Family Dwellings (R-2) adjacent to the northeast corner of the site, north of Center Street; General Commercial (C-1/C-P) near the northwest corner of the site, south of Center Street and west of California Avenue; Light-Heavy Agriculture (A-1-2½) adjacent to the southeast corner of the site; and the City of Riverside south of the site. Lands to the south of the Project site within the City of Riverside are zoned for "Business and Manufacturing Park Zone (BMP)" with the lands nearest the Project site subject to a "Water Course Overlay Zone (WC)."

2.3.1 Highgrove Community Policy Area

The Project site occurs within the Highgrove Community Policy Area of the HAP. The Highgrove Community Policy Area applies to approximately 2,454 acres of unincorporated land located immediately south of the San Bernardino County line and east to the Box Springs Mountains and southward to the incorporated limits of the City of Riverside. Prior to commencement of the Riverside County Integrated Project (RICP), the County adopted the Highgrove Community Plan. Rather than duplicate efforts for the Highgrove area as part of the RCIP, the County chose to incorporate the goals, issue statements, and policies of the Community Plan within the HAP Land Use Plan except as necessary to reflect adoption of Specific Plan No. 323 (Riverside County, 2003a, HAP p. 19).

The HAP includes a variety of goals and policies specific to the Highgrove Community Policy Area, including goals and policies related to Community Plan-wide Goals, General Policies (including policies related to Administrative, Design and Environmental, and Recreational Trails), and Local Land Use policies.

2.3.2 City of Riverside Sphere of Influence

As defined by Riverside Local Agency Formation Commission (LAFCO) a sphere of influence is a planning boundary outside of an agency's legal boundary (such as the city limit line). This is defined as the physical boundary and service area that designates the agency's probable future boundary and service area that it is expected to serve. Establishment of this boundary is necessary to determine which governmental agencies can provide service in the most efficient way to the people and property in any given area. (LAFCO, 2004) The Project site is located in the City of Riverside Sphere of Influence. The City of Riverside General Plan applies a pre-zoning designation of "MDR – Medium Density Residential" to the Project site. (Riverside, 2007, Figure LU-10)

2.3.3 Western Riverside Multiple Species Habitat Conservation Plan

The Western Riverside County Multiple Species Habitat Plan (MSHCP) is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on conservation of species and their habitats in Western Riverside County. The Project site is located within the MSHCP Highgrove Area Plan but is not located within a Criteria Cell (Alden, 2014, p. 6). For land use projects outside of the MSHCP Criteria Area, additional MSHCP requirements still apply.

2.4 EXISTING ENVIRONMENTAL CHARACTERISTICS

2.4.1 Geology

Geologically, the site lies within the northern portion of the Peninsular Ranges Geomorphic Province. The Peninsular Range Geomorphic Province is generally characterized by alluviated basins and elevated erosion surfaces. (Petra, 2013a, p. 4) The Project site lies northwest of the Box Springs Mountains, the HAP's most prominent natural feature. The Box Springs Mountains are predominantly composed of Cretaceous granitic rocks. The sedimentary units on the western slopes in the vicinity of the Project site, are mapped as geologically young Quaternary (late and middle Holocene) alluvial fan deposits. The northern portion of the Project site is overlain by Quaternary old and very old alluvial deposits (late to middle Pleistocene and early Pleistocene).

The Project site is not located within any currently designated State of California Alquist-Priolo Earthquake Fault Zone and no known active faults have been identified on or adjacent to the site. In addition, the site does not lie within a fault zone established by the County of Riverside. According to mapping available from Riverside County's "Map My County" Geographic Information System (GIS), the Project site is mapped as having a low liquefaction susceptibility and is susceptible to subsidence (RCIT, 2015). Groundwater was not encountered to the maximum depth explored of 51.5 feet below existing grade (Petra, 2013a, p. 7). Riverside County's Map My County GIS shows the Project site as having "low" liquefaction susceptibility (RCIT, 2015). In light of the relatively deep groundwater, the potential for liquefaction and seismically induced settlement is considered low (Petra, 2013a, p. 7). Additionally, as shown on General Plan HAP Figure 12, *Slope Instability*, the Project site is not located in an area mapped with existing landslides, or an area of high susceptibility to seismically induced landslides and rockfalls, nor is the Project site located within a low to moderate susceptibility to seismically induced landslides or rockfalls (Riverside County, 2003b).

The Project site is not located in close proximity to any enclosed bodies of water; however the site is located approximately 16 miles southwest of the Seven Oaks Dam but is not within the Seven Oaks Dam inundation zone; therefore, inundation of the site due to dam failure or seiches during an earthquake event is considered low (Petra, 2013a, p. 8). The Project site is located within Federal Emergency Management Agency (FEMA) Flood Zone X, which is defined as an area of low flooding. As shown on TTM 36668 the approximate 100-Year Flood Zone is located in the southern portion of the Project site in the natural open space area. As shown on General Plan Figure 8, *Highgrove Area Plan Flood Hazards*, the area of Springbrook Wash, located off-site and south of the Project site, is also located in the 100-Year Flood Zone (Riverside County, 2003b).

2.4.2 Topography

Elevations on-site range from approximately 964 to 1,000 above mean sea level (AMSL). As shown on County of Riverside General Plan Highgrove Area Plan (HAP) Figure 11, *Highgrove Area Plan Steep Slope*, the Project site is located in an area of slope angle less than 15% (Riverside County, 2003b). The southern portion of the site slopes downward into the adjacent Springbrook Wash, which occurs off-site to the south.

2.4.3 Agricultural Resources

According to agricultural lands mapping available from the California Department of Conservation (CDC), the Project site is designated as "Farmland of Local Importance." Areas surrounding the Project site are designated as "Urban and Built-Up Land" and "Other Land." (CDC, 2012a) The Project site is not located within an agricultural preserve and does not contain lands that are subject to Williamson

Act Contracts. The nearest lands within an agricultural preserve are located approximately 0.66 miles east of the Project site (RCIT, 2015; CDC, 2012b).

2.4.4 Mineral Resources

According to Figure 4.12.1 of the Riverside County General Plan EIR, the Project site is designated within Mineral Resource Zone 3 (MRZ-3) (pursuant to the Surface Mining and Reclamation Act of 1975, or SMARA), which is defined by the State of California as "Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined." Furthermore, the Project site is not identified as an important mineral resource recovery site by the County of Riverside General Plan, nor is the property located within any specific plans (Riverside County, 2003a).

2.4.5 Hydrology

Under existing conditions, the northern portion of the Project site between Center Street and Spring Street drains to the northwest corner of the site. An existing 66-inch reinforced concrete pipe (RCP) that runs along Center Street collects the runoff from the tributary area. (Webb, 2014b, p. 1)

The portion of the Project site located south of Spring Street exhibits two separate drainage basins. Approximately half of the area drains to the north towards an open trapezoidal channel along the southern side of Spring Street. This concrete channel flows west where it terminates just east of California Ave at a concrete drop inlet. The flow collected in the existing Spring Street channel is discharged into an existing 60" RCP storm drain through the drop inlet. Runoff is then conveyed south through the 60" storm drain that parallels the railroad tracks along California Ave. The storm drain ultimately outlets into a rectangular channel that also collects the flow from Spring Brook Wash. The southern half of the site drains south towards Spring Brook Wash and continues west towards the rectangular channel. The rectangular channel is part of the Spring Street storm drain which connects to a 72" culvert that crosses California Ave. and the railroad tracks and discharges flows into an unimproved creek. (Webb, 2014b, p. 1)

2.4.6 Groundwater

The Project site is located within the Upper Santa Ana Valley-Riverside-Arlington Watershed Groundwater Basin. Groundwater depth varies within the area and according to analysis performed by Petra Geotechnical, Inc. flows toward the west-southwest. Historic groundwater levels in the Project vicinity range between approximately 13 feet and 236 feet below the ground surface. Petra Geotechnical did not encounter groundwater during their field investigation to the maximum depth explored of 51.5 feet. (Petra, 2013a, pp. 4-5)

2.4.7 Soils

Under existing conditions, Petra Geotechnical observed topsoil and older alluvial deposits. The Project site is covered by 3 to 5 feet of topsoil generally consisting of loose, dry, silty sands. Below the topsoil, older alluvial deposits occur and consist predominantly of light-to reddish brown, dry to moist, medium to very dense, fine to coarse grained silty sands, sands, and clayey sands. While the older alluvium was generally observed to be medium to very dense just below the topsoil, zones of low density and/or porous soils were observed within the upper 5 to 10 feet. (Petra, 2013a, p. 4)

The United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey indicates that the Project site is underlain by the following soil types (USDA, 1971).

- **Greenfield sandy loam**, 2 to 8 percent slopes, eroded. This soil type primarily occurs in the northern portion of the Project site, north of Spring Street.
- **Hanford coarse sandy loam**, 2 to 8 percent slopes. This soil type primarily occurs in the southern portion of the Project site, south of Spring Street.
- **Terrace escarpments**. Located in a small portion of the southeastern corner of the Project site.

2.4.8 Vegetation

Figure 2-7, *Existing Vegetation Map*, depicts the location of the five (5) vegetation communities mapped by Alden Environmental within the Project impact footprint and a 500-foot buffer that extends beyond the Project site boundaries. Of these, only the non-native grassland, eucalyptus woodland, and disturbed/developed habitat occur within the Project footprint as identified by Alden Environmental on Figure 2-7. A description of each of the vegetation/and use types is provided below.

- **Non-Native Grassland**. The northern portion of the Project site supports non-native grassland habitat dominated by bromes and wild oats with other non-natives such as black mustard and Russian thistle. Approximately 37.36 acres of Non-Native Grassland occurs within the Project site (Alden, 2014, p. 5).
- **Eucalyptus Woodland**. Approximately 0.07 acres of Eucalyptus Woodland occurs in scattered patches on the southern end of the Project site and has an understory consisting of bare ground and non-native grasses. Eucalyptus Woodland is not considered a sensitive plant species (Alden, 2014, p. 5).
- **Disturbed/Developed**. Disturbed/Developed habitat occurs on the majority of the Project site. The portion of the Project site located south of Spring Street is almost entirely disturbed. Developed areas include constructed drainage facilities, two small pump houses, adjacent dirt and paved roads, and power lines along the majority of the Project site's perimeter (Alden, 2014, p. 5).
- **Mule Fat Scrub**. Mule Fat Scrub occurs in patches within the off-site drainage feature located approximately 12-15 feet south of the Project site. Mule fat scrub is a riparian scrub community dominated by mule fat and interspersed with shrubby willows. This vegetation typically occurs along intermittent stream channels with a fairly coarse substrate and moderate depth to the water table. Similar to southern willow scrub, this early seral community is maintained by frequent flooding, the absence of which would lead to a riparian woodland or forest (Alden, 2014, p. 4).
- **Southern Willow Scrub**. This vegetation community occurs off-site approximately 24 to 60 feet south of the Project site. Southern Willow Scrub consists of broad-leaved, winter-deciduous stands of trees dominated by shrubby willows in association with mule fat. Southern Willow Scrub generally occurs on loose, sandy, or fine gravelly alluvium deposited near stream channels during flood flows. This vegetation community is dominated by arroyo willow with mule fat as a non-dominant species (Alden, 2014, pp. 4-5).

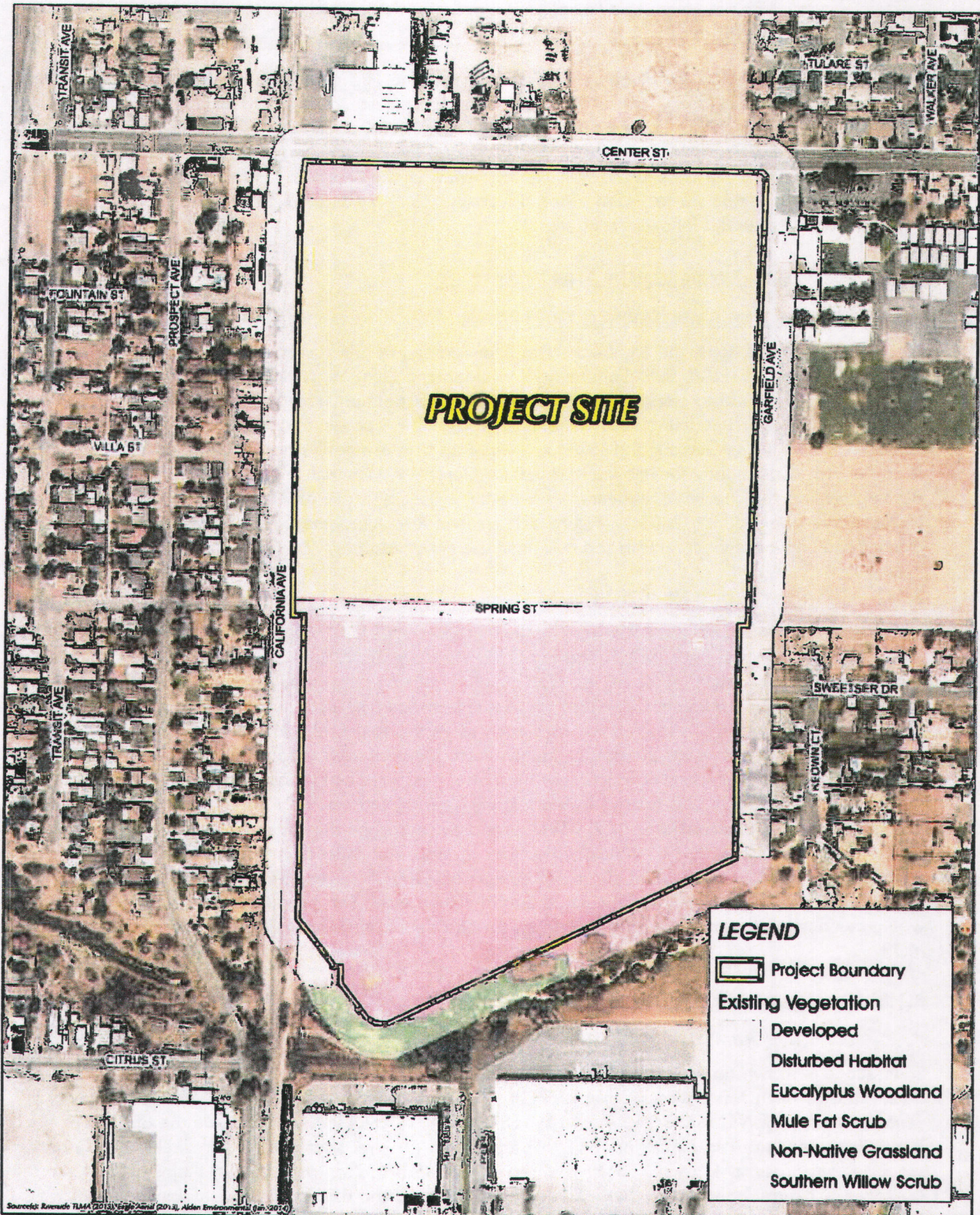


Figure 2-7

EXISTING VEGETATION MAP



3.0 PROJECT DESCRIPTION

The Project evaluated by this IS/MND is located within the Highgrove community of unincorporated Riverside County, California. The proposed Project consists of applications for a General Plan Amendment (GPA 01126), Change of Zone (CZ 07811), and a Tentative Tract Map (TTM 36668). Copies of the entitlement applications for the proposed Project are herein incorporated by reference pursuant to CEQA § 15150 and are available for review at the Riverside County Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside, CA. A detailed description of the proposed Project is provided in the following sections.

3.1 PROPOSED DISCRETIONARY APPROVALS

3.1.1 General Plan Amendment No. 01126

Under existing conditions, the 65.20-acre site is designated by the Riverside County General Plan and Highgrove Area Plan (HAP) for "Community Development: Light Industrial (LI)" land use, which allows for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities and supporting retail uses. GPA 01126 proposes to amend the Riverside County General Plan Land Use Element and HAP Land Use Plan land use designations as they pertain to the site from "LI" to "Community Development: Medium Density Residential (MDR)," which would allow for development of the site with residential uses having a density range of 2.0-5.0 dwelling units per acre (du/ac) (Riverside County, 2003a). Figure 3-1, *General Plan Amendment No. 01126*, depicts the site's existing and proposed General Plan and HAP land use designations.

3.1.2 Change of Zone No. 07811

Under existing conditions, the 65.20-acre Project site is zoned for "Manufacturing-Service Commercial (M-SC)" and "Industrial Park (I-P)." The M-SC zoning designation allows for most light manufacturing and industrial uses, such as food, textile, metal, lumber and wood, leather, chemical products, machinery, electrical equipment, services to selected commercial uses, and caretakers' residence. A Conditional Use Permit is required for uses such as recycling centers, fuel storage, and batch plants. The I-P designation allows for industrial and manufacturing uses such as food, lumber, wood, and paper products; textile and leather products; chemical and glass products; metal, machinery, and electrical products; transportation and related industries; engineering and scientific instruments; industrial uses, and service and commercial uses. CZ 07811 proposes to change the zoning designation of the site to "One Family Dwellings (R-1)," which allows for development with one family dwellings and limited agricultural uses with minimum lot size requirements of 7,200 SF. Figure 3-2, *Change of Zone No. 07811*, depicts the site's existing and proposed zoning designations. The proposed R-1 zoning designation would be consistent with and would implement the site's proposed General Plan land use designation of MDR.

3.1.3 Tentative Tract Map No. 36668

A. *Land Use Summary*

TTM 36668 is shown on Figure 3-3, *Tentative Tract Map No. 36668*. A summary of the lots proposed to be created through subdivision as part of TTM 36668 is presented in Table 3-1, *Land Use Summary of Tentative Tract Map No. 36668*. As shown in Table 3-1, TTM 36668 would subdivide the 65.20-acre site into 200 single-family residential lots on 37.82 acres; two (2) park sites on 4.01 acres; eleven (11) open space and regional trail lots on 1.10 acres; three (3) lots reserved for water quality basins on 2.54 acres; 4.1 acres of natural open space; 16.41 acres of local streets; and 0.68 acres for additional right of way.

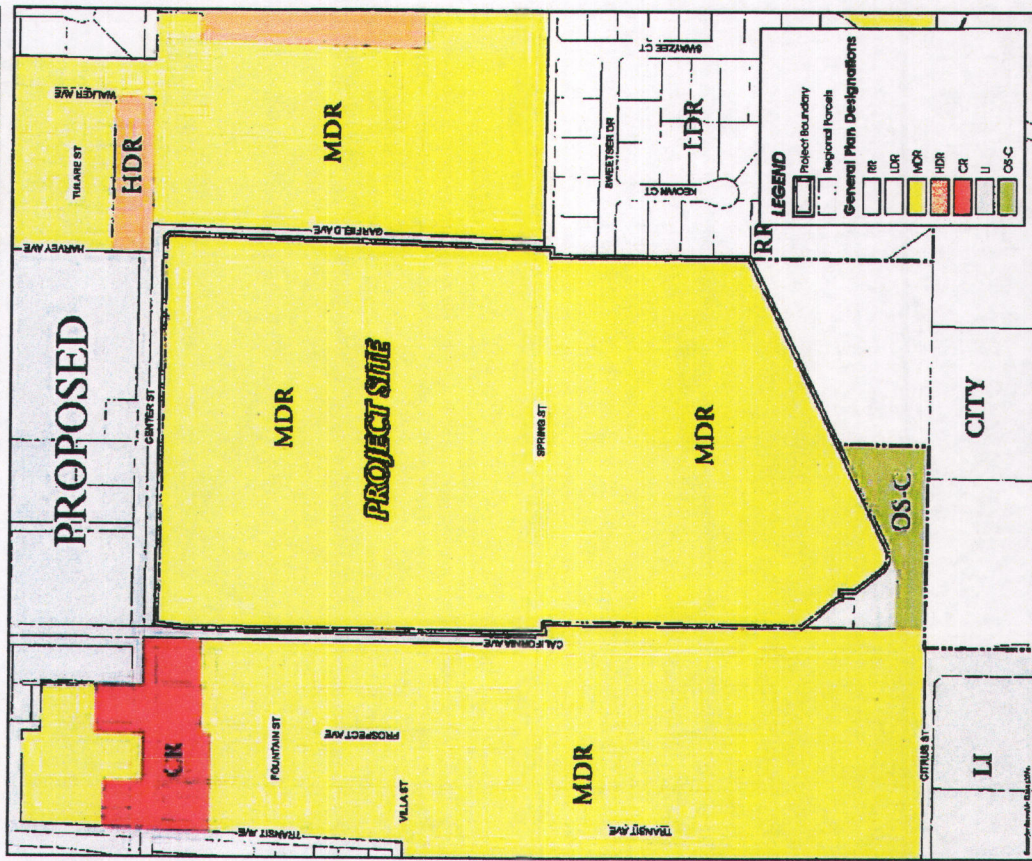
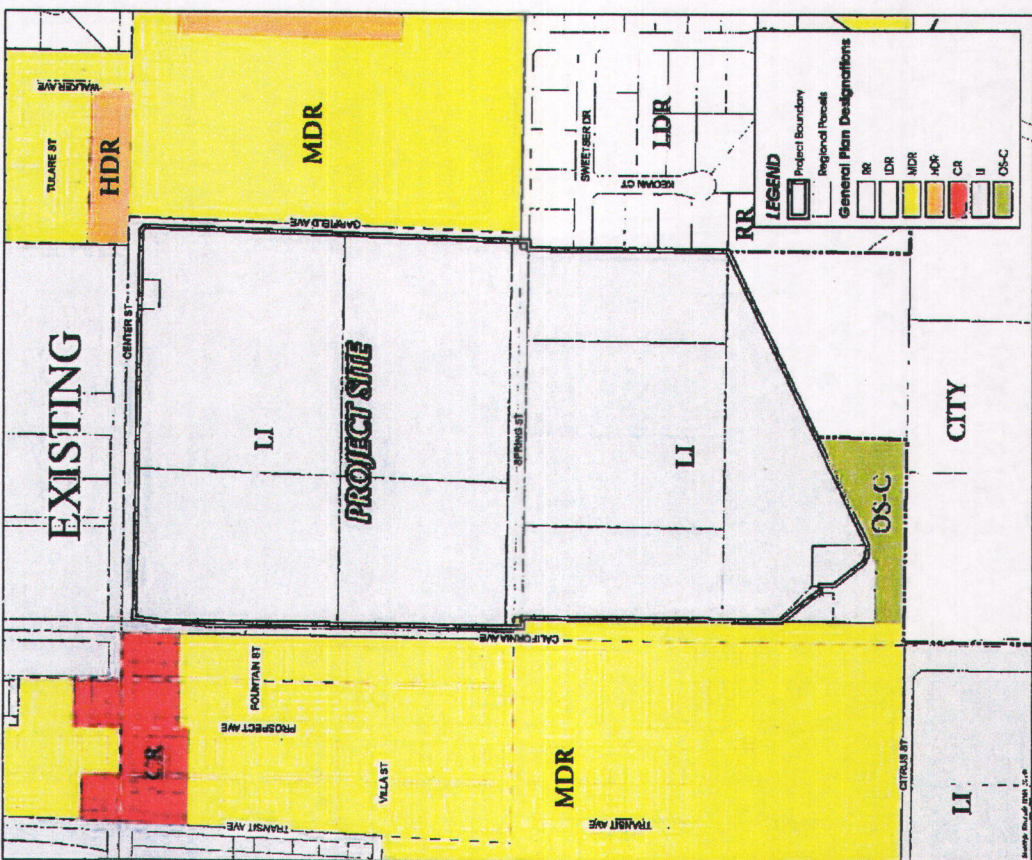


Figure 3-1



Page 3-2

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

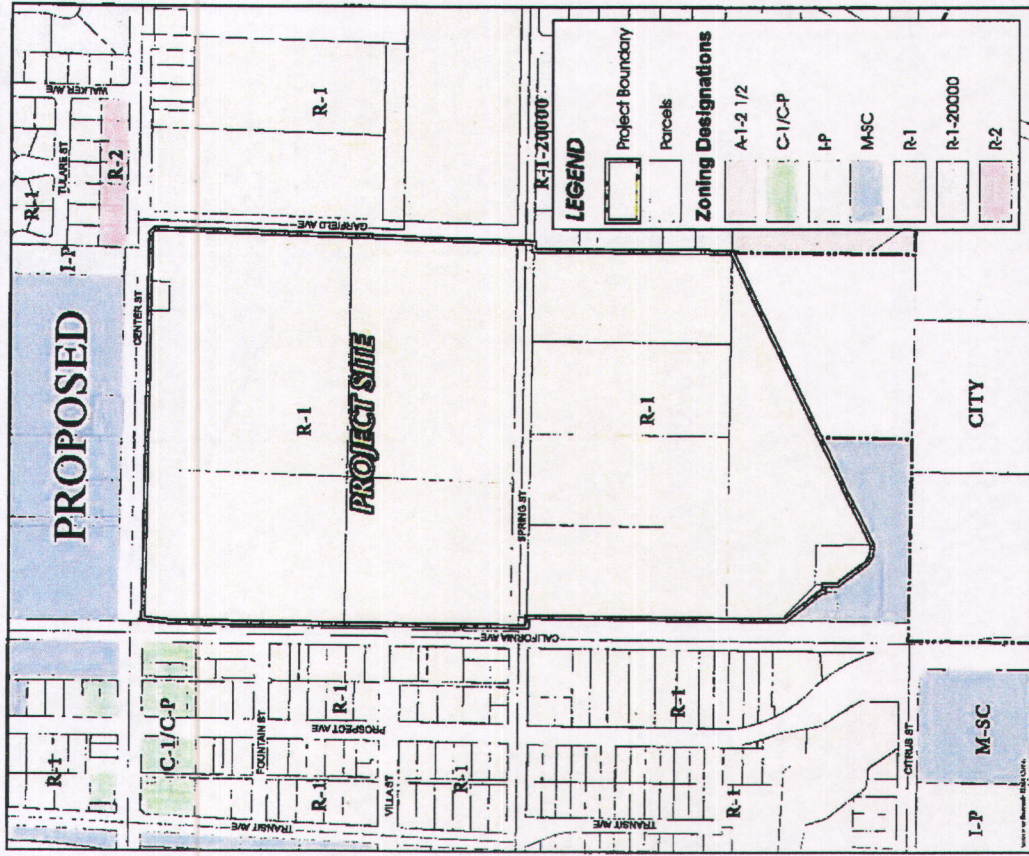
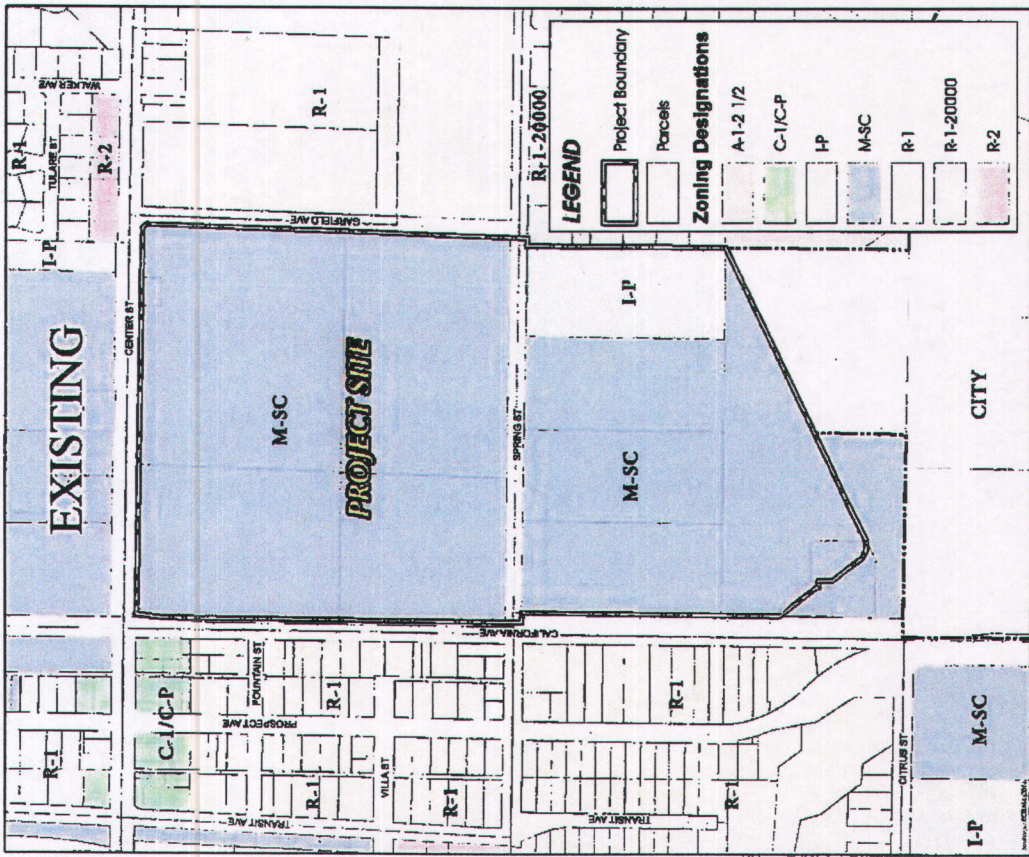
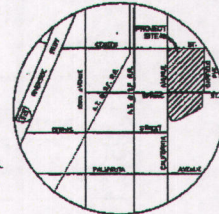


Figure 3-2

CHANGE OF ZONE NO. 07811

TENTATIVE TRACT MAP NO 36668
HIGHGROVE AREA
COUNTY OF RIVERSIDE, CALIFORNIA



OWNER/APPLICANT
WEBB ASSOCIATES, INC.
10000 HIGHWAY 78, SUITE 200
RIVERSIDE, CA 92504
PHONE (951) 504-7000
FAX (951) 504-7001

CIVIL ENGINEERING
WEBB ASSOCIATES, INC.
10000 HIGHWAY 78, SUITE 200
RIVERSIDE, CA 92504
PHONE (951) 504-7000
FAX (951) 504-7001

UTILITY PROVIDERS

REG
SOUTHERN CALIFORNIA GAS
10000 HIGHWAY 78, SUITE 200
RIVERSIDE, CA 92504
PHONE (951) 504-7000
FAX (951) 504-7001

WATER
CITY OF RIVERSIDE
10000 HIGHWAY 78, SUITE 200
RIVERSIDE, CA 92504
PHONE (951) 504-7000
FAX (951) 504-7001

SEWERAGE
SOUTHERN CALIFORNIA Edison
10000 HIGHWAY 78, SUITE 200
RIVERSIDE, CA 92504
PHONE (951) 504-7000
FAX (951) 504-7001

TELEPHONE
SBC COMMUNICATIONS, INC.
10000 HIGHWAY 78, SUITE 200
RIVERSIDE, CA 92504
PHONE (951) 504-7000
FAX (951) 504-7001

POWER
SOUTHERN CALIFORNIA Edison
10000 HIGHWAY 78, SUITE 200
RIVERSIDE, CA 92504
PHONE (951) 504-7000
FAX (951) 504-7001

LAND USE
SOUTHERN CALIFORNIA Edison
10000 HIGHWAY 78, SUITE 200
RIVERSIDE, CA 92504
PHONE (951) 504-7000
FAX (951) 504-7001

SOILS ENGINEERING
WEBB ASSOCIATES, INC.
10000 HIGHWAY 78, SUITE 200
RIVERSIDE, CA 92504
PHONE (951) 504-7000
FAX (951) 504-7001

TOPOGRAPHY SOURCE
TOPOGRAPHY PLANS BY ADRIAN SHAPIRO
(1978/79)

ASSESSOR'S PARCEL NO.

100-100-001	100-100-002
100-100-003	100-100-004
100-100-005	100-100-006
100-100-007	100-100-008
100-100-009	100-100-010
100-100-011	100-100-012
100-100-013	100-100-014
100-100-015	100-100-016
100-100-017	100-100-018
100-100-019	100-100-020
100-100-021	100-100-022
100-100-023	100-100-024
100-100-025	100-100-026
100-100-027	100-100-028
100-100-029	100-100-030
100-100-031	100-100-032
100-100-033	100-100-034
100-100-035	100-100-036
100-100-037	100-100-038
100-100-039	100-100-040
100-100-041	100-100-042
100-100-043	100-100-044
100-100-045	100-100-046
100-100-047	100-100-048
100-100-049	100-100-050
100-100-051	100-100-052
100-100-053	100-100-054
100-100-055	100-100-056
100-100-057	100-100-058
100-100-059	100-100-060
100-100-061	100-100-062
100-100-063	100-100-064
100-100-065	100-100-066
100-100-067	100-100-068
100-100-069	100-100-070
100-100-071	100-100-072
100-100-073	100-100-074
100-100-075	100-100-076
100-100-077	100-100-078
100-100-079	100-100-080
100-100-081	100-100-082
100-100-083	100-100-084
100-100-085	100-100-086
100-100-087	100-100-088
100-100-089	100-100-090
100-100-091	100-100-092
100-100-093	100-100-094
100-100-095	100-100-096
100-100-097	100-100-098
100-100-099	100-100-100

LAND USE SUMMARY

LAND USE GROUP	ACRES	%
RESIDENTIAL SINGLE-FAMILY	1.00	20.00
RESIDENTIAL MEDIUM-DENSITY	1.00	20.00
RESIDENTIAL LOW-DENSITY	1.00	20.00
RESIDENTIAL HIGH-DENSITY	1.00	20.00
COMMERCIAL	1.00	20.00
INDUSTRIAL	1.00	20.00
AGRICULTURE	1.00	20.00
OPEN SPACE	1.00	20.00
UNDEVELOPED	1.00	20.00
TOTAL	5.00	100.00

LEGAL DESCRIPTION

PARCELS 1 THROUGH 100 OF TRACT MAP NO. 36668, AS SHOWN ON THE TENTATIVE TRACT MAP NO. 36668, HIGHGROVE AREA, COUNTY OF RIVERSIDE, CALIFORNIA, PREPARED BY WEBB ASSOCIATES, INC., AND RECORDED IN PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, BOOK 100, PAGE 100.

LEGAL DESCRIPTION

PARCELS 101 THROUGH 200 OF TRACT MAP NO. 36668, AS SHOWN ON THE TENTATIVE TRACT MAP NO. 36668, HIGHGROVE AREA, COUNTY OF RIVERSIDE, CALIFORNIA, PREPARED BY WEBB ASSOCIATES, INC., AND RECORDED IN PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, BOOK 100, PAGE 100.

LEGAL DESCRIPTION

PARCELS 201 THROUGH 300 OF TRACT MAP NO. 36668, AS SHOWN ON THE TENTATIVE TRACT MAP NO. 36668, HIGHGROVE AREA, COUNTY OF RIVERSIDE, CALIFORNIA, PREPARED BY WEBB ASSOCIATES, INC., AND RECORDED IN PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, BOOK 100, PAGE 100.

LEGAL DESCRIPTION

PARCELS 301 THROUGH 400 OF TRACT MAP NO. 36668, AS SHOWN ON THE TENTATIVE TRACT MAP NO. 36668, HIGHGROVE AREA, COUNTY OF RIVERSIDE, CALIFORNIA, PREPARED BY WEBB ASSOCIATES, INC., AND RECORDED IN PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, BOOK 100, PAGE 100.

LEGAL DESCRIPTION

PARCELS 401 THROUGH 500 OF TRACT MAP NO. 36668, AS SHOWN ON THE TENTATIVE TRACT MAP NO. 36668, HIGHGROVE AREA, COUNTY OF RIVERSIDE, CALIFORNIA, PREPARED BY WEBB ASSOCIATES, INC., AND RECORDED IN PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, BOOK 100, PAGE 100.

LEGAL DESCRIPTION

PARCELS 501 THROUGH 600 OF TRACT MAP NO. 36668, AS SHOWN ON THE TENTATIVE TRACT MAP NO. 36668, HIGHGROVE AREA, COUNTY OF RIVERSIDE, CALIFORNIA, PREPARED BY WEBB ASSOCIATES, INC., AND RECORDED IN PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, BOOK 100, PAGE 100.

LEGAL DESCRIPTION

PARCELS 601 THROUGH 700 OF TRACT MAP NO. 36668, AS SHOWN ON THE TENTATIVE TRACT MAP NO. 36668, HIGHGROVE AREA, COUNTY OF RIVERSIDE, CALIFORNIA, PREPARED BY WEBB ASSOCIATES, INC., AND RECORDED IN PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, BOOK 100, PAGE 100.

LEGAL DESCRIPTION

PARCELS 701 THROUGH 800 OF TRACT MAP NO. 36668, AS SHOWN ON THE TENTATIVE TRACT MAP NO. 36668, HIGHGROVE AREA, COUNTY OF RIVERSIDE, CALIFORNIA, PREPARED BY WEBB ASSOCIATES, INC., AND RECORDED IN PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, BOOK 100, PAGE 100.

LEGAL DESCRIPTION

PARCELS 801 THROUGH 900 OF TRACT MAP NO. 36668, AS SHOWN ON THE TENTATIVE TRACT MAP NO. 36668, HIGHGROVE AREA, COUNTY OF RIVERSIDE, CALIFORNIA, PREPARED BY WEBB ASSOCIATES, INC., AND RECORDED IN PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, BOOK 100, PAGE 100.

LEGAL DESCRIPTION

PARCELS 901 THROUGH 1000 OF TRACT MAP NO. 36668, AS SHOWN ON THE TENTATIVE TRACT MAP NO. 36668, HIGHGROVE AREA, COUNTY OF RIVERSIDE, CALIFORNIA, PREPARED BY WEBB ASSOCIATES, INC., AND RECORDED IN PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, BOOK 100, PAGE 100.

LEGAL DESCRIPTION

PARCELS 1001 THROUGH 1100 OF TRACT MAP NO. 36668, AS SHOWN ON THE TENTATIVE TRACT MAP NO. 36668, HIGHGROVE AREA, COUNTY OF RIVERSIDE, CALIFORNIA, PREPARED BY WEBB ASSOCIATES, INC., AND RECORDED IN PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, BOOK 100, PAGE 100.

LEGAL DESCRIPTION

PARCELS 1101 THROUGH 1200 OF TRACT MAP NO. 36668, AS SHOWN ON THE TENTATIVE TRACT MAP NO. 36668, HIGHGROVE AREA, COUNTY OF RIVERSIDE, CALIFORNIA, PREPARED BY WEBB ASSOCIATES, INC., AND RECORDED IN PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, BOOK 100, PAGE 100.

LEGAL DESCRIPTION

PARCELS 1201 THROUGH 1300 OF TRACT MAP NO. 36668, AS SHOWN ON THE TENTATIVE TRACT MAP NO. 36668, HIGHGROVE AREA, COUNTY OF RIVERSIDE, CALIFORNIA, PREPARED BY WEBB ASSOCIATES, INC., AND RECORDED IN PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, BOOK 100, PAGE 100.

LEGAL DESCRIPTION

PARCELS 1301 THROUGH 1400 OF TRACT MAP NO. 36668, AS SHOWN ON THE TENTATIVE TRACT MAP NO. 36668, HIGHGROVE AREA, COUNTY OF RIVERSIDE, CALIFORNIA, PREPARED BY WEBB ASSOCIATES, INC., AND RECORDED IN PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, BOOK 100, PAGE 100.

LEGAL DESCRIPTION

PARCELS 1401 THROUGH 1500 OF TRACT MAP NO. 36668, AS SHOWN ON THE TENTATIVE TRACT MAP NO. 36668, HIGHGROVE AREA, COUNTY OF RIVERSIDE, CALIFORNIA, PREPARED BY WEBB ASSOCIATES, INC., AND RECORDED IN PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, BOOK 100, PAGE 100.

LEGAL DESCRIPTION

PARCELS 1501 THROUGH 1600 OF TRACT MAP NO. 36668, AS SHOWN ON THE TENTATIVE TRACT MAP NO. 36668, HIGHGROVE AREA, COUNTY OF RIVERSIDE, CALIFORNIA, PREPARED BY WEBB ASSOCIATES, INC., AND RECORDED IN PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, BOOK 100, PAGE 100.

LEGAL DESCRIPTION

PARCELS 1601 THROUGH 1700 OF TRACT MAP NO. 36668, AS SHOWN ON THE TENTATIVE TRACT MAP NO. 36668, HIGHGROVE AREA, COUNTY OF RIVERSIDE, CALIFORNIA, PREPARED BY WEBB ASSOCIATES, INC., AND RECORDED IN PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, BOOK 100, PAGE 100.

LEGAL DESCRIPTION

PARCELS 1701 THROUGH 1800 OF TRACT MAP NO. 36668, AS SHOWN ON THE TENTATIVE TRACT MAP NO. 36668, HIGHGROVE AREA, COUNTY OF RIVERSIDE, CALIFORNIA, PREPARED BY WEBB ASSOCIATES, INC., AND RECORDED IN PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, BOOK 100, PAGE 100.

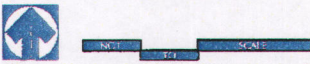
LEGAL DESCRIPTION

PARCELS 1801 THROUGH 1900 OF TRACT MAP NO. 36668, AS SHOWN ON THE TENTATIVE TRACT MAP NO. 36668, HIGHGROVE AREA, COUNTY OF RIVERSIDE, CALIFORNIA, PREPARED BY WEBB ASSOCIATES, INC., AND RECORDED IN PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, BOOK 100, PAGE 100.

LEGAL DESCRIPTION

PARCELS 1901 THROUGH 2000 OF TRACT MAP NO. 36668, AS SHOWN ON THE TENTATIVE TRACT MAP NO. 36668, HIGHGROVE AREA, COUNTY OF RIVERSIDE, CALIFORNIA, PREPARED BY WEBB ASSOCIATES, INC., AND RECORDED IN PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, BOOK 100, PAGE 100.

Source(s): Webb Associates (04-07-15)



T&B PLANNING, INC.

TENTATIVE TRACT MAP NO. 36668

Figure 3-3

Table 3-1 Land Use Summary of Tentative Tract Map No. 36668

Lots	Land Use	Acreage	% of Project Site
I-200	Single-Family Residential	37.82	58.0%
A, B, and C	Detention Basin (3)	2.54	4.0%
D, E, G, H, I, J, K, L, M, N, O	Open Space	1.1	1.5%
F and P	Park Site (2)	4.01	6.1%
--	Additional Right of Way	0.68	1.0%
--	Local Streets	16.41	25.2%
--	Open Space (Natural)	2.67	4.1%
Gross Acreage:		65.20^a	100%^a

a. Total acreage is rounded to the nearest one-tenth. Total % is rounded to the nearest whole number. (Webb, 2014d)

A detailed description of the various land uses that would result from the approval of TTM 36668 is provided below. It should be noted that although TTM 36668 proposes to develop the property with up to 200 single-family homes, the analysis of Project impacts under the subject areas of air quality, greenhouse gas emissions, noise, and traffic assume future development of the site with up to 219 single family homes; as such, the analysis under these issue areas represents a "worst case" analysis of potential impacts that could result from residential development on the Project site.

- **Single-Family Residential.** TTM 36668 proposes to subdivide the property to provide 200 single-family residential lots 37.82 acres. Proposed residential lots would range in size from 7,200 SF to 15,210 SF with an overall average lot size of 8,200 SF. A total of 131 residential lots are proposed north of Spring Street and 69 residential lots are proposed south of Spring Street.
- **Detention Basins.** Three (3) detention basins are proposed on approximately 2.54 acres. Detention Basin Lot A is proposed north of Spring Street in the northwest corner of the Project site. Detention Basin Lot B is proposed immediately south of Spring Street adjacent to California Avenue. Detention Basin Lot C is proposed in the southwest corner of the Project site, south of L Street.
- **Open Space.** TTM 36668 allocates a total of 1.1 acres of open space on 11 lots (Lots D, E, G, H, I, J, K, L, M, N, O). Open Space Lots D, E, G, and H are proposed along the eastern alignment of Streets A and G and are intended to provide additional area of landscape setback along these streets. A regional trail would be accommodated along the south side of Spring Street east of Street G and would traverse south along the eastern side of Street G to the park site proposed in Lot P. The regional trail would traverse through the park site and into the natural open space area where a connection point is planned with the off-site trail system. Lots I, J, L, N, and O are open space lots proposed to accommodate trails. Lot K and Lot M would accommodate two (2) existing water well sites, which are operated by Riverside Highland Water Company.
- **Park Sites.** TTM 36668 proposes to provide two park sites on 4.01 acres. Park Site Lot F is proposed as a 48,186 SF park site to be located in the northern portion of the Project site, north of Spring Street. Park Site Lot P is proposed as a 126,315 SF park site to be located south of Street L and north of the natural open space area near the southern Project boundary. Figure 3-11, *Conceptual Park Plan (Lot F)*, and Figure 3-12, *Conceptual Park Plan (Lot P)*, presented later in this section, depict the preliminary park concepts for these two park sites.

- **On-site Local Streets.** TTM 36668 proposes a total of 16.41 acres of local streets (Streets A-O) and 0.68 acres of additional right-of-way to accommodate frontage improvements along abutting public roadways (Center Street, Garfield Avenue, California Avenue, and Spring Street).
- **Natural Open Space.** TTM 36668 proposes a total of 2.67 acres of natural open space along the southern Project boundary, adjacent to the off-site Springbrook Wash.

B. Proposed Circulation Improvements

As shown on Figure 3-3, the Project proposes improvements to several public roadways on- and off-site. Figure 3-4, *Roadway Cross-Sections*, depicts the improvements proposed for each of the various roadways. Access to the Project would be provided via three (3) full access connections. Spring Street divides the property and would provide access to the northern and southern portions of the Project site at Street G. Spring Street would also provide a westerly extension of the existing (off-site) Sweetser Drive. Primary access to the northern portion of the site would be provided via proposed Street A at Center Street and via proposed Street G at Spring Street. Primary access to the southern portions of the site would be from Street G via Spring Street. A description of the roadway improvements planned as part of the Project is provided below.

- **Center Street.** Center Street is an east-west oriented existing public roadway abutting the northern boundary of the Project site. It has an existing right-of-way width of 88 feet, including 32 feet of travel lanes and a 12-foot parkway along each side that accommodates an existing curb-adjacent sidewalk. Center Street is planned to be improved along the Project's frontage to the standard of a Secondary Highway, with a total right-of-way width of 100 feet that includes 32 feet of travel lanes and an 18-foot parkway on each side; thus, dedications and improvements to be made by the Project would be limited to the additional six feet of landscaped parkway along the southerly edge of Center Street. No other improvements to this roadway are planned as part of the Project.
- **Spring Street.** Spring Street is an existing public street that transects the central portion of the Project site in an east to west alignment with a total existing right-of-way width of 60 feet, including approximately 24 feet of travel lanes (two total travel lanes). The edges of this existing roadway are improved only with an existing concrete v-ditch to accommodate drainage, with no sidewalks or parkways. As part of the Project, Spring Street would be improved in accordance with Riverside County Standard 103 to provide a total right-of-way width of 74 feet, which includes 44 feet of travel lanes (four total travel lanes) and 15-foot parkways on both sides of the road that include a 5-foot curb-separated sidewalk. Thus, the Project would expand the existing travel lanes from approximately 24 feet to 44 feet, and would construct five-foot curb-separated sidewalks along both sides of the road within 15-foot parkways.
- **California Avenue.** California Avenue is an existing public right-of-way located along the site's western boundary. Under existing conditions, its alignment accommodates railroad tracks. The Project would provide a 66-foot right-of-way along the Project site's western boundary fronting California Avenue to accommodate the existing Union Pacific Railroad tracks and a future trail. A Regional Trail is proposed within the existing right-of-way of California and would be constructed in the future by others.
- **Garfield Avenue.** Garfield Avenue is an existing north-south oriented local street located along the Project site's eastern boundary that extends between Spring Street and Center Street. Under existing conditions, this roadway is partially improved with an existing right-of-way width of 60 feet, including +/- 29 feet of travel lanes. As part of the Project, an additional dedication of three (3) feet

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

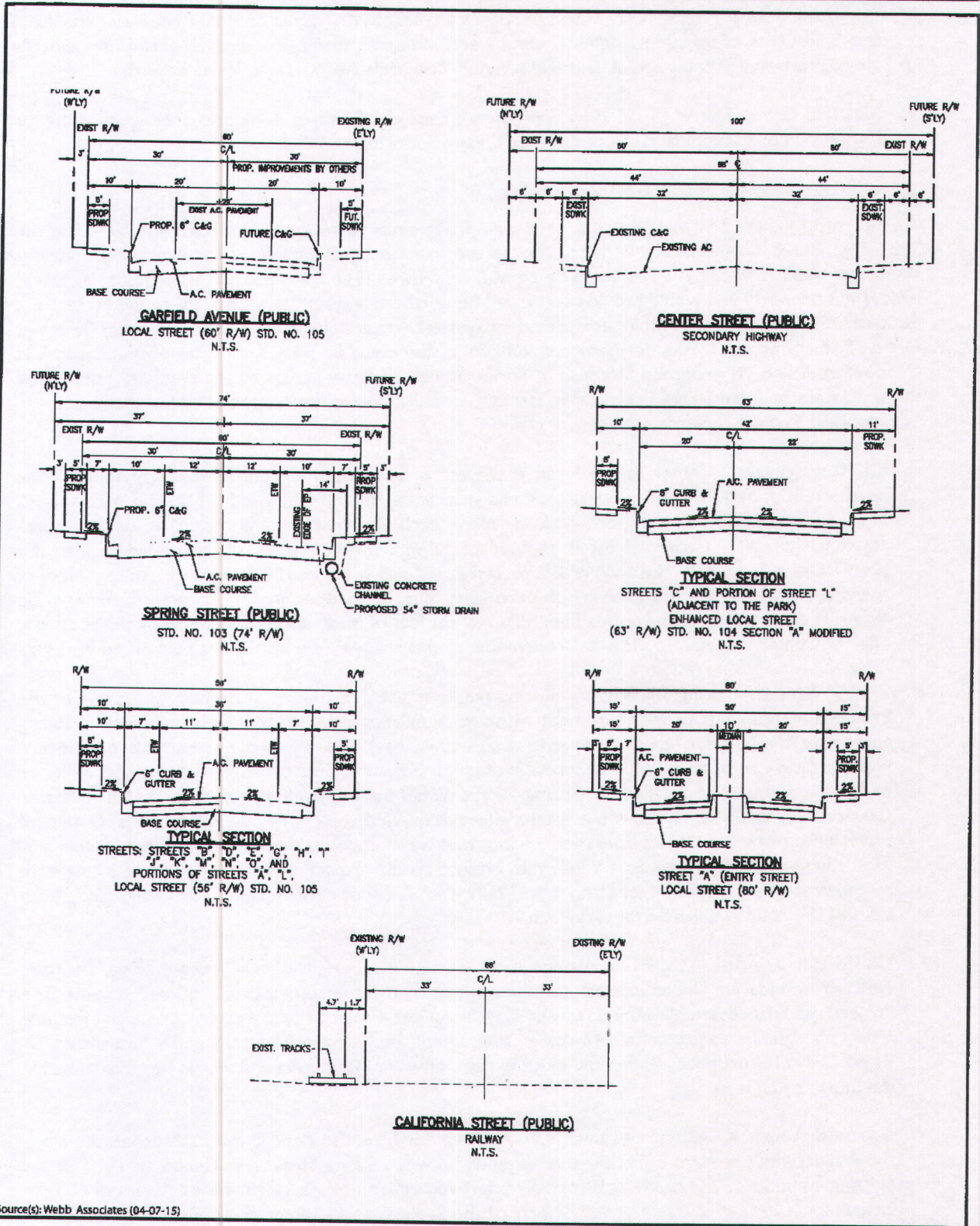


Figure 3-4

ROADWAY CROSS-SECTIONS

would be made along the Project site's frontage. The Project would make improvements along this roadway segment to provide a total of approximately 35 feet of travel lanes. Along the western edge of this roadway, curb and gutter would be constructed by the Project, in addition to a 13-foot parkway with a five-foot non-curb adjacent sidewalk. Remaining improvements along the eastern edge of this roadway would be constructed in the future by others, including the construction of an additional five feet of travel lanes, curb and gutter, and a ten-foot parkway with five-foot curb-separated sidewalks along the eastern edge of this roadway.

- **On-Site Street A.** Street A is proposed as the main entry into the site and would be improved to provide a total right-of-way of 80 feet, with 40 feet of travel lanes separated by a 10-foot landscaped median, and 15-foot parkways along both sides of the roadway that accommodated five-foot curb-separated sidewalks.
- **On-Site Streets B, D, E, G, H, I, J, K, M, N, O and Portions of Streets A and L.** Streets B, D, E, G, H, I, J, K, M, N, O and Portions of Streets A and L are proposed on-site local streets that would be improved pursuant to Riverside County Standard No. 105. These local streets would be provided with a total right-of-way width of 56 feet, including 36 feet of travel lanes and ten-foot parkways provided on each side. Within the ten-foot parkways, five-foot curb separated sidewalks would be provided, with a five-foot landscaped parkway between the sidewalks and the curb.
- **On-Site Streets C and Portion of Street L (Adjacent to the Park Site in Lot P).** Streets C and the portion of Street L that abuts the proposed park site within Lot P are proposed on-site enhanced local streets that would be improved pursuant to Riverside County Standard No. 104. These local streets would be provided with a total right-of-way width of 63 feet, including 42 feet of travel lanes. An 11-foot sidewalk would be accommodated along the side of these roadways that abut the park site, while the other side would include a ten-foot parkway with five-foot curb-separated sidewalk and a five-foot landscaped parkway.

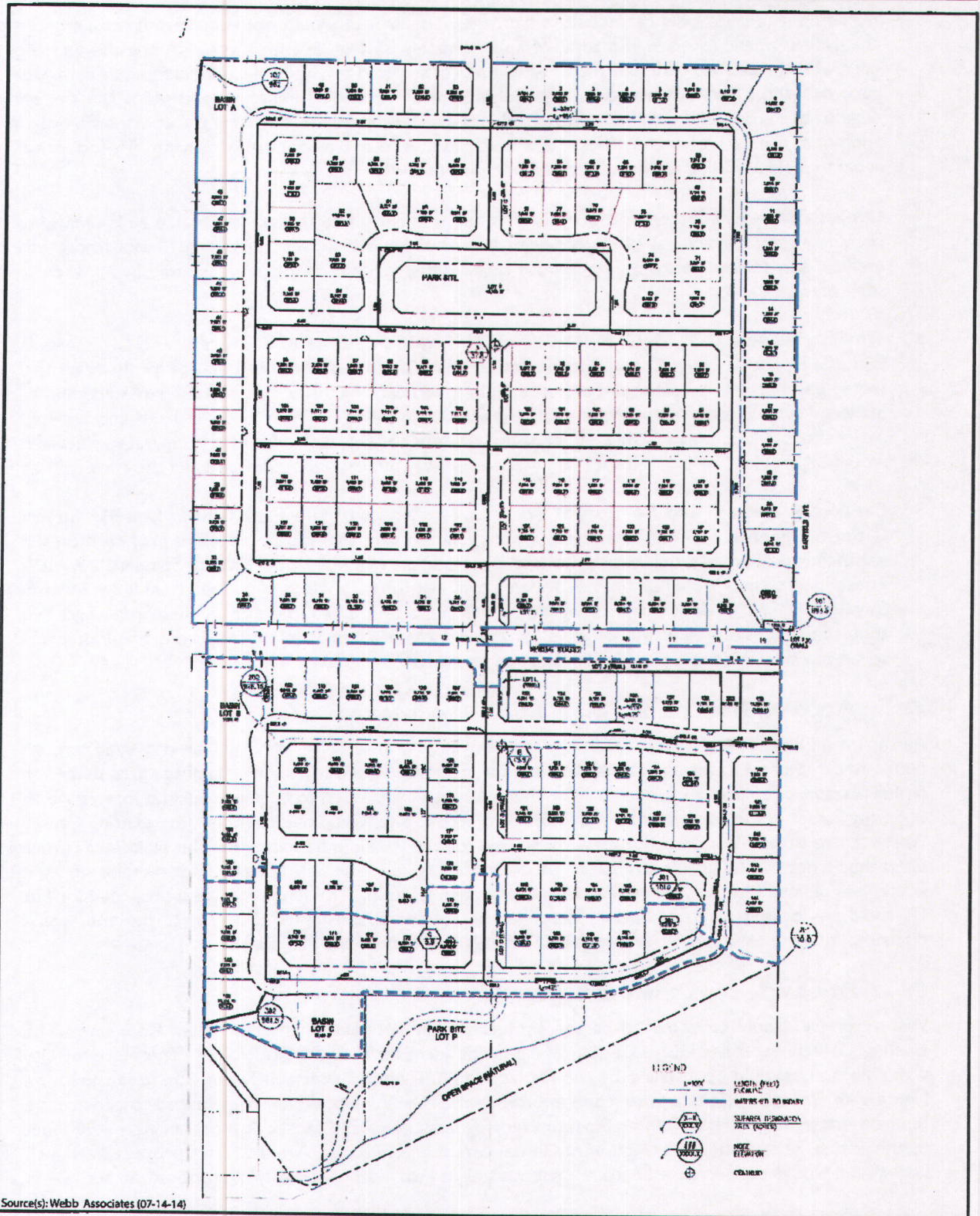
C. *Proposed Drainage and Water Quality Improvements*

As shown on Figure 3-5, *Proposed Hydrology Map*, on-site stormwater runoff would be conveyed through public street improvements and storm drains which generally would convey all runoff towards detention basins proposed for Lots A, B, and C. The detention basin proposed for Lot A would be located north of Spring Street in the northwest corner of the Project site and would discharge into the existing Center Street storm drain. The detention basin proposed for Lot B would be located at the southeast corner of Spring Street and California Avenue and would discharge into the Spring Street storm drain, where it would be conveyed to the south towards the Springbrook Wash. The detention basin proposed for Lot C would be located south of Spring Street in the southwest corner of the Project site and would discharge into the Springbrook Wash located off-site and south of the Project site.

D. *Proposed Water Service Improvements*

Water service would be provided to the Project site by Riverside Highland Water Company. The existing 12-inch water line within Center Street is not adequate to serve the Project. Therefore, off-site water lines are would be installed by the Project within Center Street and Spring Street as shown on Figure 3-6, *Proposed Off-site Infrastructure Improvements*. The Project would be required to construct a ten-inch water line beneath Center Street extending from proposed Street A approximately 1,900 feet to the east to the existing intersection of Center Street and Michigan Avenue. This proposed ten-inch water line would connect on-site to a proposed eight-inch water line within proposed Street A. In

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION



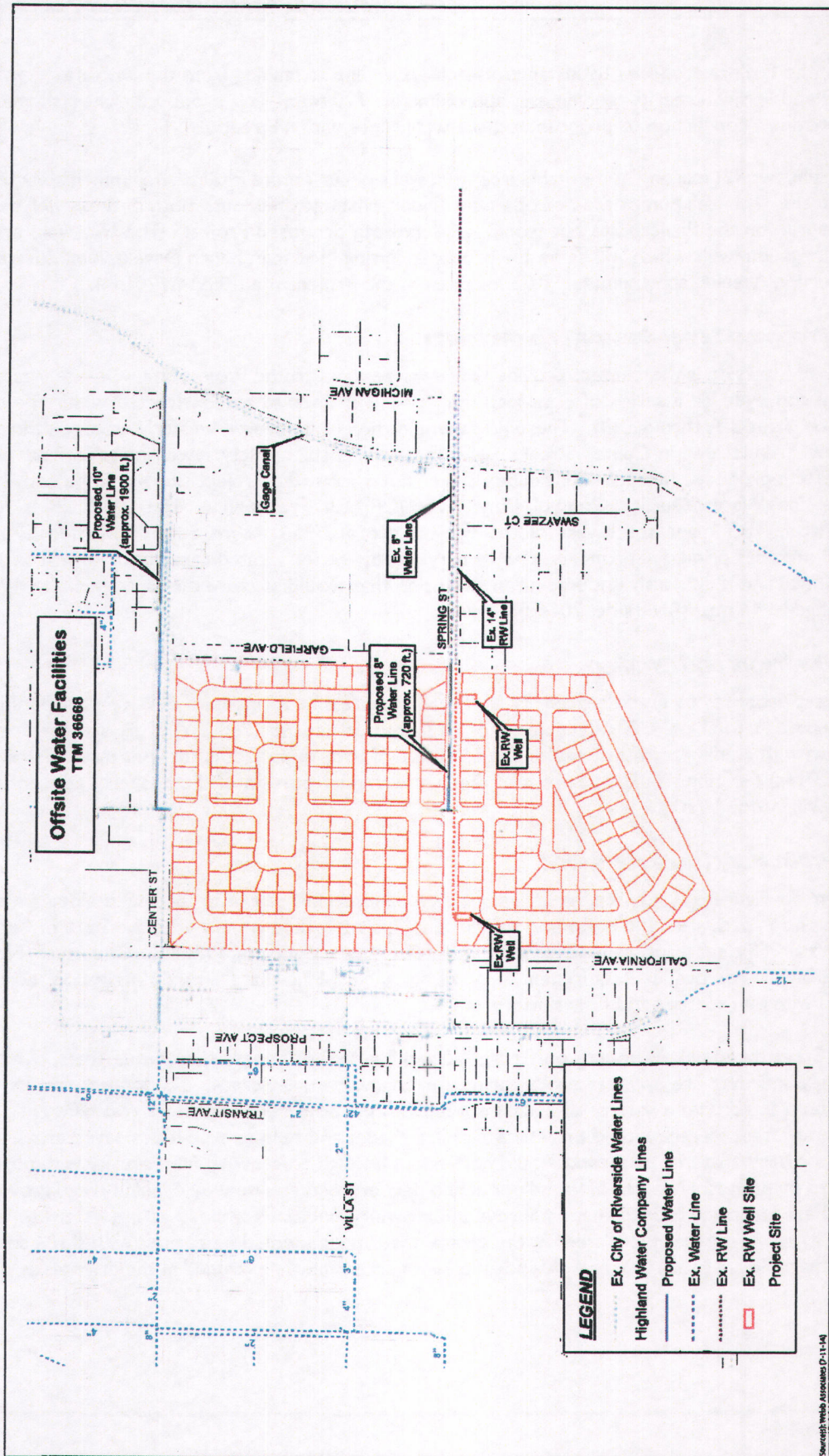
Source(s): Webb Associates (07-14-14)



SCALE

T&B PLANNING, INC.

Figure 3-5
PROPOSED HYDROLOGY MAP



Source: Webb Associates (D-11-14)



788 PLANNING, INC.

addition, the Project proposes to install an 8-inch water line extending from the juncture of proposed Street G and Spring Street extending east approximately 720 feet. This proposed eight-inch water line would provide a connection to proposed on-site water lines within Street G.

Additionally, two (2) existing non-potable irrigation wells occur on the Project site, immediately south of Spring Street. The well pumps are not operating under existing conditions. Both of these well pad sites would remain on the Project site but would not serve the proposed Project. The two wells are non-potable irrigation wells which will serve the proposed Spring Mountain Ranch Development located east of Mt. Vernon Avenue, approximately 0.75 mile east of the Project site (RHWC, 2014b).

E. Proposed Sewer Service Improvements

The City of Riverside is the current provider of sewer services to the Project site. On-site wastewater would be conveyed via a series of eight-inch sanitary sewer lines to be constructed within the on-site streets (i.e. Streets A through O). These flows would then be conveyed westerly via an existing eight-inch sewer main located in Center Street. Figure 3-6 depicts the sanitary sewer improvements planned as part of the proposed Project. All sanitary sewer flows from the Project site would be conveyed to the Riverside Water Quality Control Plant (RWQCP) for treatment. The RWQCP is located approximately 10.3 miles southwest of the Project site at 5950 Acorn Street Riverside CA. The RWQCP provides primary, secondary, and tertiary treatment for a rated capacity of 40 million gallons per day (mgd) and is currently undergoing an expansion that would increase the capacity of the RWQCP from 40 mgd to 46 mgd (Riverside, 2014B).

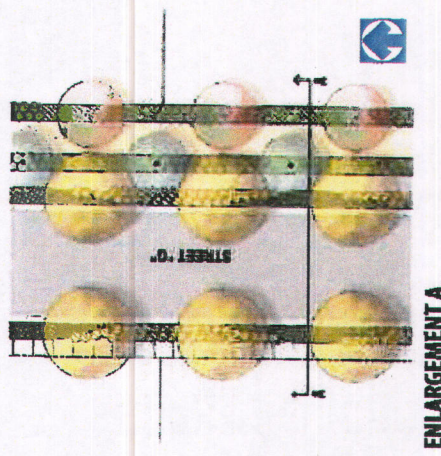
F. Earthwork and Grading

The Project proposes to grade a majority of the 65.20 acre site to facilitate development pursuant to TTM 36668. A total of 490,610 cubic yards (CY) of cut and 488,780 CY of fill are anticipated in association with grading activities resulting in 1,830 CY of total export of earthwork materials required. (Webb, 2014c) Grading would not occur in the southernmost portion of the property adjacent to the off-site Springbrook Wash.

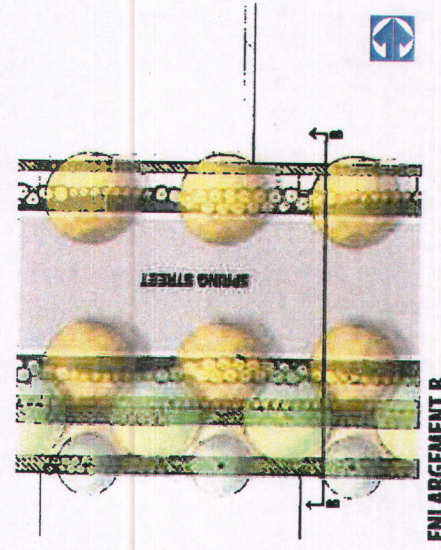
G. Preliminary Landscape Plan

As shown on Figure 3-7, *Conceptual Landscape Plan*, landscaping would be provided along all on-site roadways and in park sites and detention basins. The Project would comply with the State of California Model Water Efficient Landscape Ordinance AB 1881 and County of Riverside Ordinance No. 859 Water Efficient Landscape Requirements by using an ET-Efficient ("Smart") irrigation controller combined with rain sensors and flow sensors.

- **Streetscapes.** As shown on Figure 3-8 and Figure 3-9, *Street Enlargements*, trees, shrubs and groundcover are proposed to be planted in roadway streetscapes. The interior streets would be planted with a variety of equally spaced 24-inch box trees of at least two different species per street. Trees would provide screening, shade, and help to soften the paved areas. All of the plant material proposed would have room enough to grow to full maturity without having to be pruned. The use of wood mulch and decomposed granite would inhibit weed growth and help retain soil moisture and improve the growing conditions while lowering water use. Along Street A, northerly of Street B, the central median also would be planted with three southern magnolia trees, shrubs, and groundcover, with accent paving provided in the drive aisles.



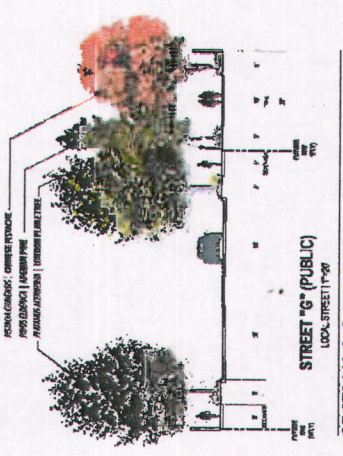
ENLARGEMENT A



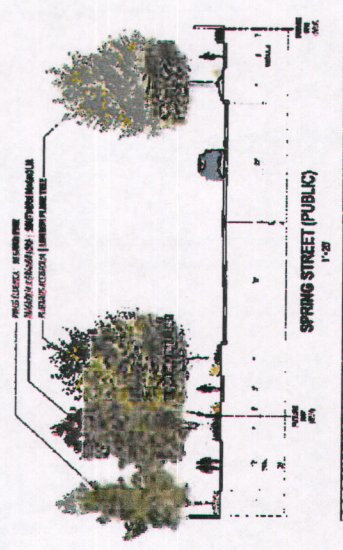
ENLARGEMENT B

PLANTING LEGEND

TREES	SYMBOL	PLANTING RATE	PLANTING SPECIES	PLANTING SIZE
ADORNED CEDAR		100/100	ADORNED CEDAR	100/100
ADORNED PINE		100/100	ADORNED PINE	100/100
ADORNED YEW		100/100	ADORNED YEW	100/100
ADORNED JUNIPER		100/100	ADORNED JUNIPER	100/100
ADORNED SPINOSA		100/100	ADORNED SPINOSA	100/100
ADORNED BURNING BUSH		100/100	ADORNED BURNING BUSH	100/100
ADORNED HYDRANGEA		100/100	ADORNED HYDRANGEA	100/100
ADORNED LANTANA		100/100	ADORNED LANTANA	100/100
ADORNED NEROLI		100/100	ADORNED NEROLI	100/100
ADORNED SWEET GUM		100/100	ADORNED SWEET GUM	100/100
ADORNED SWEET WOOD		100/100	ADORNED SWEET WOOD	100/100
ADORNED SWEET PINE		100/100	ADORNED SWEET PINE	100/100
ADORNED SWEET OLEA		100/100	ADORNED SWEET OLEA	100/100
ADORNED SWEET GUM		100/100	ADORNED SWEET GUM	100/100
ADORNED SWEET WOOD		100/100	ADORNED SWEET WOOD	100/100
ADORNED SWEET PINE		100/100	ADORNED SWEET PINE	100/100
ADORNED SWEET OLEA		100/100	ADORNED SWEET OLEA	100/100



SECTION A-A



SECTION B-B

WATER BUDGETS | LANDSCAPE STRATEGIES CENTER 25 CALVERT AVE. SPRING STREET & STREET 67

PLANTING TYPE	PLANTING RATE	PLANTING SPECIES	PLANTING SIZE
ADORNED CEDAR	100/100	ADORNED CEDAR	100/100
ADORNED PINE	100/100	ADORNED PINE	100/100
ADORNED YEW	100/100	ADORNED YEW	100/100
ADORNED JUNIPER	100/100	ADORNED JUNIPER	100/100
ADORNED SPINOSA	100/100	ADORNED SPINOSA	100/100
ADORNED BURNING BUSH	100/100	ADORNED BURNING BUSH	100/100
ADORNED HYDRANGEA	100/100	ADORNED HYDRANGEA	100/100
ADORNED LANTANA	100/100	ADORNED LANTANA	100/100
ADORNED NEROLI	100/100	ADORNED NEROLI	100/100
ADORNED SWEET GUM	100/100	ADORNED SWEET GUM	100/100
ADORNED SWEET WOOD	100/100	ADORNED SWEET WOOD	100/100
ADORNED SWEET PINE	100/100	ADORNED SWEET PINE	100/100
ADORNED SWEET OLEA	100/100	ADORNED SWEET OLEA	100/100



Figure 3-8

STREET ENLARGEMENTS (PAGE 1)

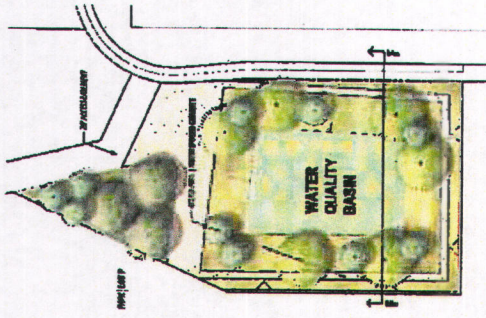
- **Detention Basins.** As shown on Figure 3-10, *Water Quality Basin Enlargements*, each of the three proposed detention basins would contain an access path composed of decomposed granite and landscaped slopes planted with trees, shrubs, and groundcover. Each basin bottom would be planted with a non-irrigated hydroseed mix.
- **Conceptual Park Plans.** A 48,186 SF park site is proposed in the northern portion of the Project site between Street C and Street F. As depicted on Figure 3-11, *Conceptual Park Plan (Lot F)*, the park is designed to include accent paving within a central park plaza, a tot lot playground, two picnic shelters with tables, and open lawn areas. Shrub plantings would occur on the borders of the park site. A 126,315 SF park site is proposed in the southern portion of the Project site, south of L Street. As depicted on Figure 3-12, *Conceptual Park Plan (Lot P)*, a park plaza with accent paving that includes picnic shelters and picnic tables are proposed at the park's entry from Street L. A regional trail composed of decomposed granite would traverse Park Lot P and a six-foot path composed of decomposed granite would loop through the park along the upper slopes of the off-site Springbrook Wash. An overlook area with seating would be provided near the southeastern corner of Park Lot P near the natural open space area to the south. Open lawn areas and shrub plantings also would be provided throughout Park Lot P.
- **Maintenance Plan.** As shown on Figure 3-13, *Maintenance Plan*, landscaping along Center Street, Garfield Avenue, Spring Street, Street A and Street G would be maintained by a County of Riverside Landscape Maintenance District. Maintenance of the three (3) detention basins, the two (2) park sites, and the natural open space area located south of Park Lot P would be provided by the County of Riverside Parks and Open Space District. The two (2) existing well sites located south of Spring Street would be maintained by the Riverside Highland Water Company.
- **Fence and Wall Plan.** As shown on Figure 3-14, *Fence and Wall Plan*, the Project proposes a 6-foot high community wall with pilasters on the northern, eastern, and western Project boundaries and on both sides of Spring Street. Six-foot walls are also proposed within the interior of the Project site along several of the residential lots and between residential lots and the three (3) detention basins. As shown on Figure 3-14, open view tubular steel fences are proposed on the sides of the three (3) detention basins that either abut an interior street or park site. Interior vinyl fences are proposed between each of the individual residential lots (where community walls or open view fencing are not provided). Additionally, a 3-foot high split rail PVC trail fence is proposed along the east side of Street A and Street G to separate a proposed trail from the roadways. In addition to the Wall and Fence Plan, and as shown on Figure 3-3, retaining walls are proposed along California Street and along the southern side of Spring Street.

3.2 SCOPE OF ENVIRONMENTAL ANALYSIS

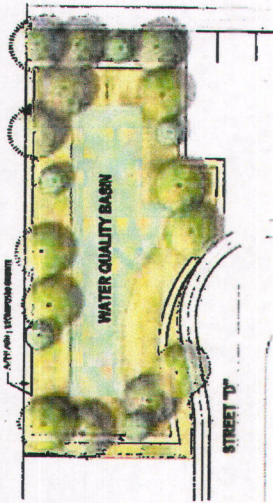
3.2.1 Construction Characteristics

A. *Proposed Physical Disturbance*

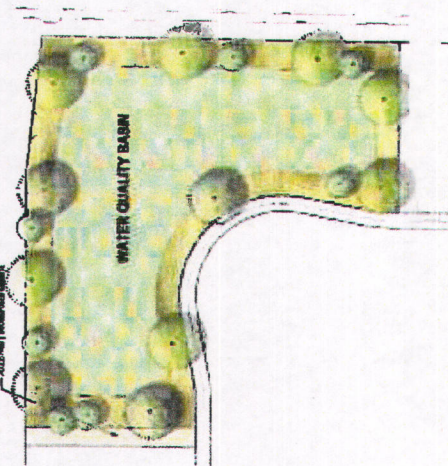
Approximately 62.53 acres of the Project site would be graded or disturbed, while the remaining 2.67 acres would not be disturbed. Additional area in the Center Street, Spring Street, and Garfield Avenue public rights-of-way would be disturbed off-site for installation of required infrastructure improvements. These off-site improvements include: a) improvements to the Project site's frontage along Center Street; b) improvements to the Project site's frontage along Garfield Avenue; c) expansion of Spring



LOT C



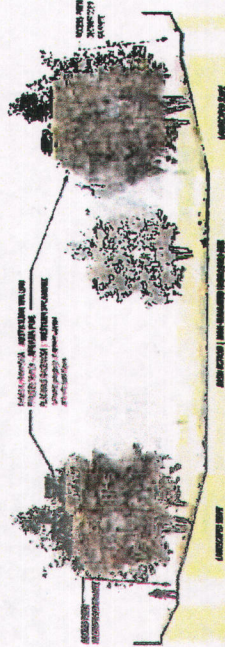
LOT B



LOT A

PLANTING LEGEND

PLANT NAME	PLANT SPECIES	PLANT SIZE	PLANT QUANTITY
ACACIA SALICINA	ACACIA SALICINA	12" x 12"	10
ALBIZIA JULIBRISSA	ALBIZIA JULIBRISSA	12" x 12"	10
ALBIZIA JULIBRISSA	ALBIZIA JULIBRISSA	12" x 12"	10
ALBIZIA JULIBRISSA	ALBIZIA JULIBRISSA	12" x 12"	10
ALBIZIA JULIBRISSA	ALBIZIA JULIBRISSA	12" x 12"	10
ALBIZIA JULIBRISSA	ALBIZIA JULIBRISSA	12" x 12"	10
ALBIZIA JULIBRISSA	ALBIZIA JULIBRISSA	12" x 12"	10
ALBIZIA JULIBRISSA	ALBIZIA JULIBRISSA	12" x 12"	10
ALBIZIA JULIBRISSA	ALBIZIA JULIBRISSA	12" x 12"	10
ALBIZIA JULIBRISSA	ALBIZIA JULIBRISSA	12" x 12"	10



SECTION F-F | TYPICAL LAYOUT



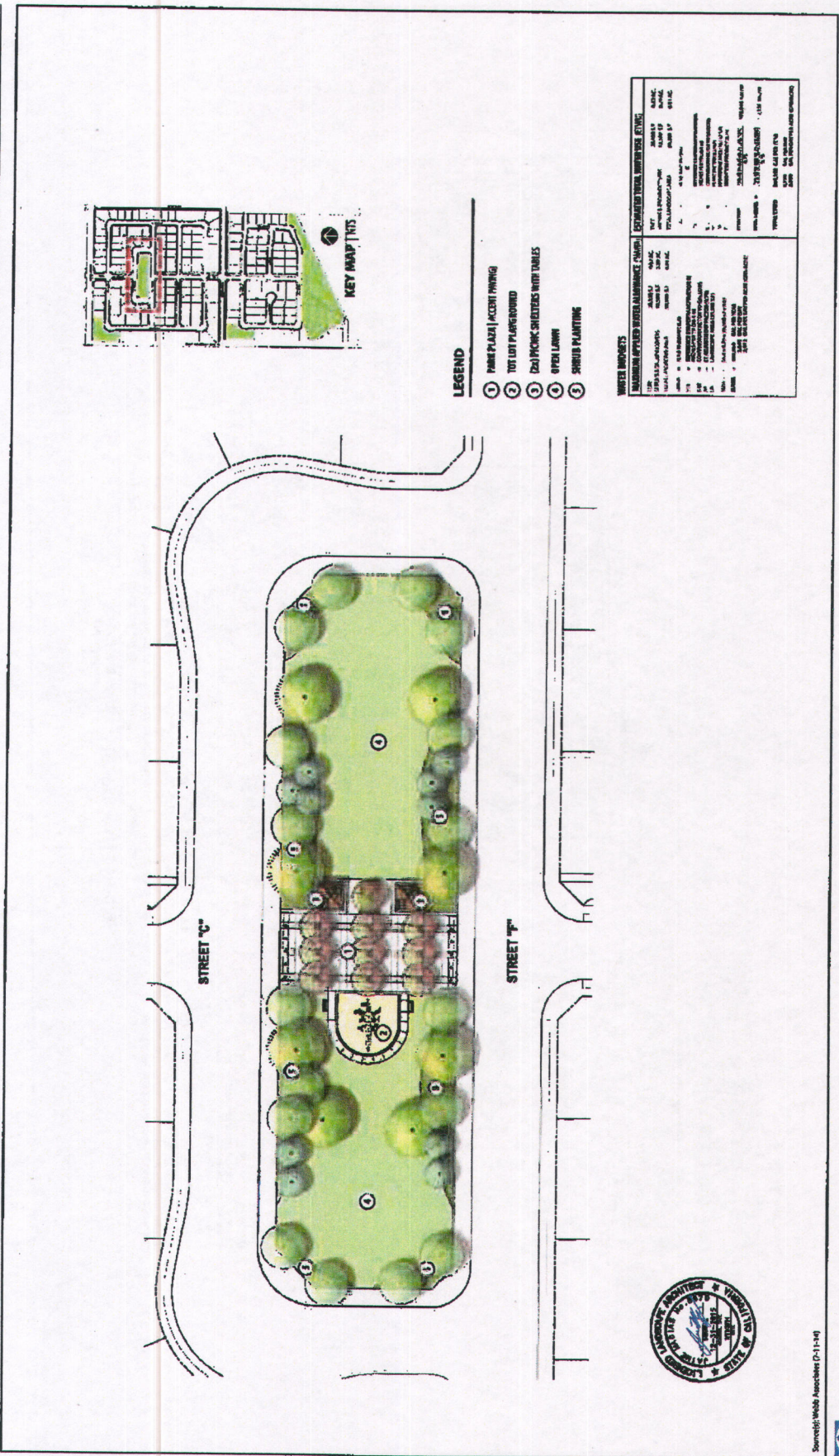


Figure 3-11

CONCEPTUAL PARK PLAN (LOT F)

Copyright: Webb Associates (2011-14)



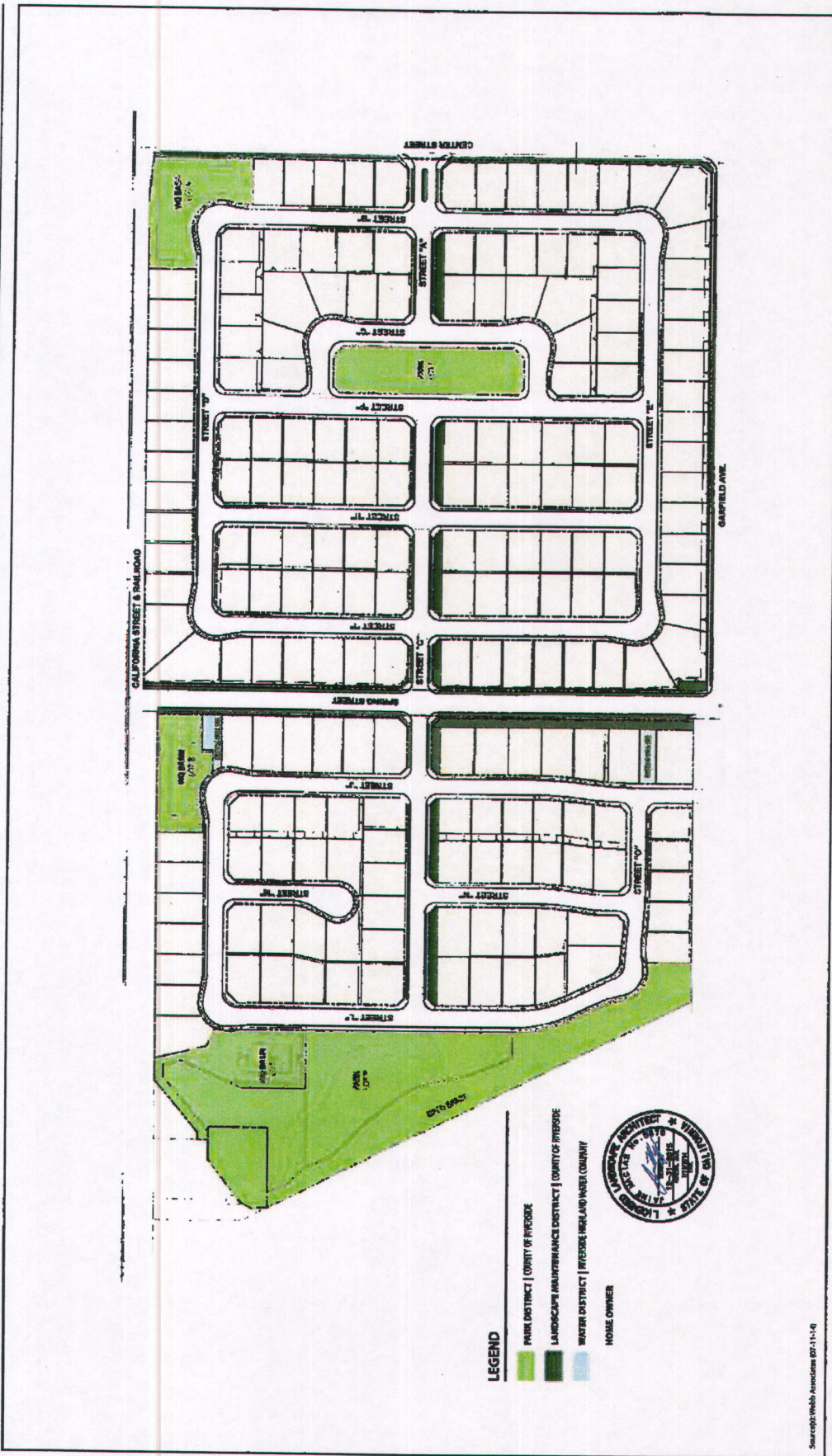
T&B PLANNING, INC.





Figure 3-12

CONCEPTUAL PARK PLAN (LOT P)



Source: Webb Associates 07-11-0



T&S PLANNING, INC.

Figure 3-13

MAINTENANCE PLAN

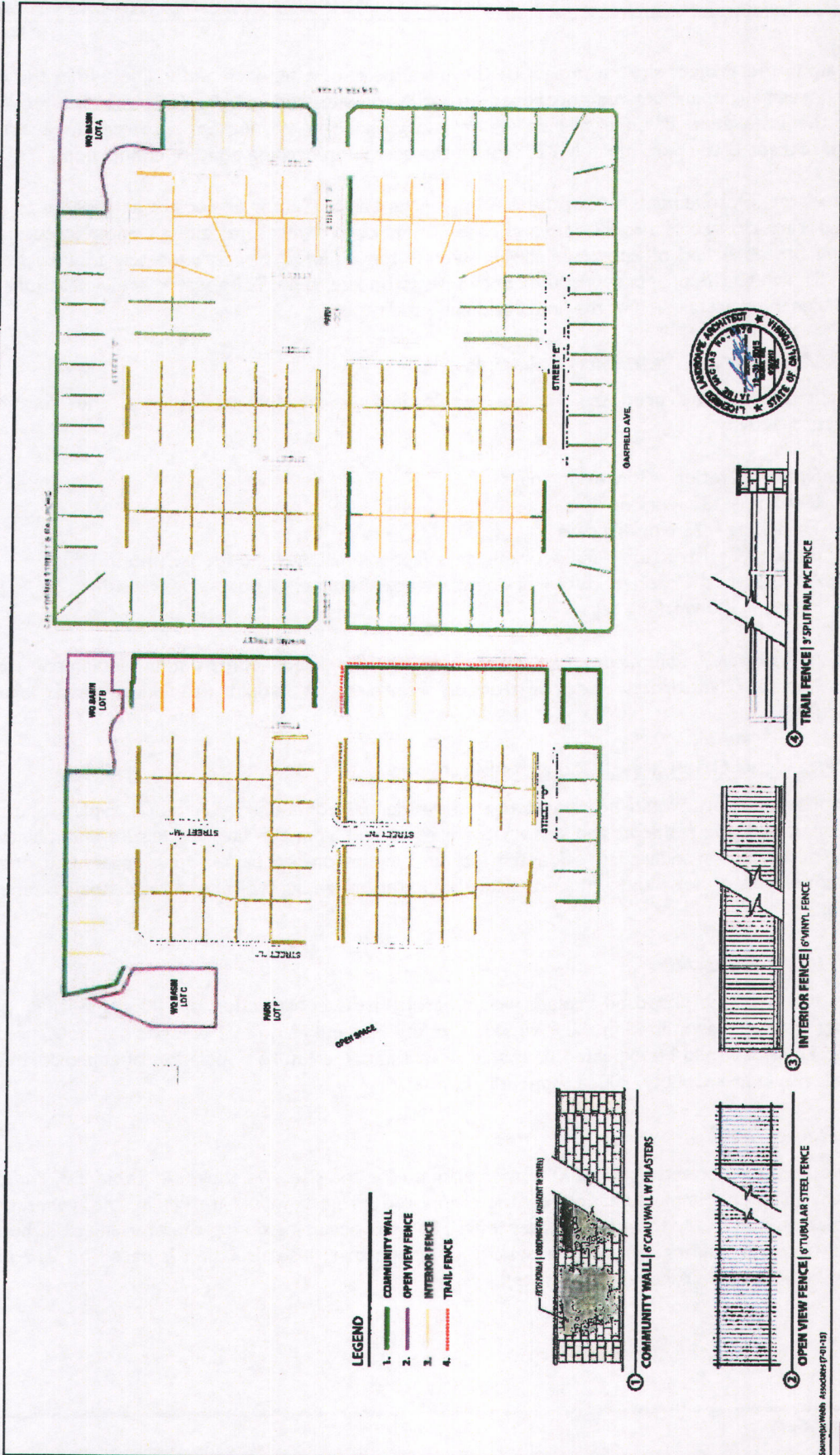


Figure 3-14

FENCE AND WALL PLAN

Street along the Project site's frontage; d) the installation of a ten-inch water line within the existing Center Street alignment between proposed Street A (on-site) and existing (off-site) Michigan Avenue; and e) the installation of an eight-inch water line within the existing Spring Street extending from proposed Street G to approximately 720 feet to the east to an existing point of connection.

Off-site water improvements within the existing alignment of Center Street are anticipated to require the temporary closure of a traffic lane and other traffic control measures along Center Street between proposed Street A and off-site to Michigan Avenue for a period of approximately four to five (4-5) weeks. Similar to the proposed water improvements on-site, the off-site water line installations would require trenching, installation of the line, backfilling, and repaving.

B. Anticipated Construction Schedule

Implementation of the proposed Project would include the following phases and durations of construction activity:

- Site Preparation – 30 working days
- Grading – 131 working days
- Trenching – 23 working days
- Building Construction – 600 working days (approximately 4 homes per month)
- Architectural Coatings – 609 working days (approximately 4 homes per month)
- Paving – 100 working days

Table 3-2, *Anticipated Construction Equipment*, indicates the major construction equipment that the Project Applicant anticipates the construction contractor(s) would use during each phase of construction.

3.2.2 Proposed Operational Characteristics

The proposed Project would be operated as a residential community. As such, typical operational characteristics include residents and visitors traveling to and from the site, and leisure and maintenance activities occurring on individual residential lots and in the on-site parks, open space, and detention basins. Low levels of noise and a moderate level of exterior lighting typical of a residential community is expected.

A. Future Population

Implementation of the proposed Project would result in the construction of 200 single-family homes. According to the rates utilized in the Riverside County General Plan (3.01 persons per household), the proposed Project would be expected to result in an estimated future population of approximately 602 residents. (Riverside County, 2003a, Appendix E, p. 2)

B. Future Traffic

Traffic would be generated by the 200 homes planned for the site. As shown in Table 3-3, *Project Trip Generation Summary*, implementation of the proposed Project would result in the generation of approximately 2,085 daily trip-ends per day with 164 trips occurring during the morning peak hour and 219 trips occurring during the evening peak hour (Note that this calculation is based on 219 homes, while the Project only proposes 200 homes).

Table 3-2 Anticipated Construction Equipment

Activity	Equipment	Number	Hours Per Day
Site Preparation	Rubber Tired Dozers	3	8
	Tractors/Loaders/Backhoes	4	8
Grading	Excavators	2	8
	Graders	1	8
	Water Trucks	1	8
	Rubber Tired Dozers	1	8
	Scrapers	2	8
	Tractors/Loaders/Backhoes	2	8
Trenching	Excavators	1	8
	Pavers	1	8
	Paving Equipment	1	8
	Tractors/Loaders/Backhoes	1	8
	Trenchers	2	8
	Welders	1	8
Building Construction	Cranes	1	8
	Forklifts	3	8
	Generator Sets	1	8
	Tractors/Loaders/Backhoes	3	8
	Welders	1	8
Architectural Coatings	Air Compressors	1	8
Paving	Pavers	2	8
	Paving Equipment	2	8
	Rollers	2	8

(Urban Crossroads, 2014a, pp. Table 3-3)

Table 3-3 Project Trip Generation Summary

Land Use	Quantity	Units ²	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Single Family Detached Residential	219	DU	42	123	164	138	81	219	2,085

²DU=Dwelling units

(Urban Crossroads, 2014d, pp. Table 4-2)

3.2.3 Related Environmental Review and Consultation Requirements

Subsequent to approval of the GPA 01126, CZ 07811, and TTM 36668, additional discretionary actions may be necessary to implement the proposed Project. These include, but are not limited to, grading permits, encroachment permits/road improvements, drainage infrastructure improvements, water and sewer infrastructure improvements, stormwater permit(s) (NPDES), and state and federal resource agency permits. Table 3-4, *Matrix of Project Approvals/Permits*, provides a summary of the agencies responsible for subsequent discretionary approvals associated with the Project. This IS/MND covers all federal, state and local government approvals which may be needed to construct or implement the Project, whether explicitly noted in Table 3-4 or not.

Table 3-4 Matrix of Project Approvals/Permits

Public Agency	Approvals and Decisions
Riverside County	
Proposed Project – Riverside County Discretionary Approvals	
Riverside County Planning Commission	<ul style="list-style-type: none"> • Provide recommendations to the Riverside County Board of Supervisors whether to approve GPA 01126, CZ 07811, and TTM 36668. • Provide recommendations to the Riverside County Board of Supervisors regarding adoption of this MND.
Riverside County Board of Supervisors	<ul style="list-style-type: none"> • Approve, conditionally approve, or deny GPA 01126, CZ 07811, and TTM 36668. • Reject or adopt this MND along with appropriate CEQA Findings.
Subsequent Riverside County Discretionary and Ministerial Approvals	
Riverside County Subsequent Implementing Approvals: Planning Department and/or Building & Safety	<ul style="list-style-type: none"> • Approve implementing Final Maps. • Issue Grading Permits. • Issue Building Permits. • Approve Road Improvement Plans. • Issue Encroachment Permits. • Issue Conditional Use Permits, if required.
Other Agencies – Subsequent Approvals and Permits	
Regional Water Quality Control Board	<ul style="list-style-type: none"> • Issuance of a stormwater permit.
Riverside County Flood Control and Water Conservation District	<ul style="list-style-type: none"> • Approval of planned drainage improvements.
Riverside Highland Water Company	<ul style="list-style-type: none"> • Issuance of permits/approvals for required water service.
City of Riverside	<ul style="list-style-type: none"> • Issuance of permits/approvals for required sewer service.

APPENDIX A:

INITIAL STUDY/ENVIRONMENTAL ASSESSMENT No. 42636

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42636

Project Case Type (s) and Number(s): General Plan Amendment No. 01126 (GPA 01126);
Change of Zone No. 07811 (CZ 07811) and Tentative
Tract Map No. 36668 (TTM 36668)

Lead Agency Contact Person: Peter Lange
Telephone Number: (951)-955-1417
Lead Agency Name: County of Riverside Planning Department
Lead Agency Address: P.O. Box 1409, Riverside, CA 92505-1409
Applicant Contact Person: Michael Severson
Telephone Number: (949)-366-7019
Applicant's Name: Bixby Land Company
Applicant's Address: 2211 Michelson Drive Suite 500 Irvine, CA 92501
Engineer's Name: Albert A. Webb Associates
Engineer's Address: 3788 McCray Street Riverside, CA 92506

I. PROJECT INFORMATION

- A. Project Description:** The proposed Project consists of applications for a General Plan Amendment (GPA 01126), a Change of Zone (CZ 07811), and a Tentative Tract Map (TTM 36668). A summary of the entitlements sought by the Project Applicant associated with the proposed Project is provided below.

General Plan Amendment No. 01126: General Plan Amendment No. 01126 (GPA 01126) proposes to re-designate the 65.20-acre site from "Light Industrial (LI)" to "Medium Density Residential (MDR), 2-5 dwelling units per acre (2-5 du/ac)."

Change of Zone No. 07811 Change of Zone No. 07811 (CZ 07811) proposes to re-designate the 65.20-acre site from "Manufacturing-Service Commercial (M-SC)" and "Industrial Park (I-P)" to "One Family Dwellings (R-1)", to allow the development of a residential neighborhood with single-family residential lots on minimum 7,200 square foot (SF) lot sizes. The R-1 zoning designation would implement and be fully consistent with the site's proposed General Plan and Highgrove Area Plan (HAP) land use designation of "Medium Density Residential (MDR)."

Tentative Tract Map No. 36668: TTM 36668 proposes to subdivide the 65.20-acre site into 200 single-family residential lots; two (2) park sites on 4.01 acres; eleven (11) open space lots on 1.1 acres; one natural open space lot on 2.67 acres; three (3) lots reserved for detention basins on 2.54 acres; 16.41 acres of local streets; and 0.68 acres of additional right of way. Although TTM 36668 proposes to develop the site with up to 200 homes, it should be noted that the analysis under the issue areas of air quality, greenhouse gas emissions, noise, and traffic assume the site would be developed with up to 219 dwelling units; thus, the analyses under these issue areas represent a "worst-case" analysis of population-based impacts associated with implementation of TTM 36668.

TTM 36668 also sets forth required on- and off-site infrastructure improvements. A ten-inch water line is proposed to be installed beneath Center Street for a distance of approximately 1,900 feet between proposed Street A easterly to the existing intersection of Center Street and Michigan Avenue. In addition, the Project proposes to install an 8-inch water line extending from the juncture of proposed Street G and Spring Street extending east approximately 720

feet. This proposed eight-inch water line would connect off-site to the existing eight-inch water line in Spring Street.

A detailed description of the various land uses that would result from the approval of TTM 36668 is provided in Section 3.0, *Project Description*, of this IS/MND.

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

C. Total Project Area: 65.20 acres

Residential Acres: 37.82	Lots: 200	Units: N/A	Projected No. of Residents: 602
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: Two (2) Park Site(s) (4.01 acres); Eleven (11) Open Space lots (1.1 acres); Natural Open Space (2.67 acres); three (3) Detention Basins (2.36 acres); Local Streets (16.41 acres); Additional right of way (0.68 acres).	Lots: 16	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A

D. Assessor's Parcel No(s): 255-060-014, 255-060-015, 255-060-016, 255-060-017, 255-060-018, 255-110-003, 255-110-004, 255-110-005, 255-110-006, 255-110-015, 255-110-019, 255-110-029

E. Street References: North of Palmyrita Avenue, south of Center Street, east of California Avenue, and west of Garfield Avenue.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 8, Township 2 South, Range 4 West, San Bernardino Baseline and Meridian.

G. Brief description of the existing environmental setting of the project site and its surroundings: The majority of the site is relatively flat with on-site elevations ranging from approximately 964 to 1,000 feet above mean sea level (AMSL). The southern portion of the site slopes downward into the adjacent Springbrook Wash, which occurs off-site to the south. The northern portion of the site, north of Spring Street, supports non-native grassland habitat that was previously used for agricultural purposes. The southern portion of the site, south of Spring Street, contains disturbed habitat with some developed areas, including constructed drainage facilities and two small well pump houses connecting to power lines along Spring Street.

Existing surrounding uses include manufacturing-commercial warehouse buildings, several single-family homes, and vacant undeveloped land to the north of the Project site, north of Center Street. Springbrook Wash is located immediately south of the Project site, beyond which are several manufacturing-commercial warehouse buildings. Immediately east of the Project site, at the southeastern corner of Center Street and Garfield Avenue, is the Highgrove Elementary School. South of the school site is undeveloped land. Southeast of the Project site and south of Spring Street is residential land use. Abutting the western boundary of the Project site is the California Avenue public right-of-way, which contains railroad tracks of the Southern Pacific Railroad. A Kinder-Morgan petroleum pipeline and associated easements exist off-site along the western boundary of the Project site, to the west of the existing California Avenue right-of-way. Located west of California Avenue and the Kinder-Morgan petroleum pipeline is an existing single-family residential neighborhood.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site and off-site improvement areas are located within the Highgrove Area Plan (HAP) of the County of Riverside General Plan. The Project site is currently designated for "Light Industrial (LI)" land uses by the General Plan and the HAP, which allows for industrial and related uses such as warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses with a building intensity range of 0.25-0.60 floor-to-area ration (FAR). The Project proposes to change the site's land use designation to "Medium Density Residential (MDR)" as part of GPA 01126. With approval of GPA 01126, the Project would be fully consistent with the site's General Plan land use designation. The Project site is located within the HAP Highgrove Community Policy Area and the Project would comply with the policies of the Highgrove Community Policy Area. The Project site is located within the Sphere of Influence of the City of Riverside. The Project would be fully consistent with the City of Riverside sphere of influence policies and land use designations for the site. The Project site does not fall within a General Plan Policy Overlay Area.
2. **Circulation:** The proposed Project will be reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist or are proposed to serve the proposed Project. The proposed Project meets all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The Project site is not located in the Western Riverside County Multiple Species Habitat (MSHCP) Conservation Area and is not designated for open space preservation. The Project proposes 2.67 acres of natural open space in the southern portion of the Project site. The proposed Project meets all applicable multipurpose open space policies of the General Plan.
4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. The proposed Project meets with all other applicable Safety Element policies.
5. **Noise:** The proposed Project meets all applicable Noise Element policies. In addition, a Noise Study dated November 13, 2014 prepared by Urban Crossroads, Inc. shows that the proposed Project would meet Riverside County noise standards, assuming the implementation of mitigation measures that have been incorporated into the Project's design.
6. **Housing:** The Project proposes to develop the site with 200 residential homes consistent with the site's proposed General Plan land use designation. Accordingly, the Project would not conflict with the General Plan Housing Element policies.
7. **Air Quality:** The proposed Project is conditioned by Riverside County to control any fugitive dust during grading and construction activities. An Air Quality Impact Analysis prepared by Urban Crossroads and dated October 2, 2014 determined that the proposed Project: would not conflict with the South Coast Air Quality District's (SCAQMD) Air Quality Management Plan (AQMP); would not violate any air quality standard or contribute substantially to an existing or projected air quality violation; would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment; would not expose sensitive receptors to substantial pollutant concentrations; and would not create objectionable odors that affect a substantial number of people. The proposed Project meets all applicable Air Quality Element policies.