

FORM APPROVED COUNTY COUNSEL  
 BY: *Steve C. Willis* 10-22-15  
 ANITA C. WILLIS DATE

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

604B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
 September 9, 2015

**SUBJECT: RESOLUTION NO. 2015-229, PLOT PLAN NO. 25183, TENTATIVE PARCEL MAP NO. 33691R1 – Intent to Certify EIR NO. 539** (Fast Track No. 2012-03) – Applicant: Joe Poon, French Valley Airport Center, LLC – Engineer/Representative: Stan Heaton, Temecula Engineering Consultants – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Light Industrial (LI) (0.25-0.60 FAR) as reflected on the Specific Plan Land Use Plan – Location: Northerly of Jolyn, southerly of Auld, easterly of Sky Canyon, and westerly of Leon Avenue – 34.38 Acres – Zoning: Specific Plan (SP) **REQUEST:** Plot Plan No. 25183, a proposal for the development of a business/industrial park for single-story light industrial office buildings, comprised of 57 units and ranging from 3,000 to 30,000 square feet and with a combined gross floor area of 331,003 square feet. As shown in Exhibit A, parcel 2 is proposing 15 single-story light industrial structures between 3,000 and 30,000 square feet, consisting of 33 individual units, 6 basins, parking, trash enclosures and access drive isles.

Departmental Concurrence

*Steve Weiss*

Steve Weiss, AICP  
 Planning Director

(Continued on next page)

*Juan C. Perez*

Juan C. Perez  
 TLMA Director

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

**SOURCE OF FUNDS:** Deposit based funds

**Budget Adjustment:**

For Fiscal Year:

**C.E.O. RECOMMENDATION:**

APPROVE

BY: *Tina Grande*  
 Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley

Nays: None

Absent: None

Date: November 3, 2015

xc: Planning, Applicant, Co.Co., Building & Safety

Kecia Harper-Ihem  
 Clerk of the Board

By: *[Signature]*  
 Deputy

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

Prev. Agn. Ref.:

District: 3

Agenda Number:

16-1

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: RESOLUTION NO. 2015-229, PLOT PLAN NO. 25183, TENTATIVE PARCEL MAP NO.  
33691R1**

**DATE:** September 9, 2015

**PAGE:** Page 2 of 3

**SUBJECT (continued from previous page)**

Parcels 4 and 5 (the east side of the of the project), the applicant is proposing 10 single-story light industrial structures between 3,000 and 30,000 square feet, consisting of 26 individual units, 4 basins, parking, trash enclosures and access drive isles. Tentative Parcel Map NO. 33691R1, as conjunctive with the Plot Plan, proposes a Schedule G subdivision to divide 82.74 acres into 11 parcels for office/business and resides within Planning Area (PA) No. 2 of the Borel Airpark Center Specific Plan (SP265A1). The map has two phases, one phase is a condominium map, the second phase is fee simple. The APN location for the Plot Plan and Parcel Map: 963-080-002.

**RECOMMENDED MOTION: That the Board of Supervisors:**

**ADOPT RESOLUTION NO. 2015-229** certifying Environmental Impact Report No. 539 based upon the findings and conclusions in the resolution and incorporated in the staff report; and,

**APPROVE PLOT PLAN NO. 25183**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVE TENTATIVE PARCEL MAP NO. 33691R1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

There are two primary reasons for the request to consider the new Plot Plan. First, the French Valley Airport Land Use Compatibility Plan (ALUCP) has been revised due to the elimination of the second runway at this airport. The consequence of this change in the ALUCP is that additional property owned by the developer of the French Valley Airport Center is available for development because the boundaries of the Airport Compatibility Zones have been modified to allow development on Parcel 2 of Planning Area 2 for the development of 15 additional single-story light industrial buildings, which was not previously available for development.

The second reason for this is to obtain modifications to the conditions of approval regarding offsite circulation system improvements. The Parcel Map was approved with Transportation conditions that required specific off site improvements at different project milestones. The applicant has requested to pay for all required offsite intersection improvements at one time rather than be responsible for construction at different milestones. Such a change required modifications to the conditions of approval.

This proposed project is eligible for Fast Track Authorization as the additional 15 buildings constitutes a sizable capital investment which also providing needed full-time jobs to the region.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the preparation of an Environmental Impact Report, public review, and public hearing process by Planning staff and the Planning Commission.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

N/A

**Contract History and Price Reasonableness**

N/A

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: RESOLUTION NO. 2015-229, PLOT PLAN NO. 25183, TENTATIVE PARCEL MAP NO.  
33691R1**

**DATE:** September 9, 2015

**PAGE:** Page 3 of 3

**ATTACHMENTS (if needed, in this order):**

- A. STAFF REPORT**
- B. RESOLUTION NO. 2015-229**

2 **RESOLUTION NO. 2015-229**  
3 **CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 539**  
4 **AND APPROVING PLOT PLAN NO. 25183 AND**  
5 **TENTATIVE PARCEL MAP NO. 33691 (REVISION NO. 1)**


6 **WHEREAS**, pursuant to the provisions of Riverside County Ordinance Nos. 348 and 460 , a  
7 public hearing was held before the Riverside County Board of Supervisors in Riverside, California  
8 November 3, 2015, to consider Plot Plan No. 25183 and Tentative Parcel Map No. 33691 (Revision No.  
9 1); and,

10 **WHEREAS**, all provisions of the California Environmental Quality Act (CEQA) and Riverside  
11 County CEQA implementing procedures have been satisfied, and Environmental Impact Report (EIR)  
12 No. 539, prepared in connection with Plot Plan No. 25183 and Tentative Parcel Map No. 33691 (Revision  
13 No. 1) (referred to alternatively herein as “the Project”), is sufficiently detailed so that all of the  
14 potentially significant effects of the Project on the environment and measures necessary to avoid or  
15 substantially lessen such effects have been evaluated in accordance with CEQA and associated  
16 procedures; and,

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

19 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors  
20 of the County of Riverside, in regular session assembled on November 3, 2015, that:

- 21 A. Tentative Parcel Map No. 33691 (Revision No. 1) proposes 11 parcels for building sites  
22 (approximately 62.9 acres), four lots for road improvements (approximately 8.86 acres), 1  
23 lot for a sewer lift station (0.32 acres), 3 lots (approximately 10.96 acres) for open space  
24 conservation, and 2 lots for an easement for Metropolitan Water District’s San Diego  
25 Pipelines 1 and 2 (7.89 acres).
- 26 B. Plot Plan No. 25183 proposes the development of a business/industrial park for single-  
27 story light industrial office buildings, comprised of 57 units and ranging from 3,000 to  
28 30,000 square feet and with a combined gross floor area of 331,003 square feet. Parcel 2 is

FORM APPROVED COUNTY COUNSEL  
BY:  DATE: 11/21/15  
MICHELLE CLACK

1 proposing 15 single-story light industrial structures between 3,000 and 30,000 square feet,  
2 consisting of 33 individual units, 6 basins, parking, trash enclosures and access drive isles.  
3 On Parcels 4 and 5 (the east side of the of the project), the applicant is proposing 10 single-  
4 story light industrial structures between 3,000 and 30,000 square feet, consisting of 26  
5 individual units, 4 basins, parking, trash enclosures and access drive isles.

6 C. Tentative Parcel Map No. 33691 (Revision No. 1) and Plot Plan No. 25183 were  
7 considered concurrently at the public hearing before the Board of Supervisors.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental  
9 impacts associated with the Project are potentially significant unless otherwise indicated, but each of these  
10 impacts will be avoided or substantially reduced to a level that is less-than-significant with the  
11 implementation of conditions of approvals, proposed design features; mandatory compliance with federal,  
12 state, and local regulations; and by the identified mitigation measures. Cumulative impacts were analyzed  
13 for the proposed Project through a “summary of projections” approach, based on information contained in  
14 long-range planning documents for the Project vicinity.

15 A. Aesthetics

16 1. Impacts.

17 *Would the Project have a substantial effect upon a scenic highway corridor*  
18 *within which it is located?*

19 The Project site is located southerly of Auld Road, east of French Valley  
20 Airport and west of Leon Road. The RCIP indicates that the Project site is  
21 not located within a designated scenic corridor. Therefore, the Project has  
22 no potential to have any adverse impact on a scenic highway corridor.

23 *Would the Project substantially damage scenic resources, including, but not*  
24 *limited to, trees, rock outcroppings and unique or landmark features;*  
25 *obstruct any prominent scenic vista or view open to the public; or result in*  
26 *the creation of an aesthetically offensive site open to public view?*

27 The Project site is bounded on the west by French Valley Airport and on the  
28 north by the County’s Southwest Justice Center. The site has been mass

1 graded and does not contain any onsite scenic resources of any kind. The  
2 proposed Project will not obstruct any prominent scenic vistas.  
3 Additionally, by implementing design requirements consistent with County  
4 design requirements the future structures will create a new visual setting  
5 consistent with the surrounding land uses. Thus, the visual setting on the  
6 Project site will be modified, but it will not result in the creation of an  
7 aesthetically offensive site open to public view. The change in the existing  
8 visual setting is considered to be a less than significant impact to the  
9 aesthetics of the Project area.

10 *Would the Project interfere with the nighttime use of the Mt. Palomar*  
11 *Observatory, as protected through Riverside County Ordinance No. 655?*

12 The Project site is located approximately 20 miles from the Mt. Palomar  
13 Observatory. This location falls within the designated 45-mile (Zone B)  
14 Special Lighting Area that surrounds the Observatory. County Ordinance  
15 No. 655 contains approved materials and methods of installation, definition,  
16 general requirements, requirements for lamp source and shielding,  
17 prohibition and exceptions. With the incorporation of Project lighting  
18 requirements of Riverside County Ordinance No. 655 into the proposed  
19 Project future lighting design, the potential for conflict with night time use  
20 of the Observatory can be minimized to a less than significant impact level.  
21 Since Ordinance No. 655 establishes minimum performance thresholds for  
22 outdoor lighting, there is no need for additional mitigation, as this ordinance  
23 is self-implementing.

24 *Would the Project create a new source of substantial light or glare which*  
25 *would adversely affect day or nighttime views in the area?*

26 The proposed Project is a mix of light industrial and business park uses.  
27 Given the County's control over exterior lighting under Ordinance No. 655  
28 and design requirements to control lighting within structures, this Project

1 has no potential to create a new source of substantial light or glare that  
2 would adversely affect night time or day time views.

3 *Would the Project expose residential property to unacceptable light levels?*

4 There are suburban residential uses located east of the Project site. This  
5 proximity combined with the new lighting associated with the Project  
6 creates a potential to expose nearby residential property to unacceptable  
7 light levels. However, the Project will require that exterior lighting have  
8 hoods and to direct new sources of light away from neighboring properties.  
9 Mitigation has been identified to establish minimum lighting design  
10 requirements that reduce the potential light levels from the Project to an  
11 acceptable light level at the nearest residences. Thus, the Project's potential  
12 impact to residential property will be a less than significant impact.

13 2. Mitigation and/or Conditions.

14 The Project has been modified to mitigate or avoid the potentially  
15 significant impacts by the following condition of approval:

- 16 a. 10.Planning.59- All lighting shall be hooded and directionally  
17 focused so it does not spill off the property onto adjacent light  
18 sensitive uses. Maximum offsite light adjacent to light sensitive  
19 uses from new lights shall not exceed 3 foot-candles.

20 B. Agricultural Resources

21 1. Impacts.

22 *Would the Project convert Prime Farmland, Unique Farmland, or*  
23 *Farmland of Statewide Importance (Farmland) as shown on the maps*  
24 *prepared pursuant to the Farmland Mapping and Monitoring Program of*  
25 *the California Resources Agency, to non-agricultural use?*

26 Although the Project site is located within the boundaries of land designated  
27 as Farmland of Local Importance, the property has been previously  
28 approved for light industrial and business park uses and it has been mass

1 graded for development. Implementation of the proposed Project will not  
2 result in the conversion to non-agricultural use as it is already in use for  
3 non-agricultural uses. Thus, the proposed Project has no impact to  
4 agricultural land.

5 *Conflict with existing agricultural zoning, agricultural use or with land*  
6 *subject to a Williamson Act contract or land within a Riverside County*  
7 *Agricultural Preserve?*

8 Since the Project site is mass graded and approved for light industrial and  
9 business park uses, the Project has no potential to conflict with any  
10 agricultural values, including zoning use, Williamson Act contract or a  
11 County Agricultural Preserve.

12 *Cause development of non-agricultural uses within 300 feet of*  
13 *agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?*

14 The Project site is located within 300 feet of land zoned for agricultural land  
15 use. To reduce the potential for conflict with nearby agriculturally  
16 designated land to a less than significant impact, the proposed Project will  
17 be conditioned to notify all initial and future purchasers of individual  
18 buildings and/or units with the proposed Project that existing agricultural  
19 uses are located within 300 feet of the Project and this property retains the  
20 right to farm. The mitigation measure identified is feasible and would avoid  
21 or substantially lessen the potentially significant impacts associated with  
22 agricultural resources to a level of less than significant and no unavoidable  
23 adverse impacts would occur.

24 *Involve other changes in the existing environment which, due to their*  
25 *location or nature, could result in conversion of Farmland, to non-*  
26 *agricultural use?*

27 The proposed Project does not involve any other changes in the existing  
28 environment which, due to their location or nature, would result in



1 conversion of Farmland to non-agricultural use.

2 *Would the Project Conflict with existing zoning for, or cause rezoning of,*  
3 *forest land (as defined in Public Resources Code section 122220(g)),*  
4 *timberland (as defined by Public Resources Code section 4526), or*  
5 *timberland zoned Timberland Production (as defined by Govt. Code section*  
6 *51104(g)); Result in the loss of forest land or conversion of forest land to*  
7 *non-forest use; or, involve other changes in the existing environment which,*  
8 *due to their location or nature, could result in conversion of forest land to*  
9 *non-forest use?*

10 The Project site is presently graded and does not contain any vegetation  
11 other than invasive weed species. According to General Plan Figure OS-3,  
12 the Project site is not located within any "Parks, Forest and Recreation  
13 Areas." Therefore, implementing the proposed Project has no potential to  
14 adversely impact any forest resources or forested land.

15 2. Mitigation and/or Conditions.

16 The Project has been modified to mitigate or avoid the potentially  
17 significant impacts by the following condition of approval:

- 18 a. 10.Planning.60- Where any industrial or business operations are  
19 allowed within 300 feet of existing agricultural operations, the  
20 developer or the property title shall notify all initial and future  
21 purchasers of individual buildings and/or units that existing  
22 agricultural uses are located within 300 feet of the Project and this  
23 agricultural property retains the right to farm.

24 C. Air Quality

25 1. Impacts.

26 *Would the Project conflict with or obstruct implementation of the*  
27 *applicable air quality plan; violate any air quality standard or contribute*  
28 *substantially to an existing or projected air quality violation; or, result in a*

1 *cumulatively considerable net increase of any criteria pollutant for which*  
2 *the project region is non-attainment under an applicable federal or state*  
3 *ambient air quality standard (including releasing emissions which exceed*  
4 *quantitative thresholds for ozone precursor?*

5 The Project-specific evaluation of emissions presented in the FEIR analysis  
6 demonstrates that after implementation of the recommended mitigation  
7 measures, construction of the proposed Project would not result in  
8 exceedances of regional air quality thresholds. Thus, construction activity  
9 is not projected to result in unavoidable significant adverse impacts.

10 *Would the Project expose sensitive receptors which are located within*  
11 *1 mile of the project site to project substantial point source emissions; or,*  
12 *involve the construction of a sensitive receptor located within one mile of*  
13 *an existing substantial point source emitter?*

14 The proposed Project consists of business-park and industrial uses that are  
15 not sensitive to air pollutant emissions and based on a review of  
16 surrounding land uses, there are no substantial point source emitters located  
17 within one mile of the Project site. Therefore, the Project does not include  
18 any sensitive receptors and it will not be exposed to any significant local  
19 sources of pollution.

20 *Would the Project create objectionable odors affecting a substantial*  
21 *number of people?*

22 During construction activities the proposed Project will generate odors  
23 associated with equipment and materials such as diesel fuel odors from  
24 construction equipment. These odors are normally not considered so  
25 offensive as to cause sensitive receptors to complain and they will be short-  
26 term. Over the long-term a portion of the future vehicles will also generate  
27 diesel fuel odors, but there are no permanent receptors in the immediate  
28 area that will be exposed to such odors and such vehicles are common

1 components of the overall traffic on arterial roadways and highways that do  
2 not create offensive odors. No significant odor impacts are forecast to  
3 result from implementing the proposed Project.

4 Regarding cumulative impacts, The Project area is designated as an extreme  
5 non-attainment area for ozone and a non-attainment area for PM10 and  
6 PM2.5. The Project-specific evaluation of emissions and analysis presented  
7 in Chapter 4.2 of this EIR demonstrates that after implementation of the  
8 recommended mitigation measures, construction of the proposed Project  
9 would not result in exceedances of regional air quality thresholds. Thus,  
10 construction activity is projected to result in a less than significant  
11 cumulative impact. Operation of Phase 1 (2016) of the proposed Project  
12 would cause VOC emissions that exceed applicable SCAQMD regional  
13 thresholds. Operation of Phase 2 (2019) of the proposed Project would  
14 cause VOC and NOx emissions that exceed applicable SCAQMD regional  
15 thresholds. This is a significant and unavoidable impact of the Project that  
16 for the useful life of the Project would result in a cumulatively considerable  
17 net increase for the pollutants VOCs and NOx (which are ozone precursors)  
18 within the encompassing ozone non-attainment area. Therefore, based on  
19 the operational activity emission forecasts provided in Subchapter 4.2 Air  
20 Quality of this EIR, the County finds that the potential long-term air quality  
21 impacts may result in a cumulative adverse air quality impact.

22 2. Mitigation.

23 The Project has been modified to mitigate or avoid the potentially  
24 significant impacts by the following mitigation measures:

25 a. MM4.2-1: The following measures shall be incorporated into Project  
26 plans and specifications for implementation:

- 27 • All clearing, grading, earth-moving, or excavation activities shall  
28 cease when winds exceed 25 mph per SCAQMD guidelines in

1 order to limit fugitive dust emissions.

- 2 • The contractor shall ensure that all disturbed unpaved roads and
- 3 disturbed areas within the Project are watered at least three (3)
- 4 times daily during dry weather. Watering, with complete coverage
- 5 of disturbed areas, shall occur at least three times a day, preferably
- 6 in the mid-morning, afternoon, and after work is done for the day.
- 7 • The contractor shall ensure that traffic speeds on unpaved roads
- 8 and Project site areas are reduced to 15 miles per hour or less.

9 b. MM4.2-2: Plans, specifications and contract documents shall direct  
10 that a sign must be posted on-site stating that construction workers  
11 shall not idle diesel engines in excess of five minutes.

12 c. MM4.2-3: During grading activity, total horsepower-hours per day  
13 for all equipment shall not exceed 9,224 horsepower-hours per day  
14 and the maximum disturbance (actively graded) area shall not  
15 exceed four acres per day.

16 d. MM4.2-4: Only “Zero-Volatile Organic Compounds” paints (no  
17 more than 150 gram/liter of VOC) and/or High Pressure Low  
18 Volume (HPLV) applications consistent with South Coast Air  
19 Quality Management District Rule 1113 shall be used.

20 D. Biological Resources

21 1. Impacts.

22 *Would the Project conflict with the provisions of an adopted Habitat*  
23 *Conservation Plan, Natural Conservation Community Plan, or other*  
24 *approved local, regional, or state conservation plan?*

25 The Project site is located within Criteria Cell No. 5879 of the Multiple  
26 Species Habitat Conservation Plan (MSHCP). Accordingly, per Section 6.2  
27 of the MSHCP, the proposed Project underwent the Habitat Acquisition  
28 Negotiation Strategy (HANS) process and Joint Project Review (JPR)

1 review process. As a result of these review procedures, the property owner  
2 was required to conserve 8.3 acres of the Project site. This acreage has been  
3 set aside and the property was dedicated to the County under the MSHCP  
4 process. Under the 2008 approval, the Project site has been mass graded  
5 and there are no remaining natural habitat values on the property. Thus,  
6 under the current site conditions the proposed Project cannot have any  
7 conflicts with the MSHCP or any other habitat or natural community  
8 conservation plan.

9 *Would the Project have a substantial adverse effect, either directly or*  
10 *through habitat modifications, on any endangered, or threatened species, as*  
11 *listed in Title 14 of the California Code of Regulations (Sections 670.2 or*  
12 *670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or*  
13 *17.12)?*

14 No special status species, endangered or threatened or otherwise protected,  
15 were identified on the Project site prior to the original project approval in  
16 2008. Since the 2008 approval, the site has been mass graded and the  
17 sensitive habitat (a riparian stream through the property) has been preserved  
18 for conservation purposes. The area proposed for development has no  
19 natural habitat and therefore cannot support special status species. No  
20 potential exists to adversely impact special status species.

21 *Would the Project have a substantial adverse effect, either directly or*  
22 *through habitat modifications, on any species identified as a candidate,*  
23 *sensitive, or special status species in local or regional plans, policies, or*  
24 *regulations, or by the California Department of Fish and Game or U.S.*  
25 *Wildlife Service?*

26 The sensitive habitat within the Project site has been preserved and  
27 transferred to the County for long-term management. The remainder of the  
28 site has been mass graded and contains no habitat that could support any

1 sensitive species.

2 *Would the Project interfere substantially with the movement of any native*  
3 *resident or migratory fish or wildlife species or with established native*  
4 *resident migratory wildlife corridors, or impede the use of native wildlife*  
5 *nursery sites?*

6 The stream channel on the Project site that could support wildlife movement  
7 has been preserved. The remainder of the site has been mass graded and  
8 does not support wildlife movement. Thus, approval of the proposed  
9 Project has no potential to adversely impact wildlife movement through the  
10 Project area.

11 *Would the Project have a substantial adverse effect on any riparian habitat*  
12 *or other sensitive natural community identified in local or regional plans,*  
13 *policies or regulations, or by the California Department of Fish and Game*  
14 *or U.S. Fish and Wildlife Service?*

15 The riparian habitat onsite was preserved through the HANS process. No  
16 other riparian habitat exists on this mass graded site. Therefore, the  
17 proposed Project has no potential to adversely impact any riparian habitat or  
18 other sensitive natural community.

19 *Would the Project have a substantial adverse effect on federally protected*  
20 *wetlands as defined by Section 404 of the Clean Water Act (including, but*  
21 *not limited to, marsh, vernal pool, coastal, etc.) through direct removal,*  
22 *filling, hydrological interruption, or other means?*

23 All wetlands subject to jurisdiction have been preserved on the property,  
24 and the remainder of the site has been mass graded. The proposed Project  
25 has no potential exists to adversely impact such resources.

26 *Would the Project conflict with any local policies or ordinances protecting*  
27 *biological resources, such as a tree preservation policy or ordinance?*

28 With the exception of the stream channel preserved onsite, the site has been

1 mass graded and no biological resources subject to local policies or  
2 ordinances exist onsite. Therefore, no potential for conflict with such  
3 policies can occur through approval of the proposed Project.

4 2. Mitigation.

5 No mitigation is required for direct Project impacts, and no mitigation is  
6 required for cumulative impacts related to biological resources.

7 E. Cultural Resources

8 1. Impacts.

9 *Would the Project alter or destroy an historic site?*

10 Prior to grading the site, an Archaeological Assessment was completed for  
11 the Project site and no historical resources were found on the property.  
12 Following the original approvals for the site, it was mass graded. No  
13 historical resources were encountered during grading. Based on the current  
14 status of the property, no potential exists to alter or destroy a historic site.

15 *Would the Project cause a substantial adverse change in the significance of*  
16 *a historical resource as defined in California Code of Regulations, Section*  
17 *15064.5?*

18 Since the site has been mass graded and no historical resources were  
19 identified on the site prior to grading, the proposed Project has no potential  
20 to cause a substantial adverse change in the significance of a historical  
21 resource.

22 *Would the Project alter or destroy an archaeological site?*

23 Prior to grading the site, an Archaeological Assessment was completed for  
24 the Project site and no archaeological resources were found on the property.  
25 Following the original approvals for the site, it was mass graded. No  
26 archaeological resources were encountered during grading. Based on the  
27 current status of the property, no potential exists to alter or destroy an  
28 archaeological site.

1 *Would the Project cause a substantial adverse change in the significance of*  
2 *an archaeological resource pursuant to California Code of Regulations,*  
3 *Section 15064.5?*

4 Since the site has been mass graded and no archaeological resources were  
5 identified on the site prior to grading, the proposed Project has no potential  
6 to cause a substantial adverse change in the significance of an  
7 archaeological resource.

8 *Would the Project disturb any human remains, including those interred*  
9 *outside of formal cemeteries?*

10 Since the site has been mass graded and no human remains were discovered  
11 at the site during grading, the proposed Project has no potential to disturb  
12 human remains.

13 *Would the Project restrict existing religious or sacred uses within the*  
14 *potential impact area?*

15 No religious or sacred uses were identified within the potential impact area.  
16 Since grading of the site has been complete, no potential exists to restrict  
17 religious or sacred uses of this site.

18 *Would the Project directly or indirectly destroy a unique paleontological*  
19 *resource, or site, or unique geologic feature?*

20 Mitigation monitoring was required of the original project for  
21 paleontological resources. Mass grading was completed without any  
22 adverse effects on paleontological resources and future development under  
23 the proposed Project has no potential to cause new or additional adverse  
24 impacts as all future construction activities will occur within engineered fill.  
25 Thus, no potential exists to destroy a unique paleontological resource, site  
26 or unique geologic feature.

27 2. Mitigation.

28 No mitigation is required for direct Project impacts, and no mitigation is



1 required for cumulative impacts related to cultural resources.

2 F. Geology and Soils

3 1. Impacts.

4 *Would the Project expose people or structures to potential substantial*  
5 *adverse effects, including the risk of loss, injury, or death; or, be subject to*  
6 *rupture of a known earthquake fault, as delineated on the most recent*  
7 *Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist*  
8 *for the area or based on other substantial evidence of a known fault?*

9 The Project site is not located on an active fault, but it is exposed to  
10 regionally significant seismic ground shaking. Strong seismic shaking is  
11 likely to occur over the life of the proposed development. The County will  
12 require the future structures to be constructed in accordance with building  
13 standards that will be protective of human safety and life. These building  
14 code standards, whether they are State or International, minimize the  
15 potential for substantial adverse effects from regional ground shaking  
16 hazards. Based on implementing these mandatory seismic design  
17 requirements, the proposed Project will not expose people or structures to  
18 substantial adverse effects from regional seismic events and related ground  
19 shaking.

20 *Would the Project be subject to seismic-related ground failure, including*  
21 *liquefaction?*

22 Based on the generalized liquefaction map in Figure S-3, the Project site is  
23 subject to low potential for liquefaction hazards. The geotechnical report  
24 for the Project site was utilized to carry out the mass grading. No evidence  
25 of liquefaction was identified. Therefore, the proposed Project will not be  
26 exposed to significant seismic-related liquefaction ground failure.

27 *Would the Project be subject to strong seismic ground shaking?*

28 The site is relatively flat and there is minimal potential for slope instability

1 as a result of strong seismic ground shaking. The site will be subject to  
2 strong seismic ground shaking in the future, but County seismic design  
3 requirements are considered sufficient to prevent significant adverse  
4 impacts from this hazard.

5 *Would the Project be located on a geologic unit or soil that is unstable, or*  
6 *that would become unstable as a result of the project, and potentially result*  
7 *in on- or off-site landslide, lateral spreading, collapse, or rock fall*  
8 *hazards?* The Project site has been mass graded in accordance with the  
9 grading plan approved by Riverside County. As a result, the Project site is  
10 not subject to any instability, including on- or off-site landslide, lateral  
11 spreading, collapse, or rock fall hazards.

12 *Would the Project be located on a geologic unit or soil that is unstable, or*  
13 *that would become unstable as a result of the project, and potentially result*  
14 *in ground subsidence?*

15 The Project site is located in an area identified as susceptible to subsidence,  
16 but not within an area with documented subsidence. The Project site was  
17 mass graded in accordance with County geotechnical requirements and  
18 based on this authorized grading, the site is no longer considered  
19 susceptible to ground subsidence.

20 *Would the Project be subject to geologic hazards, such as seiche, mudflow,*  
21 *or volcanic hazard?*

22 The Project site is not located in an area subject to any other known  
23 geologic hazards that could cause significant adverse impacts to humans or  
24 structures.

25 *Would the Project change topography or ground surface relief features;*  
26 *create cut or fill slopes greater than 2:1 or higher than 10 feet; or, result in*  
27 *grading that affects or negates subsurface sewage disposal systems?*

28 The Project site is presently mass graded and there will be no further major

1 changes in topography, creation of new cut or fill slopes, or any effects on  
2 non-existent subsurface sewage disposal systems.

3 *Would the Project result in substantial soil erosion or the loss of topsoil?*

4 The Project site has been mass graded and does not contain any residual  
5 natural soils. Due to the size of the mass graded area, detailed best  
6 management practices have been implemented in accordance with the  
7 Stormwater Pollution Prevention Plan (SWPPP) developed for the Project  
8 site. The approval of the proposed Project will result in implementation of  
9 long-term best management practices which should further minimize soil  
10 erosion.

11 *Would the Project be located on expansive soil, as defined in Section*  
12 *1802.3.2 of the California Building Code (2007), creating substantial risks*  
13 *to life or property?*

14 The site has been mass graded and no expansive soils exist on the Project  
15 site that could create a substantial risk to life or property.

16 *Would the Project change deposition, siltation, or erosion that may modify*  
17 *the channel of a river or stream or the bed of a lake; or, result in any*  
18 *increase in water erosion either on or off site?*

19 The Project site is mass graded and erosion is presently controlled by best  
20 management practices under an approved SWPPP. Approval of the  
21 proposed Project has no potential to negatively alter the existing erosion  
22 controls in place at the Project site and with development of the site  
23 additional long-term best management practices will be implemented. No  
24 increase in water erosion on- or off-site will result from approval of the  
25 proposed Project.

26 *Would the Project be impacted by or result in an increase in wind erosion*  
27 *and blow sand, either on or off site?*

28 There are no blow sand areas in the vicinity of the Project that can adversely

1 impact the Project site. Onsite best management practices control wind  
2 erosion on the mass graded site. No potential for any adverse impact to  
3 sensitive receptors on- or off-site exists under the current mass graded  
4 status.

5 2. Mitigation and/or Conditions.

6 No mitigation is required for direct Project impacts, and no mitigation is  
7 available for cumulative impacts related to geology and soils resources.  
8 Standard conditions shall apply to the Project and any impacts will remain  
9 less than significant.

10 G. Greenhouse Gas Emissions

11 1. Impacts.

12 *Generate greenhouse gas emissions, either directly or indirectly, that may*  
13 *have a significant impact on the environment? Conflict with an applicable*  
14 *plan, policy or regulation adopted for the purpose of reducing the emissions*  
15 *of greenhouse gases?*

16 The proposed Project may contribute to global climate change by its  
17 incremental contribution of greenhouse gasses. With implementation of the  
18 recommended mitigation measures 4.2-1 through 4.2-9, the proposed  
19 Project would generate fewer GHG emissions than would have occurred if  
20 the previously approved land use plan described and analyzed in EIR No.  
21 433 were built. Further, the proposed Project, with identified mitigation  
22 measures, would reduce GHG emissions by ~30% from BAU. Thus, the  
23 proposed Project would not result in new significant GHG impacts nor  
24 would it result in a substantial increase in the severity of GHG impacts with  
25 implementation of mitigation measures 4.2-1 through 4.2-9. Project-related  
26 GHG emissions are not considered to be significant or adverse and would  
27 not result in an unavoidable significant adverse impact on global climate  
28 change.

1 Regarding cumulative impacts, as described in Subchapter 4.3 Greenhouse  
2 Gases (GHG), GHG emissions are assumed to be cumulative. Most  
3 individual projects, such as the proposed Project, cannot generate enough  
4 greenhouse gas emissions to effect a discernible change in global climate.  
5 However, the proposed Project may contribute to global climate change by  
6 its incremental contribution of greenhouse gasses. With implementation of  
7 the recommended mitigation measures 4.2-1 through 4.2-9, the proposed  
8 Project would generate fewer GHG emissions than would have occurred if  
9 the previously approved land use plan described and analyzed in EIR No.  
10 433 were built. Further, the proposed Project, with identified mitigation  
11 measures, would reduce GHG emissions by ~30% from Business As Usual  
12 (BAU). Thus, the proposed Project would not result in new significant GHG  
13 impacts nor would it result in a substantial increase in the severity of GHG  
14 impacts with implementation of mitigation measures 4.2-1 through 4.2-9.  
15 Project-related GHG emissions are not considered to be cumulatively  
16 considerable and would not result in a significant impact on global climate  
17 change.

18 2. Mitigation.

19 The Project has been modified to mitigate or avoid the potentially  
20 significant impacts by the following mitigation measure:

- 21 a. MM4.2-5: Prior to the issuance of building permits, the Project  
22 proponent shall submit energy usage calculations to the Planning  
23 Division showing that the Project is designed to achieve 20%  
24 efficiency beyond the 2008 California Building Code Title 24  
25 requirements (in the aggregate). Example of measures that reduce  
26 energy consumption include, but are not limited to, the following (it  
27 being understood that the items listed below are not all required and  
28 merely present examples; the list is not all-inclusive and other

1 features that reduce energy consumption also are acceptable):

- 2 • Increase in insulation such that heat transfer and thermal
- 3 bridging is minimized;
- 4 • Limit air leakage through the structure and/or within the heating
- 5 and cooling distribution system;
- 6 • Use of energy-efficient space heating and cooling equipment;
- 7 • Installation of electrical hook-ups at loading dock areas;
- 8 • Installation of dual-paned or other energy efficient windows;
- 9 • Use of interior and exterior energy efficient lighting that exceeds
- 10 the 2008 California Title 24 Energy Efficiency performance
- 11 standards;
- 12 • Installation of automatic devices to turn off lights where they are
- 13 not needed;
- 14 • Application of a paint and surface color palette that emphasizes
- 15 light and off-white colors that reflect heat away from buildings;
- 16 • Design of buildings with “cool roofs” using products certified by
- 17 the Cool Roof Rating Council, and/or exposed roof surfaces
- 18 using light and off-white colors; and
- 19 • Design of buildings to accommodate photo-voltaic solar
- 20 electricity systems or the installation of photo-voltaic solar
- 21 electricity systems.

22 b. MM4.2-6: To reduce energy consumption, the Project shall install

23 Energy Star-rated appliances.

24 c. MM4.2-7: To reduce energy demand associated with potable water

25 conveyance, the Project shall implement U.S. EPA Certified

26 WaterSense labeled or equivalent faucets, high-efficiency toilets

27 (HETs), and water-conserving shower heads.

28 d. MM4.2-8: In order to reduce vehicle reliance for short trips, the

1 Project shall include a master-planned design that creates an urban  
2 center setting, enhancing walkability and connectivity as well as  
3 incorporating bicycle lanes and paths, and improving the on-site  
4 pedestrian network and connecting off-site.

5 e. MM4.2-9: The Project will reduce vehicle miles traveled and  
6 emissions associated with trucks and vehicles by implementing the  
7 following measure: Inform future building owners and recommend  
8 that they implement a trip reduction program, for which all  
9 employees shall be eligible to participate.

10 f. MM4.2-10: The Project will designate one parking space per  
11 building for a future EV charging station and provide an EV  
12 charging circuit conduit to this space.

13 g. MM4.2-11: The Project will provide natural gas lines in the public  
14 streets inside PM33691R1 to facilitate installation of future natural  
15 gas fueling stations at individual buildings.

16 h. MM4.2-12: The developer will strengthen the roofs of all structures  
17 to support installation of future solar panels by future building  
18 owners.

19 H. Hazards and Hazardous Materials

20 1. Impacts.

21 *Would the Project create a significant hazard to the public or the*  
22 *environment through the routine transport, use, or disposal of hazardous*  
23 *materials; or, create a significant hazard to the public or the environment*  
24 *through reasonably foreseeable upset and accident conditions involving the*  
25 *release of hazardous materials into the environment?*

26 The proposed Project consists of business park and light industrial land uses  
27 adjacent to the French Valley Airport. The storage or use of large quantities  
28 of hazardous materials at these types of facilities is not anticipated, but

1 delivery and use of hazardous materials and generation of hazardous waste  
2 may occur within this type of development. Where transport, use or  
3 disposal of hazardous materials will occur, the potential to create a  
4 significant hazard to the public is considered to be less than significant.  
5 This is based on the elaborate hazardous material management program that  
6 has been established at all government levels. These established procedures  
7 ensure "cradle to grave" care and responsibility for hazardous materials.  
8 Although accidents can occur, such accidents are random events that do not  
9 pose a significant impact and society has established a comprehensive  
10 response program to address the accidental release of hazardous materials to  
11 protect public health and safety. Given these existing hazardous material  
12 management programs, the proposed Project can be implemented without  
13 causing a significant adverse impact on the public or the environment  
14 without any mitigation.

15 *Would the project impair implementation of or physically interfere with an*  
16 *adopted emergency response plan or an emergency evacuation plan?* The  
17 issue of adequate emergency access both on- and off-site was reviewed and  
18 determined to be adequate. The proposed Project will not alter access to the  
19 Project site. The mass grading that has been completed was designed to  
20 accommodate the emergency access to the Project site. Therefore, the  
21 proposed Project has no potential to impair implementation of or physically  
22 interfere with any emergency response or evacuation plan. No mitigation is  
23 required.

24 *Would the Project emit hazardous emissions or handle hazardous or*  
25 *acutely hazardous materials, substances, or waste within one-quarter mile*  
26 *of an existing or proposed school?*

27 The Project site is not located within one-quarter mile of an existing or  
28 proposed school. Therefore, the proposed Project has no potential to handle



1 acutely hazardous materials or emit hazardous emissions that could  
2 adversely impact people at a school.

3 *Would the Project be located on a site which is included on a list of*  
4 *hazardous materials sites compiled pursuant to Government Code Section*  
5 *65962.5 and, as a result, would it create a significant hazard to the public*  
6 *or the environment?*

7 The Project site was not located on a known contaminated location, and it  
8 has now been mass graded and no discolored soils were encountered that  
9 would indicate previous contamination. No potential exists for the  
10 proposed Project to create a significant hazard to the public or the  
11 environment.

12 *Would the Project result in an inconsistency with an Airport Master Plan;*  
13 *require review by the Airport Land Use Commission; or, (for a project*  
14 *located within an airport land use plan or, where such a plan has not been*  
15 *adopted, within two miles of a public airport or public use airport), result in*  
16 *a safety hazard for people residing or working in the Project area?*

17 In 2011 the Airport Land Use Commission (ALUC) proposed amendments  
18 to the adopted French Valley Airport Land Use Compatibility Plan  
19 (FVALUCP). The ALUC approved the Amendment which affected the  
20 boundaries of the Compatibility zones as a result of the removal and  
21 deletion of a previously planned (but never built) secondary runway from  
22 the Airport Master Plan. These changes make it possible to develop Parcel 2  
23 of the proposed Project with light industrial and business uses. The  
24 following text of the Initial Study summarizes this conclusion (page 11,  
25 Initial Study, October 11, 2011): *As defined, the proposed 2011*  
26 *Amendment to the 2008 FVALUCP does not create any new potential to*  
27 *displace development that would otherwise occur within the AIA. As noted*  
28 *above, the proposed amendment would result in less restrictive development*

1 *criteria being applicable to a number of properties; therefore, the proposed*  
2 *amendment would not result in any increased potential for displacement as*  
3 *compared to the 2008 FVALUCP.* The proposed Project falls within the  
4 less restrictive development criteria under Compatibility Zone B2. On  
5 January 10, 2013 the Riverside County ALUC found the Project  
6 “conditionally consistent” with the 2008 FVALUCP as amended in 2011.  
7 This would allow development within Parcel 2 of the proposed Project to be  
8 developed as proposed. Thus, this Project is deemed consistent with the  
9 adopted FVALUCP; it has been reviewed by the County ALUC; and the air  
10 safety hazards within the proposed Project are considered a less than  
11 significant potential adverse impact.

12 *Would the Project (for a project within the vicinity of a private airstrip, or*  
13 *heliport) result in a safety hazard for people residing or working in the*  
14 *Project area?*

15 The Project site is not located in the vicinity of a private airport. Therefore,  
16 no safety hazards associated with such an airport can result from Project  
17 implementation.

18 *Would the Project expose people or structures to a significant risk of loss,*  
19 *injury or death involving wildland fires, including where wildlands are*  
20 *adjacent to urbanized areas or where residences are intermixed with*  
21 *wildlands?*

22 The proposed Project site is not located within a hazardous fire area. In  
23 addition, the Project site has been mass graded and does not contain any  
24 vegetation at a density that would support a wildfire. Thus, the proposed  
25 Project has no potential to expose people or structures to a significant risk  
26 of loss, injury or death involving wildland fires.

27 2. Mitigation and/or Conditions.

28 No mitigation is required for direct Project impacts, and no mitigation is

1 required for cumulative impacts related to hazards and hazardous materials  
2 resources. Standard conditions shall apply to the Project and any impacts  
3 will remain less than significant.

4 I. Hydrology and Water Quality

5 1. Impacts.

6 *Would the Project substantially alter the existing drainage pattern of the*  
7 *site or area, including the alteration of the course of a stream or river, in a*  
8 *manner that would result in substantial erosion or siltation on- or off-site?*

9 Three water courses originally traversed the Project site. Two water courses  
10 enter the site from the east and one enters from the north. The southeastern  
11 water course has a tributary drainage area of approximately 80 acres and  
12 traverses the southeast corner of the site before exiting to the south. This  
13 channel area has been permanently conserved as part of the HANS  
14 agreement. It was not disturbed during the mass grading of the site. The  
15 other eastern channel, which has a tributary drainage of approximately 150  
16 acres, enters the site at the northeastern corner and traverses the middle of  
17 the site. This channel converges with the third water course, which bisects  
18 the site as it enters from the north and has a tributary drainage area of  
19 approximately 30 acres. Both water courses leave the site to the south. The  
20 southeastern channel merges with the other two watercourses just  
21 downstream of the Project site. The western portion of the site drains to  
22 French Valley Airport. The developer has mass graded the site and retained  
23 the primary water courses onsite as permanent habitat in accordance with  
24 the HANS agreement. The onsite stormwater runoff will be conveyed to  
25 proposed storm drains; treated in the proposed basins and future Porous  
26 Landscaped Detention Areas (PLDs); then released into the two natural  
27 watercourse channels with respect to the existing tributary drainage without  
28 concentrating runoff onto downstream property owners. Thus, the drainage

1 pattern remains the same, although the intervening property has been mass  
2 graded and will be developed with business park and light industrial uses if  
3 the proposed Project is approved. Impacts are considered less than  
4 significant based on already implemented best management practices at the  
5 Project site.

6 *Would the Project violate any water quality standards or waste discharge*  
7 *requirements?*

8 The Project site has been mass graded and during the site construction  
9 activities, best management practices (BMPs), defined in the Project  
10 Stormwater Pollution Prevention Plan (SWPPP), were implemented without  
11 any substantial degradation of water quality. Permanent onsite BMPs have  
12 been installed to manage runoff from the mass graded site and future  
13 development. These BMPs have been successful in controlling water  
14 quality degradation of the current site discharges into the channels located  
15 on the property. The existing and future onsite runoff will be collected in  
16 the detention basins and the Porous Landscaped Detention areas (PLDs) for  
17 mitigation to future runoff on the Project site. Based on the implementation  
18 of the construction and permanent BMPs, the potential for violating water  
19 quality standards is considered a less than significant impact.

20 *Would the Project substantially deplete groundwater supplies or interfere*  
21 *substantially with groundwater recharge such that there would be a net*  
22 *deficit in aquifer volume or a lowering of the local groundwater table level*  
23 *(e.g., the production rate of pre-existing nearby wells would drop to a level*  
24 *which would not support existing land uses or planned uses for which*  
25 *permits have been granted)?*

26 Because of the onsite retention, the proposed Project will not substantially  
27 interfere with groundwater recharge that may have occurred on the site  
28 historically. Recharge will be maintained through the Project

1 implementation. Otherwise this Project has been issued a Will Serve letter  
2 by Eastern Municipal Water District and falls within the scope of supply  
3 identified within the District's most current Urban Water Management Plan.  
4 Therefore, this Project will not contribute to a depletion of regional  
5 groundwater supplies and will cause a less than significant impact on  
6 groundwater resources.

7 *Would the Project create or contribute runoff water that would exceed the*  
8 *capacity of existing or planned stormwater drainage systems or provide*  
9 *substantial additional sources of polluted runoff?*

10 Due to the Project increasing the amount of impervious surface on the  
11 Project site, onsite runoff will be increased. However through a  
12 combination of detention basins and PLDs on the Project site, the volume of  
13 runoff and rate of discharge will not be substantially increased and the  
14 proposed Project will not exceed the capacity of the downstream drainage  
15 system.

16 *Would the Project place housing within a 100-year flood hazard area, as*  
17 *mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map*  
18 *or other flood hazard delineation map?*

19 The Project does not involve any housing. Therefore, it has no potential to  
20 place housing within a 100-year flood hazard boundary. No impact will  
21 occur under this issue.

22 *Would the Project place within a 100-year flood hazard area structures*  
23 *which would impede or redirect flood flows?*

24 The three channels currently traverse the Project site. A HEC-RAS analysis  
25 has been performed to determine the existing 100-year floodplain limits for  
26 the natural channels in order to delineate the appropriate onsite floodplain  
27 boundaries. The 100-year floodplain limits were protected during the mass  
28 grading of the site, and with the exception of a single culvert for interior

1 Street "B" they remain natural. No other alterations or improvements are  
2 proposed within the 100-year floodplain limits. All grading occurred  
3 outside of the 100-year flood hazard area.

4 *Would the Project otherwise substantially degrade water quality?*

5 No other potential sources of water quality degradation have been identified  
6 in conjunction with the proposed Project.

7 *Would the Project include new or retrofitted stormwater Treatment Control*  
8 *Best Management Practices (BMPs) (e.g. water quality treatment basins,*  
9 *constructed treatment wetlands), the operation of which could result in*  
10 *significant environmental effects (e.g. increased vectors and odors)?*

11 The Project does include new onsite treatment facilities that could adversely  
12 impact other environmental resource issues, such as odors and vectors. The  
13 County (Flood Control) imposes a standard condition of approval that  
14 provides funding to maintain the Water Quality Management Plan  
15 permanent water quality BMP facilities to ensure future maintenance and  
16 control of the BMPs, which includes maintenance to control these  
17 secondary adverse environmental impacts. The mitigation measure will be  
18 implemented to ensure that long-term funding and maintenance activities  
19 will be implemented by the Project developer or its successors.

20 *Would the Project substantially alter the existing drainage pattern of the*  
21 *site or area, including through the alteration of the course of a stream or*  
22 *river, or substantially increase the rate or amount of surface runoff in a*  
23 *manner that would result in flooding on- or off-site?*

24 The onsite drainage has been altered to allow surface runoff to be delivered  
25 to onsite detention basins and PLDs that will prevent future on- or off-site  
26 flood hazards. Thus, even though the onsite drainage has been altered,  
27 based on the Project design, it will not cause a substantial increase in flood  
28 hazards.

1                    *Would the Project result in changes in absorption rates or the rate and*  
2                    *amount of surface runoff?*

3                    The onsite absorption rates have been modified by the mass grading that has  
4                    been conducted on the property. The increased surface runoff is managed  
5                    by existing and proposed surface runoff control facilities that will detain the  
6                    onsite increase in runoff in these facilities before controlled release  
7                    downstream. These facilities control the potential for adverse impact to a  
8                    less than significant impact level.

9                    *Would the Project expose people or structures to a significant risk of loss,*  
10                    *injury or death involving flooding, including flooding as a result of the*  
11                    *failure of a levee or dam (Dam Inundation Area)?*

12                    The proposed Project will not be exposed to normal surface runoff flood  
13                    hazards. However, the Project site is located within the potential dam  
14                    inundation area of Lake Skinner. The Project has been conditioned to  
15                    notify all potential future purchasers that their property is located within a  
16                    potential dam inundation area. This is the standard condition of approval  
17                    for all projects located within a dam inundation area and is considered  
18                    mitigation pursuant to CEQA.

19                    *Would the Project expose people or structures to a significant risk of loss,*  
20                    *injury or death involving flooding, including flooding as a result of the*  
21                    *failure of a levee or dam (Dam Inundation Area)?*

22                    Based on the site design to detain storm runoff on the Project site, the  
23                    proposed Project will not change the amount of surface water in any  
24                    existing water body, including the existing channels on the property.

25                    2.    Mitigation and/or Conditions.

26                    Standard conditions shall apply to the Project and any impacts will remain  
27                    less than significant. The Project has been modified to mitigate or avoid the  
28                    potentially significant impacts by the following conditions of approval:

- 1 a. 10.Planning.61- The developer has submitted a Preliminary Project  
2 Specific WQMP. To ensure the long-term BMPs in the final  
3 approved WQMP will be maintained, the Developer shall provide an  
4 acceptable financial mechanism to the Flood Control District that  
5 will provide for maintenance of the long-term BMPs in perpetuity.
- 6 b. 10.Planning.62- The developer shall notify all potential future  
7 purchasers that the property purchased or leased is located within a  
8 potential dam inundation area. This will allow the future property  
9 owners or lessees to plan for emergency response in the event of a  
10 dam failure.

11 J. Land Use and Planning

12 1. Impacts.

13 *Would the Project result in a substantial alteration of the present or*  
14 *planned land use of an area?*

15 The Project site has been mass graded under the original development  
16 approval for this Project. Given the previous approval and the consistent  
17 land use designation (Light Industrial), the proposed Project will not cause a  
18 substantial alteration of the present or planned land uses on the property.

19 *Would the Project affect land use within a city sphere of influence and/or*  
20 *within adjacent city or county boundaries?*

21 The Project site is located within the City of Temecula Sphere of Influence.  
22 Therefore, County forwarded the proposed Project to the City for comment.  
23 The City did not comment on the Project proposal and the proposed Project  
24 is consistent with the land use designation assigned to the Project site by the  
25 City of Temecula. No potential for substantial conflict with the City will  
26 result if the proposed Project is developed as envisioned.

27 *Would the Project be consistent with the site's existing or proposed zoning?*

28 The proposed Project is consistent with the Borel Airpark Center Specific



1 Plan (No. 265, Planning Area No. 2) which allows industrial uses. Thus,  
2 the Project is consistent with the site's existing planning land use  
3 designation and no adverse planning impacts can occur.

4 *Would the Project be compatible with existing surrounding zoning?*

5 The Project site is surrounded by land designated on Specific Plan No. 265  
6 as manufacturing and light industrial designations. Light Agricultural (A-1-  
7 5 and A-1-10) designations are located to the north and east. The industrial  
8 land uses can function without conflict with any adjacent agricultural land  
9 uses and therefore, the proposed Project will not conflict with any existing  
10 or future agricultural land uses. No potential for significant adverse impact  
11 will result from Project implementation.

12 *Would the Project be compatible with existing and planned surrounding*  
13 *land uses?*

14 The Project is consistent with adjacent land uses, which include French  
15 Valley Airport and the Southwest Justice Center on the west and north.  
16 Land uses on the south and east include vacant land and rural residences.  
17 The proposed Project creates a reasonable land use buffer between these  
18 uses and the French Valley Airport.

19 *Would the Project be consistent with the land use designations and policies*  
20 *of the Comprehensive General Plan (including those of any applicable*  
21 *Specific Plan)?*

22 The Project is consistent with the Borel Airpark Center Specific Plan and  
23 the land use designation, light industrial, assigned to this Project site, and  
24 the policies for development of light industrial uses on this property. No  
25 adverse effect or potential conflict exists between these uses.

26 *Would the Project disrupt or divide the physical arrangement of an*  
27 *established community (including a low-income or minority community)?*

28 There is no community to divide at the Project location. The Southwest

1 Justice Center and the French Valley Airport represent institutional uses  
2 that will be buffered from surrounding low density residential and  
3 agricultural uses by the proposed light industrial and business park uses at  
4 this site.

5 2. Mitigation.

6 No mitigation is required for direct Project impacts, and no mitigation is  
7 required for cumulative impacts related land use and planning resources.

8 K. Mineral Resources

9 1. Impacts.

10 *Would the Project result in the loss of availability of a known mineral*  
11 *resource in an area classified or designated by the State that would be of*  
12 *value to the region or the residents of the State; result in the loss of*  
13 *availability of a locally-important mineral resource recovery site delineated*  
14 *on a local general plan, specific plan or other land use plan; be an*  
15 *incompatible land use located adjacent to a State classified or designated*  
16 *area or existing surface mine; or, expose people or property to hazards*  
17 *from proposed, existing or abandoned quarries or mines?*

18 The Project site is located within an area designated as MRZ-3, which is  
19 defined as an area where the available geologic information indicates that  
20 mineral deposits are likely to exist; however, the significance of the deposit  
21 is undetermined. In 2008 the County approved the original project for  
22 development and the site developer proceeded to mass grade the property.  
23 Even though the site may be located in a potential mineral resource zone,  
24 the property has been committed to light industrial and business park uses.  
25 Development of the Project site with industrial and business uses removes  
26 the property from any immediate use for any mineral exploitation, but any  
27 such resources remain undeveloped and available in the future if society  
28 places a high enough value on them. There are no aggregate mining

1 activities in the immediate area which indicates that there is presently  
2 insufficient demand for any resources that may exist within the Project area.  
3 Thus, the proposed Project has no potential to adversely impact mineral  
4 resources in any manner.

5 2. Mitigation.

6 No mitigation is required for direct Project impacts, and no mitigation is  
7 required for cumulative impacts related to mineral resources.

8 L. Noise

9 1. Impacts.

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

14 The Project site is located within the French Valley Airport Influence Area;  
15 the site will be exposed to noise levels ranging from 55 to 65 CNEL. The  
16 light industrial and business uses proposed for the Project site are  
17 considered Conditionally Acceptable up to 70 dBA CNEL. The removal of  
18 the second runway at the Airport ensures that aircraft noise will not be  
19 increased due to closer proximity of future aircraft operations on the second  
20 runway. To ensure that the employees and patrons of future businesses will  
21 not be subject to noise levels beyond acceptable levels, an acoustical  
22 analysis will be required prior to building permit issuance. If the analysis  
23 indicates noise levels within the structures will not be acceptable, the  
24 building design must then incorporate noise attenuation design features to  
25 control noise levels to an acceptable CNEL for business operations. Future  
26 building occupants must be notified of periodic loud noise associated with  
27 aircraft operations.

28 As described below, mitigation was added that will substantially lessen the

1 potentially significant impacts associated with future aircraft operations on  
2 future businesses occupying structures near the Airport to a level of less  
3 than significant and no unavoidable adverse impacts would occur.

4 *For a project within the vicinity of a private airstrip, would the Project*  
5 *expose people residing or working in the project area to excessive noise*  
6 *levels?*

7 The Project site is not located within the vicinity of a private airstrip.  
8 Therefore, the Project cannot expose people to noise from such operations.

9 There are no railroads located in the vicinity of the Project site. Therefore,  
10 no adverse railroad noise impact can affect future development on the  
11 Project site.

12 The Project site is located approximately 1/2 mile from the nearest  
13 highway. Therefore, no adverse highway noise impact can affect future  
14 development on the Project site.

15 No other sources of noise have been identified near the Project site.  
16 Therefore, no adverse noise impact can affect future development on the  
17 Project site.

18 *Would the Project result in a substantial permanent increase in ambient*  
19 *noise levels in the Project vicinity above levels existing without the Project;*  
20 *in a substantial temporary or periodic increase in ambient noise levels in*  
21 *the Project vicinity above levels existing without the Project; or, in an*  
22 *exposure of persons to or generation of noise levels in excess of standards*  
23 *established in the local general plan or noise ordinance, or applicable*  
24 *standards of other agencies?*

25 Based on the evaluation presented in the noise sections of the FEIR, the  
26 proposed Project will not result in any Project specific significant adverse  
27 noise impacts during future construction or operations. All Project-related  
28 noise impacts, including cumulative contributions, can be controlled to less

1 than significant levels with implementation of proposed mitigation.

2 The mitigation measures identified are feasible and would avoid or  
3 substantially lessen the potentially significant impacts associated with  
4 future construction noise impacts to a level of less than significant and no  
5 unavoidable adverse impacts would occur.

6 The mitigation measure identified is feasible and would avoid or  
7 substantially lessen the potentially significant impacts associated with  
8 future occupancy noise impacts to a level of less than significant and no  
9 unavoidable adverse impacts would occur.

10 The Project site is exposed to conditionally acceptable levels of noise (up to  
11 70 dBA CNEL) for industrial and business park uses. Thus, future  
12 exposure will not exceed the thresholds established by the Riverside County  
13 General Plan with implementation of adequate noise attenuation within the  
14 structures. Since this is a standard condition, no mitigation is required to  
15 achieve a less than significant impact level.

16 *Would the Project result in exposure of persons to or generation of*  
17 *excessive ground-borne vibration or ground-borne noise levels?*

18 The Project site is not adjacent to any sensitive noise or ground-borne  
19 vibration land uses and the remaining activities, fine grading and building  
20 construction do not involve activities that generate excessive ground-borne  
21 vibration. Thus, the potential adverse vibration impact from future  
22 construction and operation activities will be less than significant.

23 Regarding cumulative impacts, based on the cumulative impact significance  
24 criteria described in Section 4.4.3.1 and summarized in Table 4.4-1 of this  
25 document, the Project contributions to the cumulative noise environment  
26 are as follows. The future construction noise impacts can be controlled to a  
27 less than significant impact with implementation of standard Conditions of  
28 Approval and recommended mitigation measures. Thus, a less than

1 significant cumulative noise impact is expected during construction activity.  
2 The proposed Project contribution to on-site noise levels can also be  
3 reduced to a less than significant level with implementation of the  
4 recommended mitigation measure. Finally, the off-site roadway noise level  
5 increases will not cause any significant impacts to any existing or future  
6 sensitive noise receptors. The analysis in Chapter 4.4 Noise of this DEIR  
7 shows that the Project will NOT create a substantial permanent increase in  
8 traffic-related noise levels or expose persons to noise levels in excess of the  
9 exterior noise level standards, and therefore, no mitigation is required.  
10 Consequently, construction and implementation of the proposed Project  
11 would not result in cumulatively significant noise impacts.

12 2. Mitigation.

13 The Project has been modified to mitigate or avoid the potentially  
14 significant impacts by the following mitigation measure:

- 15 a. MM4.4-1: Prior to approval of grading plans and/or issuance of  
16 building permits, plans shall include a note indicating that noise-  
17 generating Project construction activities shall not occur between the  
18 hours of 6:00 p.m. to 6:00 a.m. during the month of June through  
19 September, and between the hours of 6:00 p.m. and 7:00 a.m. during  
20 the months of October through May.
- 21 b. MM4.4-2: During all Project site construction, the construction  
22 contractors shall equip all construction equipment, fixed or mobile,  
23 with properly operating and maintained mufflers, consistent with  
24 manufacturers' standards. The construction contractor shall place all  
25 stationary construction equipment so that emitted noise is directed  
26 away from the noise sensitive receptors nearest the Project site.
- 27 c. MM4.4-3: The construction contractor shall locate equipment  
28 staging in areas that will create the greatest distance between

1 construction-related noise sources and noise sensitive receptors  
2 nearest the Project site during all Project construction. A review of  
3 the Project site and the location of nearby noise sensitive receptors  
4 indicate that construction equipment staging shall be concentrated in  
5 the southeastern corner of the site, or along the southern property  
6 boundary in the eastern portion of the site.

7 d. MM4.4-4: Prior to grading permit issuance, the County shall review  
8 and approve a Construction Haul Route Exhibit prepared by the  
9 Project Applicant that identifies all public and private roadways that  
10 will be used for haul truck deliveries. Haul routes shall minimize  
11 passage by noise-sensitive land uses. A requirement to comply with  
12 the Construction Haul Route Exhibit shall be noted on all grading  
13 and building plans and also shall be specified in bid documents  
14 issued to perspective construction contractors.

15 e. MM4.4-5: All employees that will be exposed to noise levels greater  
16 than 75 dB over an 8-hour period shall be provided with adequate  
17 hearing protection devices to ensure no hearing damage will result  
18 from construction activities.

19 f. MM4.4-6: Utilize construction methods or equipment that will  
20 provide the lowest level of noise impact, i.e., use newer equipment  
21 that will generate lower noise levels.

22 g. MM4.4-7: Maintain good relations with the local community where  
23 construction is scheduled, such as keeping people informed of the  
24 schedule, duration, and progress of the construction, to minimize the  
25 public objections of unavoidable noise. Communities should be  
26 notified in advance of the construction and the expected temporary  
27 and intermittent noise increases during the construction period.  
28

1 h. MM4.4-8: To satisfy the Noise Level Reduction requirements all  
2 windows shall provide a minimum Sound Transmission Class (STC)  
3 rating of 31. The interior noise analysis shows that the French Valley  
4 Airport Center business park land use will satisfy the County of  
5 Riverside 45 dBA CNEL interior noise level standard with a  
6 minimum STC window rating of 31.

7 M. Population and Housing

8 1. Impacts.

9 *Would the Project displace substantial numbers of existing housing,*  
10 *necessitating the construction of replacement housing elsewhere?*

11 The proposed Project site is graded and currently vacant. Therefore, the  
12 Project will not displace any housing.

13 *Would the Project create a demand for additional housing, particularly*  
14 *housing affordable to households earning 80% or less of the County's*  
15 *median income?*

16 At full development the proposed Project is estimated to provide jobs for  
17 between approximately 1,509 to 3,772 employees. These new jobs have a  
18 potential to create demand for additional housing; however, due to the type  
19 of jobs envisioned by this Project, a high percentage of demand for  
20 affordable housing is not anticipated. Given the current housing market and  
21 related availability of housing and high unemployment, the increase in jobs  
22 is not forecast to cause a significant demand for additional housing.

23 *Would the Project displace substantial numbers of people, necessitating the*  
24 *construction of replacement housing elsewhere?*

25 The proposed Project will not displace any people or housing. No adverse  
26 impact to such human resources can result from Project implementation.

27 *Would the Project affect a County Redevelopment Project Area?*

28 The Project is not located in a County Redevelopment Project Area.



1 Therefore, no potential exists to adversely impact any such area.

2 *Would the Project cumulatively exceed official regional or local population*  
3 *projections?*

4 The Project does not provide housing; thus, it has no potential to cause a  
5 cumulative exceedance in local or regional population projections.

6 *Would the Project induce substantial population growth in an area, either*  
7 *directly (for example, by proposing new homes and businesses) or indirectly*  
8 *(for example, through extension of roads or other infrastructure)?*

9 The Project will provide between about 1,500 and 3,772 new jobs over  
10 several years of development. Based on this job forecast, the proposed  
11 Project will enhance the jobs/housing balance for the southwest portion of  
12 Riverside County. This number of new jobs may induce limited population  
13 growth within the Project area, but it is not anticipated that the demand for  
14 future housing will induce substantial population growth. No indirect  
15 growth would be induced as local infrastructure will not be extended to  
16 other potential areas that could support development.

17 2. Mitigation.

18 No mitigation is required for direct Project impacts, and no mitigation is  
19 required for cumulative impacts related to population and housing  
20 resources.

21 N. Public Services

22 1. Impacts.

23 *Would the Project result in substantial adverse physical impacts associated*  
24 *with the provision of new or physically altered government facilities or the*  
25 *need for new or physically altered governmental facilities, the construction*  
26 *of which could cause significant environmental impacts, in order to*  
27 *maintain acceptable service ratios, response times or other performance*  
28 *objectives for fire services?*

1 The Project area is served by the Riverside County Fire Department. When  
2 the original approval was granted by the County in 2008, the developer was  
3 required to offset demand by this Project through payment of development  
4 impact fees (DIF) for fire enforcement service. Since this requirement has  
5 already been imposed on the Project, the potential impact to fire services is  
6 considered a less than significant impact. Specific fees to be paid will  
7 depend upon the amount of the fee at the time of actual building occupancy.

8 *Would the Project result in substantial adverse physical impacts associated*  
9 *with the provision of new or physically altered government facilities or the*  
10 *need for new or physically altered governmental facilities, the construction*  
11 *of which could cause significant environmental impacts, in order to*  
12 *maintain acceptable service ratios, response times or other performance*  
13 *objectives for sheriff services?*

14 The Project area is served by the Riverside County Sheriff's Department.  
15 When the original approval was granted by the County in 2008, the  
16 developer was required to offset demand by this Project through payment of  
17 development impact fees (DIF) for law enforcement service. Since this  
18 requirement has already been imposed on the Project, the potential impact  
19 to such services is considered a less than significant impact. Specific fees  
20 to be paid will depend upon the amount of the fee at the time of actual  
21 building occupancy.

22 *Would the Project result in substantial adverse physical impacts associated*  
23 *with the provision of new or physically altered government facilities or the*  
24 *need for new or physically altered governmental facilities, the construction*  
25 *of which could cause significant environmental impacts, in order to*  
26 *maintain acceptable service ratios, response times or other performance*  
27 *objectives for schools?*

28 The Project area is served by the Temecula Valley Unified School District.

1 The proposed Project will not generate any direct demand for school  
2 capacity, but may indirectly generate students due to a local increase in  
3 population from new employees. When the original approval was granted  
4 by the County in 2008, the developer was required to offset this potential  
5 indirect demand by this Project through payment of school impact fees for  
6 industrial and business park development. Since this requirement has  
7 already been imposed on the Project, the potential impact to such services is  
8 considered to a less than significant impact. Specific fees to be paid will  
9 depend upon the amount of the fee at the time of actual building occupancy.

10 *Would the Project result in substantial adverse physical impacts associated*  
11 *with the provision of new or physically altered government facilities or the*  
12 *need for new or physically altered governmental facilities, the construction*  
13 *of which could cause significant environmental impacts, in order to*  
14 *maintain acceptable service ratios, response times or other performance*  
15 *objectives for libraries?*

16 The Project area is served by the Riverside County library resources. When  
17 the original approval was granted by the County in 2008, the developer was  
18 required to offset demand by this Project through payment of development  
19 impact fees (DIF) for library services. Since this requirement has already  
20 been imposed on the Project, the potential impact to such services is  
21 considered to a less than significant impact. Specific fees to be paid will  
22 depend upon the amount of the fee at the time of actual building occupancy.

23 *Would the Project result in substantial adverse physical impacts associated*  
24 *with the provision of new or physically altered government facilities or the*  
25 *need for new or physically altered governmental facilities, the construction*  
26 *of which could cause significant environmental impacts, in order to*  
27 *maintain acceptable service ratios, response times or other performance*  
28 *objectives for health services?*

1 Health services are provided by the County and private health care  
2 providers. The proposed Project does not place any direct demand on such  
3 services, with the exception of an accident that could occur during construc-  
4 tion or at one of the future businesses during operation. Recent construction  
5 of the Loma Linda Center in Murrieta and Temecula Valley Rancho Springs  
6 in Temecula ensures adequate emergency capacity within the Project area.  
7 No adverse impact on demand for health services will result from  
8 implementing the proposed Project.

9 2. Mitigation and/or Conditions.

10 No mitigation is required for direct Project impacts, and no mitigation is  
11 required for cumulative impacts related to public services resources.  
12 Standard conditions shall apply to the Project and any impacts will remain  
13 less than significant.

14 O. Recreation

15 1. Impacts.

16 *Would the Project include recreational facilities or require the construction*  
17 *or expansion of recreational facilities which might have an adverse*  
18 *physical effect on the environment; or, would the Project include the use of*  
19 *existing neighborhood or regional parks or other recreational facilities*  
20 *such that substantial physical deterioration of the facility would occur or be*  
21 *accelerated?*

22 The proposed Project does not include any recreational facilities nor will it  
23 directly include the use of existing parks which might experience  
24 substantial physical deterioration of such facilities. No adverse impact to  
25 recreation resources will result from Project implementation.

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

28 The Project site is not located within a CSA or park district with

1 Community Parks and Recreation Plan fees. Therefore, no adverse effect  
2 on such a district will result from Project implementation. Additionally, no  
3 County designated trails are shown on the Project site. Therefore, the  
4 proposed Project has no potential to adversely impact such trails.

5 2. Mitigation and/or Conditions.

6 No mitigation is required for direct Project impacts, and no mitigation is  
7 required for cumulative impacts related to recreation resources. Standard  
8 conditions shall apply to the Project and any impacts will remain less than  
9 significant.

10 P. Transportation and Traffic

11 1. Impacts.

12 *Would the Project conflict with an applicable congestion management*  
13 *program, including, but not limited to level of service standards and travel*  
14 *demand measures, or other standards established by the county congestion*  
15 *management agency for designated roads or highways; substantially*  
16 *increase hazards due to a design feature (e.g., sharp curves or dangerous*  
17 *intersections) or incompatible uses (e.g. farm equipment); cause an effect*  
18 *upon, or a need for new or altered maintenance of roads; cause an effect*  
19 *upon circulation during the Project's construction; result in inadequate*  
20 *emergency access or access to nearby uses; or, conflict with adopted*  
21 *policies, plans or programs regarding public transit, bikeways or*  
22 *pedestrian facilities, or otherwise substantially decrease the performance or*  
23 *safety of such facilities?*

24 The proposed Project would not result in any Project specific significant  
25 circulation system effects during future construction with implementation of  
26 the identified construction mitigation measures. The mitigation measures  
27 identified are feasible and would avoid or substantially lessen the  
28 potentially significant circulation system impacts associated with

1 construction activities impacts to a level of less than significant and no  
2 unavoidable adverse impacts would occur.

3 Implementation of the Project will not conflict with an applicable plan,  
4 ordinance or policy establishing a measure of effectiveness for the  
5 performance of the circulation system, taking into account all modes of  
6 transportation, including mass transit and non-motorized travel and relevant  
7 components of the circulation system, including but not limited to  
8 intersections, streets, highways and freeways, pedestrian and bicycle paths,  
9 and mass transit; conflict with an applicable congestion management  
10 program, including, but not limited to level of service standards and travel  
11 demand measures, or other standards established by the county congestion  
12 management agency for designated roads or highways; substantially  
13 increase hazards due to a design feature (e.g., sharp curves or dangerous  
14 intersections) or incompatible uses (e.g. farm equipment); cause an effect  
15 upon, or a need for new or altered maintenance of roads; cause an effect  
16 upon circulation during the Project's construction; result in inadequate  
17 emergency access or access to nearby uses; and/or, conflict with adopted  
18 policies, plans or programs regarding public transit, bikeways or pedestrian  
19 facilities, or otherwise substantially decrease the performance or safety of  
20 such facilities. County application materials, site-specific analysis,  
21 mitigation measures, standard conditions, and conditions of approval will  
22 ensure that impacts to transportation/traffic resources are fully addressed.  
23 Any impacts are considered less than significant. No unavoidable  
24 significant adverse traffic or circulation system impacts will result from  
25 implementing the proposed Project.

26 *Would the Project result in a change in air traffic patterns, including either*  
27 *an increase in traffic levels or a change in location that results in*  
28 *substantial safety risks?*

1 The proposed Project does not include any activities or actions that could  
2 change air traffic patterns at the French Valley Airport. Based on the  
3 revisions to the airport land use plan for the Airport, the Project will not  
4 constrain either existing or future Airport operations. No impact is forecast  
5 and no mitigation is required.

6 *Would the Project alter waterborne, rail or air traffic?*

7 The proposed Project has no potential to adversely impact or conflict with  
8 existing or future air operations. Since there are no waterborne or rail  
9 transportation facilities in the Project vicinity, the proposed Project has no  
10 potential to adversely impact waterborne or rail traffic activities.

11 Additionally, the Project is not located adjacent to any County designated  
12 bike trails. Therefore, the proposed Project has no potential to adversely  
13 impact such trails.

14 Regarding cumulative impacts, the circulation system impact analysis in  
15 Chapter 4.5 Transportation and Traffic evaluates the potential  
16 environmental impacts of the proposed Project Development of the  
17 proposed Project as described in Chapter 3 of this Draft EIR would result in  
18 the creation of short-term construction-related circulation system impacts  
19 and construction related generation of additional short-term traffic which  
20 could adversely affect local circulation systems. After development, the  
21 proposed Project would contribute to localized traffic impacts. A summary  
22 of the cumulatively impacted study area intersections and recommended  
23 improvements to reduce cumulative impacts to less-than-significant are  
24 described in detail within Section 7.0 EAPC (2016 & 2019) Traffic  
25 Analysis of the TIA Report provided in Appendix 3. Cumulative impacts  
26 are deficiencies in the transportation network's LOS that would not be  
27 directly caused by the Project. The Project, along with other cumulative  
28 development projects, would contribute traffic to these deficient facilities,

1 resulting in a cumulatively considerable impact.

2 A summary of off-site improvements needed to address cumulative traffic  
3 impacts for EAPC (2019) traffic conditions, with Clinton Keith Road  
4 Extension, is included in Table 4.5-6 of the EIR. Improvements found to be  
5 included in Transportation Uniform Mitigation Fee (TUMF), County  
6 Development Impact Fee (DIF) and Southwest Road and Bridge Benefit  
7 District (RBBD) programs have been identified as such. Payment of fees to  
8 these programs may be considered as mitigation for these improvements.  
9 For improvements that do not appear to be in the TUMF, DIF or RBBD  
10 programs, a fair share financial contribution based on the Project's fair  
11 share impact may be imposed in order to mitigate the Project's share of  
12 impacts in lieu of construction. These fees are collected as part of a funding  
13 mechanism aimed at ensuring that regional highways and arterial  
14 expansions keep pace with the projected vehicle trip increases.

15 Additional information related to the Fair Share Calculation, TUMF, DIF  
16 and RBBD programs are contained in Section 9.0 Local and Regional  
17 Funding Mechanisms of the TIA Report provided in Appendix 3 where the  
18 current fee schedule and project transportation impacts fees are shown on  
19 Table 9-2. Since payment of TUMF, DIF and RBBD fees is mandatory to  
20 offset a project's fair share contribution to cumulative demand for  
21 circulation system capacity, no mitigation is required. Payment of fair share  
22 fees is generally deemed to be sufficient to reduce a project's contributions  
23 to cumulative impacts to a less than significant level. Specifically, Section  
24 15130(a)(3) states: "An EIR may determine that a project's contribution to a  
25 significant cumulative impact will be rendered less than cumulatively  
26 considerable and thus is not significant. A project's contribution is less than  
27 cumulatively considerable if the project is required to implement or fund its  
28 fair share of a mitigation measure or measures designed to alleviate the



1 cumulative impact. The lead agency shall identify facts and analysis  
2 supporting its conclusion that the contribution will be rendered less than  
3 cumulatively considerable.”

4 For two reasons this finding may not apply to the proposed project. First,  
5 three intersections on the affected circulation system cannot be fully  
6 mitigated to a less than significant impact, even though the project’s  
7 contribution does not cause the cumulatively considerable adverse impact.

8 Second, although a plain reading of Section 15130(a)(3) indicates that  
9 payment of fair share to required improvements is sufficient to reduce a  
10 specific project’s contribution to a less than cumulatively considerable  
11 contribution, there is a timing factor that cannot be ignored. Fair share  
12 contributions to circulation system impacts often cannot be immediately  
13 implemented. Thus, there is a short-term cumulatively significant impact  
14 between the time when an impact occurs (2019) and the actual completion  
15 of the requisite improvement. Thus in an abundance of caution in  
16 interpreting the level of cumulative impact, this document finds that the  
17 proposed project has a potential to cause a contribution to cumulatively  
18 significant impacts on the area circulation system, at least in the period  
19 between full development and the completion of all required circulation  
20 system improvements identified in Subchapter 4.5 of this EIR.

21 2. Mitigation.

22 The Project has been modified to mitigate or avoid the potentially  
23 significant impacts by the following mitigation measure:

- 24 a. MM4.5-1: Prior to initiating roadway impacts, a construction traffic  
25 management plan must be developed, approved by the County or  
26 City and fully implemented by the construction contractor to  
27 minimize adverse effects on the flow of traffic during construction.

28 At a minimum this plan shall address, but is not limited to, such

1 items as:

- 2 • How to minimize disruption of vehicle and alternative modes of
- 3 traffic at all times, but particularly during periods of high traffic
- 4 volumes.
- 5 • Provision of adequate access to meet safety and emergency
- 6 vehicle access.
- 7 • Adequate signage and other controls, including flag persons, to
- 8 ensure that traffic can flow adequately during construction.
- 9 • The identification of alternative routes that can meet the traffic
- 10 flow requirements of a specific area, including communication
- 11 (signs, webpages, etc.) with drivers and neighborhoods where
- 12 construction activities will occur.
- 13 • Time of construction activities (e.g., off-peak hours).
- 14 • Truck/Haul routes.
- 15 • Construction employee parking.
- 16 • Construction equipment staging.
- 17 • Potential lane closures.
- 18 • Work zone traffic control.
- 19 • Control of traffic at any location where short-term hazards
- 20 cannot be avoided.

21 The construction traffic management plan is viewed as mitigation  
22 for short-term circulation system impacts and must be designed to  
23 minimize many of the anticipated impacts associated with the  
24 construction activities of the Project.

- 25 b. MM4.5-2: The construction contractor will ensure that traffic safety  
26 hazards, such as uncovered or unfilled open trenches, will not be left  
27 in roadways during period of time when construction personnel are  
28 not present, such as nighttime and weekends.

1 c. MM4.5-3: The construction contractor will repair all roads  
2 adequately after construction to ensure that traffic can move in the  
3 same manner as before construction.

4 d. The following mitigation measures are necessary to reduce impacts  
5 to “less-than-significant” for Phase 1-2016 with Clinton Keith Road  
6 extension traffic conditions (EAP).

7 4.5.1-1 Winchester Road (SR-79) / Benton Road

- 8 • Construct a northbound left turn lane, 3rd through lane  
9 and modify the traffic signal to implement overlap  
10 phasing on the right turn lane.
- 11 • Construct a 3rd southbound shared through-right turn  
12 lane.
- 13 • Construct an eastbound left turn lane, two through  
14 lanes and right turn lane.
- 15 • Construct 2 westbound through lanes and modify the  
16 traffic signal to implement overlap phasing on the right  
17 turn lane.

18 4.5.1-2 Margarita Road / Murrieta Hot Springs Road

- 19 • Mitigation Measure 4.5.1-1 shall apply. No additional  
20 mitigation is required.

21 4.5.2-2 Winchester Road (SR-79) / Thompson Road

- 22 • Construct a 2nd northbound left turn lane.
- 23 • Modify the traffic signal and implement overlap  
24 phasing on the eastbound right turn lane.

25 4.5.3-2 Winchester Road (SR-79) / Auld Road

- 26 • Mitigation Measure 4.5.3-1 shall apply. No additional  
27 mitigation is required.

28 4.5.4-2 Winchester Road (SR-79) / Murrieta Hot Springs Road

- Mitigation Measure 4.5.4-1 shall apply. No additional mitigation is required.

4.5.5-2 Winchester Road (SR-79) / Nicolas Road

- Mitigation Measure 4.5.5-1 shall apply. No additional mitigation is required.

4.5.6-2 Winchester Road (SR-79) / Margarita Road

- Mitigation Measure 4.5.6-1 shall apply. No additional mitigation is required.

4.5.7-2 Winchester Road (SR-79) / Ynez Road

- Mitigation Measure 4.5.7-1 shall apply. No additional mitigation is required.

4.5.8-2 Winchester Road (SR-79) / I-15 Northbound Ramps

- Mitigation Measure 4.5.8-1 shall apply. No additional mitigation is required.

4.5.9-2 Briggs Road / Auld Road

- Mitigation Measure 4.5.9-1 shall apply.
- Modify the traffic signal and implement overlap phasing on the northbound right turn lane.

4.5.10-2 Industry Way / Auld Road

- Mitigation Measure 4.5.10-1 shall apply. No additional mitigation is required.

4.5.11-2 Pourroy Road-West / Auld Road

- Mitigation Measure 4.5.11-1 shall apply. No additional mitigation is required.

e. The following mitigation measures are necessary to reduce impacts to “less-than-significant” for Phase 2-2019 without Clinton Keith Road extension traffic conditions (EAP).

4.5.13-1 Winchester Road (SR-79) / Willows Avenue

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

- Stripe a northbound right turn lane and modify the traffic signal to implement overlap phasing on the northbound right turn lane.

4.5.14-1 Pourroy Road-East / Auld Road

- Install a traffic signal.
- Construct an eastbound left turn lane.

4.5.1-3 Margarita Road / Murrieta Hot Springs Road

- Mitigation Measure 4.5.1-1 shall apply. No additional mitigation is required.

4.5.2-3 Winchester Road (SR-79) / Thompson Road

- Mitigation Measure 4.5.2-1 shall apply.
- Construct a 3rd southbound through lane.

4.5.3-3 Winchester Road (SR-79) / Auld Road

- Mitigation Measure 4.5.3-1 shall apply.
- Construct a 3rd northbound through lane.
- Construct a 2nd southbound left turn lane and 3rd shared through-right turn lane.

4.5.4-3 Winchester Road (SR-79) / Murrieta Hot Springs Road

- Mitigation measure 4.5.4-1 shall apply.
- Construct a 4th northbound through lane.
- Construct a 2nd southbound right turn lane and modify the traffic signal to implement overlap phasing.

4.5.5-3 Winchester Road (SR-79) / Nicolas Road

- Mitigation measure 4.5.5-1 shall apply.
- Construct a 2nd southbound right turn lane.

4.5.6-3 Winchester Road (SR-79) / Margarita Road

- Mitigation Measure 4.5.6-1 shall apply.
- The PM peak hour intersection delay is anticipated to

1 exceed the City of Temecula's significance threshold  
2 of 2.0 seconds over pre-Project conditions with the  
3 implementation of Mitigation Measure 4.5.6-1. In order  
4 to achieve acceptable peak hour intersection  
5 operations: Construct a 2nd westbound right turn lane  
6 with overlap phasing. This improvement may not be  
7 feasible due to right-of-way constraints.

8 4.5.7-3 Winchester Road (SR-79) / Ynez Road

- 9 • Mitigation Measure 4.5.7-1 shall apply. No additional  
10 mitigation is required.

11 4.5.8-3 Winchester Road (SR-79) / I-15 Northbound Ramps

- 12 • Mitigation Measure 4.5.8-1 shall apply. No additional  
13 mitigation is required.

14 4.5.9-3 Briggs Road / Auld Road

- 15 • Mitigation measure 4.5.9-1 shall apply.
- 16 • Construct a 2nd northbound right turn lane and modify  
17 the traffic signal to implement overlap phasing on the  
18 northbound right turn lanes.

19 4.5.10-3 Industry Way / Auld Road

- 20 • Mitigation Measure 4.5.10-1 shall apply. No additional  
21 mitigation is required.

22 4.5.11-3 Pourroy Road-West / Auld Road

- 23 • Mitigation Measure 4.5.11-1 shall apply. No additional  
24 mitigation is required.

25 f. The following mitigation measures are necessary to reduce impacts  
26 to "less-than-significant" for Phase 2 - 2019 with Clinton Keith  
27 Road extension traffic conditions (EAP).

28 4.5.1-4 Margarita Road / Murrieta Hot Springs Road

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

- Mitigation Measure 4.5.1-1 shall apply. No additional mitigation is required.
- 4.5.2-4 Winchester Road (SR-79) / Thompson Road
  - Mitigation Measure 4.5.2-1 shall apply. No additional mitigation is required.
- 4.5.3-4 Winchester Road (SR-79) / Auld Road
  - Mitigation Measure 4.5.3-3 shall apply. No additional mitigation is required.
- 4.5.4-4 Winchester Road (SR-79) / Murrieta Hot Springs Road
  - Mitigation Measure 4.5.4-3 shall apply. No additional mitigation is required.
- 4.5.5-4 Winchester Road (SR-79) / Nicolas Road
  - Mitigation Measure 4.5.5-3 shall apply. No additional mitigation is required.
- 4.5.6-4 Winchester Road (SR-79) / Margarita Road
  - Mitigation Measure 4.5.6-3 shall apply. No additional mitigation is required. Please note, a portion of the improvements required under Measure 4.5.6-3 to reduce impacts to a less than significant level may not be feasible due to right-of-way constraints.
- 4.5.7-4 Winchester Road (SR-79) / Ynez Road
  - Mitigation Measure 4.5.7-1 shall apply. No additional mitigation is required.
- 4.5.8-4 Winchester Road (SR-79) / I-15 Northbound Ramps
  - Mitigation Measure 4.5.8-1 shall apply. No additional mitigation is required.
- 4.5.9-4 Briggs Road / Auld Road
  - Mitigation Measure 4.5.9-3 shall apply. No additional

1 mitigation is required.

2 4.5.10-4 Industry Way / Auld Road

- 3 • Mitigation Measure 4.5.10-1 shall apply. No additional  
4 mitigation is required.

5 4.5.11-4 Pourroy Road-West / Auld Road

- 6 • Mitigation Measure 4.5.11-1 shall apply. No additional  
7 mitigation is required.

8 4.5.12-2 Winchester Road (SR-79) / Benton Road

- 9 • Mitigation Measure 4.5.12-1 shall apply. No additional  
10 mitigation is required.

11 4.5.13-2 Winchester Road (SR-79) / Willows Avenue

- 12 • Mitigation Measure 4.5.13-1 shall apply. No additional  
13 mitigation is required.

14 4.5.14-2 Pourroy Road-East / Auld Road

- 15 • Mitigation Measure 4.5.14-1 shall apply. No additional  
16 mitigation is required.

17 Q. Utilities and Service Systems

18 1. Impacts.

19 *Would the Project require or result in the construction of new water*  
20 *treatment facilities or expansion of existing facilities, the construction of*  
21 *which would cause significant environmental effects; or, have sufficient*  
22 *water supplies available to serve the Project from existing entitlements and*  
23 *resources, or are new or expanded entitlements needed?*

24 According to the Plan of Service Summary compiled by the Project  
25 engineer and Eastern Municipal Water District, the proposed Project is  
26 forecast to create a demand for up to 167,200 gallons of water per day at  
27 buildout. This includes both the proposed land use and the site landscaping.  
28 According to EMWD, this volume of water supply is available and the



1 demand will be primarily supplied by imported water, supplemented by  
2 local groundwater resources. A review of the EMWD 2010 Urban Water  
3 Management Plan (2011) documents the water availability for this Project  
4 and the whole EMWD service area, when the water shortage contingency  
5 plan and demand management measure are taken into account. Based on  
6 these substantiating data, provision of domestic water supply can be  
7 accomplished without causing significant impacts on the existing water  
8 system or existing entitlements.

9 The mitigation measures identified are feasible and would avoid or  
10 substantially lessen the potentially significant impacts associated with  
11 future Project-related water consumption impacts to a level of less than  
12 significant and no unavoidable adverse impacts would occur.

13 *Would the Project require or result in the construction of new wastewater*  
14 *treatment facilities, including septic systems, or expansion of existing*  
15 *facilities, the construction of which would cause significant environmental*  
16 *effects; or, result in a determination by the wastewater treatment provider*  
17 *that serves or may service the project that it has adequate capacity to serve*  
18 *the Project's projected demand in addition to the provider's existing*  
19 *commitments?*

20 According to the Plan of Service Summary compiled by the Project  
21 engineer and Eastern Municipal Water District, the proposed Project is  
22 forecast to generate up to 102,000 gallons of wastewater per day (gpd) at  
23 buildout. This wastewater will be delivered to the Temecula Valley  
24 Regional Water Reclamation Facility. According to the EMWD website  
25 this facility currently has typical daily wastewater flows of 12 million  
26 gallons per day. The plant's capacity is 18 mgd. The Project's 0.12 mgd  
27 generation of wastewater would consume two percent of the remaining  
28 capacity. This consumption of capacity will not cause the construction of

1 new wastewater treatment facilities. In addition, the EMWD (the  
2 wastewater treatment provider) indicates in the Plan of Service Summary in  
3 Appendix 2 that the Temecula Valley Facility has adequate capacity to  
4 serve the Project in addition to the provider's existing commitments. Thus,  
5 the proposed Project will consume some capacity of the existing Water  
6 Reclamation Facility, but the level of adverse impact is considered less than  
7 significant.

8 Is the Project served by a landfill with sufficient permitted capacity to  
9 accommodate the Project's solid waste disposal needs; or, does the Project  
10 comply with federal, state, and local statutes and regulations related to solid  
11 wastes (including the CIWMP (County Integrated Waste Management  
12 Plan)? The Project site is located about 20 miles south of two County  
13 regional municipal landfills, El Sobrante and Lamb Canyon. The Lamb  
14 Canyon Landfill is located between the City of Beaumont and City of San  
15 Jacinto at 16411 Lamb Canyon Road (State Route 79). The landfill  
16 property encompasses approximately 1,189 acres, of which 580.5 acres  
17 encompass the current landfill permit area. Of the 580.5-acre landfill  
18 permit area, approximately 144.6 acres are permitted for waste disposal.  
19 The landfill is currently permitted to receive about 5,000 tons of refuse per  
20 day and had an estimated total disposal capacity of approximately 15.646  
21 million tons as of June 30, 2009. As of January 2011, the landfill had a  
22 total remaining capacity of approximately 8.647 million tons. The current  
23 landfill remaining disposal capacity is estimated to last, at a minimum, until  
24 approximately 2021. During 2010 the Lamb Canyon Landfill accepted  
25 daily average volume of 1,703 tons and a period total of approximately  
26 529,744 tons. Landfill expansion potential exists at this landfill site.

27 The El Sobrante Landfill is located east of Interstate 15 and Temescal  
28 Canyon Road to the south of the City of Corona and Cajalco Road at 1910

1 Dawson Canyon Road. The landfill is owned and operated by USA Waste  
2 of California, a subsidiary of Waste Management, Inc. It encompasses  
3 1,322 acres, of which 645 acres are permitted for landfill operations.  
4 According to the El Sobrante operating permit, the Landfill has a total  
5 disposal capacity of approximately 209.91 million cubic yards and can  
6 receive up to 70,000 tons per week of refuse. The operating permit allows a  
7 maximum of 16,054 tons per day of waste to be accepted at the landfill, due  
8 to limitations on the number of vehicle trips per day. As of January 2011,  
9 the landfill had a remaining in-County disposal capacity of approximately  
10 38.506 million tons. In 2010, the El Sobrante Landfill accepted a total of  
11 694,963 tons, or approximately 0.695 million tons of waste generated  
12 within Riverside County. The daily average for in-County waste was 2,235  
13 tons during 2010. The landfill is expected to reach capacity in  
14 approximately 2045.

15 The County evaluates solid waste generation based on a per capita  
16 generation rate. Therefore, a review of solid waste generation rates  
17 published by CalRecycle was performed to obtain a reasonable rate of waste  
18 generation for the mixed business park/industrial Project. An industrial  
19 waste generation rate of 5 lbs./1,000 square feet per day is identified in the  
20 CalRecycle Waste Characterization sheets for the Industrial uses. For  
21 comparison, an office generation rate of 6 lbs./1,000 square feet per day is  
22 also identified in the CalRecycle Waste Characterization sheets for the  
23 Commercial sector. Therefore, an average 5.5 lbs./1,000 square feet per day  
24 will be used for the French Valley Airport Center. Based on the aggregate  
25 755,000 square feet of business park and industrial space, 4,252.5 lbs. of  
26 solid waste will be generated per day by the Center. Assuming a mandatory  
27 50% recycling rate, daily solid waste generation is forecast to be 2,126  
28 lbs/day for disposal at either the El Sobrante Landfill or the Lambs Canyon

1 Landfill. This is approximately one ton per day or an increase in solid  
2 waste disposal of about 0.05% at either landfill. Thus, the proposed Project  
3 will consume some capacity of the existing landfills, but the level of  
4 adverse impact is considered less than significant. There is adequate  
5 capacity at the area landfills to accommodate the solid waste generated by  
6 the proposed Project, and the Project will comply with all laws and  
7 regulations in managing solid waste.

8 *Would the Project impact the following facilities requiring or resulting in*  
9 *the construction of new facilities or the expansion of existing facilities; the*  
10 *construction of which could cause significant environmental effects to*  
11 *electricity?*

12 The proposed Project will consume electricity. A daily and annual  
13 electricity consumption rate for the total 754,411 square feet of business  
14 park and industrial park has been calculated. The total estimated daily  
15 electricity consumption has been estimated at 22 megawatts (MW). The  
16 annual estimated annual electricity consumption has been estimated at  
17 8,218 MW.

18 *Would the Project impact the following facilities requiring or resulting in*  
19 *the construction of new facilities or the expansion of existing facilities; the*  
20 *construction of which could cause significant environmental effects to*  
21 *natural gas?* The proposed Project will not be connected to the natural gas  
22 distribution system. Therefore, no requirement to install additional natural  
23 gas infrastructure will result from implementing the proposed Project.

24 *Would the Project impact the following facilities requiring or resulting in*  
25 *the construction of new facilities or the expansion of existing facilities; the*  
26 *construction of which could cause significant environmental effects to*  
27 *communication systems?*

28 The communication system is provided by Verizon. Verizon is a private

1 company that provides connection to the communication system on an as  
2 needed basis. No expansion of facilities will be necessary to connect the  
3 Project to the communication system.

4 *Would the Project impact the following facilities requiring or resulting in*  
5 *the construction of new facilities or the expansion of existing facilities; the*  
6 *construction of which could cause significant environmental effects to storm*  
7 *water drainage?*

8 The drainage system consists of the collection system within the developed  
9 area; a water quality basin that will limit flows to the existing natural  
10 channel to historic levels; and the discharge culverts to the natural stream  
11 channel retained on the Project site. This system will require maintenance  
12 by the property owner, but this Project will not place a substantial demand  
13 on the regional storm water drainage system.

14 *Would the Project impact the following facilities requiring or resulting in*  
15 *the construction of new facilities or the expansion of existing facilities; the*  
16 *construction of which could cause significant environmental effects to street*  
17 *lighting?*

18 New street lights will be installed by the proposed Project in accordance  
19 with standard requirements and County Ordinance No. 655. The  
20 installation of these lighting improvements are part of the proposed Project  
21 and with compliance with Ordinance No. 655, the installation and future  
22 operation of these street lights can be accomplished without causing  
23 significant adverse environmental impact.

24 *Would the Project impact the following facilities requiring or resulting in*  
25 *the construction of new facilities or the expansion of existing facilities; the*  
26 *construction of which could cause significant environmental effects to*  
27 *maintenance of public facilities, including roads?*

28 The Project will add new roads and circulation system improvements to the

1 County's circulation system. Other Project features, such as street lights,  
2 will also require future maintenance by the County. Ongoing maintenance  
3 costs will be covered by annual property taxes of the proposed Project and  
4 the future maintenance of public facilities will not cause significant adverse  
5 environmental impacts in the future.

6 *Would the Project impact the following facilities requiring or resulting in*  
7 *the construction of new facilities or the expansion of existing facilities; the*  
8 *construction of which could cause significant environmental effects to other*  
9 *governmental services?*

10 No demand for any other specific governmental services has been  
11 identified. However, as is the case with all large business parks or  
12 industrial areas, there may be random demand for emergency services or  
13 inspections by fire personnel in the future. No follow-on construction or  
14 permanent demand for any other governmental services has been identified.

15 *Would the Project impact the following facilities requiring or resulting in*  
16 *the construction of new facilities or the expansion of existing facilities; the*  
17 *construction of which could cause significant environmental effects to*  
18 *conflict with adopted energy conservation plans?*

19 The proposed Project must incorporate all of the current energy  
20 conservation design measures established by State law under Title 24.  
21 These requirements will be met for the new structures that will be installed  
22 if the proposed Project is approved. Therefore, the proposed Project will  
23 not have any conflict with energy conservation plans.

24 2. Mitigation.

25 The Project has been modified to mitigate or avoid the potentially  
26 significant impacts by the following mitigation measure:

- 27 a. Native and ornamental drought resistant plants shall be used in the  
28 common landscaped area and no invasive plant species listed in

1 Table 6-2 of the MSHCP shall be planted within the landscaped  
2 areas.

3 b. The Project landscape areas shall be plumbed with purple pipe. If  
4 and when reclaimed water becomes available at the Project site, the  
5 site landscape shall be watered with reclaimed water.

6 c. Low water consuming plumbing fixtures (toilets, etc.) shall be  
7 installed in the Project residences.

8 d. The applicant shall provide evidence to Building and Safety during  
9 the final inspection of all residential structures that demonstrates that  
10 low water consuming plumbing fixtures (toilets, etc.) were installed  
11 in the Project.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that all applicable regulatory  
13 requirements and feasible mitigation measures to reduce environmental impacts have been considered and  
14 are applied as conditions of the Project approval, yet the following impacts potentially resulting from the  
15 approval of Plot Plan No. 25183 and Tentative Parcel Map No. 33691 (Revision No. 1) cannot be fully  
16 mitigated and will be only partially avoided or lessened by the mitigation measures hereinafter specified;  
17 a statement of overriding findings is therefore included herein:

18 A. Air Quality

19 1. Impacts.

20 *Would the Project result in a cumulatively considerable net increase of any*  
21 *criteria pollutant for which the project region is non-attainment under an*  
22 *applicable federal or state ambient air quality standard (including*  
23 *releasing emissions which exceed quantitative thresholds for ozone*  
24 *precursors)?*

25 The proposed Project operational-source emissions would exceed  
26 SCAQMD regional significance thresholds for VOCs during operation of  
27 Phase 1 (2016) and for VOCs and NOx during operation of Phase 2 (2019).  
28 Operational air emissions associated with the proposed Project are not

1 anticipated to exceed applicable air quality standards for any other criteria  
2 pollutant.

3 2. Mitigation.

4 The proposed Project cannot be fully mitigated below a level of significance  
5 for this issue area. The following mitigation measures can reduce, but not  
6 eliminate, air pollution emissions generated during long-term occupancy of  
7 the Project. Nonetheless, the following mitigation measures are provided to  
8 reduce operational emissions to the extent feasible.

9 a. MM4.2-5: Prior to the issuance of building permits, the Project  
10 proponent shall submit energy usage calculations to the Planning  
11 Division showing that the Project is designed to achieve 20%  
12 efficiency beyond the 2008 California Building Code Title 24  
13 requirements (in the aggregate). Example of measures that reduce  
14 energy consumption include, but are not limited to, the following (it  
15 being understood that the items listed below are not all required and  
16 merely present examples; the list is not all-inclusive and other  
17 features that reduce energy consumption also are acceptable):

- 18 • Increase in insulation such that heat transfer and thermal  
19 bridging is minimized;
- 20 • Limit air leakage through the structure and/or within the heating  
21 and cooling distribution system;
- 22 • Use of energy-efficient space heating and cooling equipment;
- 23 • Installation of electrical hook-ups at loading dock areas;
- 24 • Installation of dual-paned or other energy efficient windows;
- 25 • Use of interior and exterior energy efficient lighting that exceeds  
26 the 2008 California Title 24 Energy Efficiency performance  
27 standards;
- 28 • Installation of automatic devices to turn off lights where they are



1 not needed;

- 2 • Application of a paint and surface color palette that emphasizes
- 3 light and off-white colors that reflect heat away from buildings;
- 4 • Design of buildings with “cool roofs” using products certified by
- 5 the Cool Roof Rating Council, and/or exposed roof surfaces
- 6 using light and off-white colors; and
- 7 • Design of buildings to accommodate photo-voltaic solar
- 8 electricity systems or the installation of photo-voltaic solar
- 9 electricity systems.

10 b. MM4.2-6: To reduce energy consumption, the Project shall install

11 Energy Star-rated appliances.

12 c. MM4.2-7: To reduce energy demand associated with potable water

13 conveyance, the Project shall implement U.S. EPA Certified

14 WaterSense labeled or equivalent faucets, high-efficiency toilets

15 (HETs), and water-conserving shower heads.

16 d. MM4.2-8: In order to reduce vehicle reliance for short trips, the

17 Project shall include a master-planned design that creates an urban

18 center setting, enhancing walkability and connectivity as well as

19 incorporating bicycle lanes and paths, and improving the on-site

20 pedestrian network and connecting off-site.

21 e. MM4.2-9: The Project will reduce vehicle miles traveled and

22 emissions associated with trucks and vehicles by implementing the

23 following measure: Inform future building owners and recommend

24 that they implement a trip reduction program, for which all

25 employees shall be eligible to participate.

26 f. MM4.2-10: The Project will designate one parking space per

27 building for a future EV charging station and provide an EV

28 charging circuit conduit to this space.

1 g. MM4.2-11: The Project will provide natural gas lines in the public  
2 streets inside PM33691R1 to facilitate installation of future natural  
3 gas fueling stations at individual buildings.

4 h. MM4.2-12: The developer will strengthen the roofs of all structures  
5 to support installation of future solar panels by future building  
6 owners.

7 B. Traffic/Transportation

8 1. Impacts.

9 *Would the Project conflict with an applicable plan, ordinance or policy*  
10 *establishing a measure of effectiveness for the performance of the*  
11 *circulation system, taking into account all modes of transportation,*

12 *including mass transit and non-motorized travel and relevant components*  
13 *of the circulation system, including but not limited to intersections, streets,*  
14 *highways and freeways, pedestrian and bicycle paths, and mass transit?*

15 The proposed Project would not result in any Project specific significant  
16 circulation system effects during construction with implementation of the  
17 identified construction mitigation measures. The Project's contribution to  
18 the TUMF program as a fair share contribution is considered sufficient  
19 (refer to Section 15130(a)(3) to address the Project's fair share toward a  
20 mitigation measure or measures designed to alleviate any potential  
21 cumulative impacts; however, with implementation of the identified  
22 operational mitigation measures, the proposed Project can be implemented  
23 without causing any unavoidable adverse circulation system effects over the  
24 long-term with the following caveats and exceptions. This finding may not  
25 apply to the operation of the proposed Project. Three intersections on the  
26 affected circulation system cannot be fully mitigated to a less than  
27 significant impact, or the proposed mitigation would itself result in a  
28 significant adverse impact, even though the Project's contribution does not

1 cause the cumulatively considerable adverse impact.

2 2. Mitigation.

3 The proposed Project cannot be fully mitigated below a level of significance  
4 for this issue area. The following mitigation measures can reduce, but not  
5 eliminate, traffic/transportation impacts generated during long-term  
6 occupancy of the Project. Nonetheless, the following mitigation measures  
7 are provided to reduce operational impacts to the extent feasible.

8 a. The following mitigation measures are necessary to reduce impacts  
9 to “less-than-significant” for Phase 1-2016 without Clinton Keith  
10 Road extension traffic conditions (EAP):

11 4.5.1-1 Margarita Road / Murrieta Hot Springs Road

- 12 • Construct a 3rd eastbound through lane.
- 13 • Remove the southbound (west leg) cross walk.

14 4.5.2-1 Winchester Road (SR-79) / Thompson Road

- 15 • Construct a 2nd northbound left turn lane.
- 16 • Modify the traffic signal and implement overlap  
17 phasing on the eastbound right turn lane.
- 18 • Construct a 2nd westbound left turn lane.

19 4.5.3-1 Winchester Road (SR-79) / Auld Road

- 20 • Modify the traffic signal and implement overlap  
21 phasing on the northbound right turn lane.
- 22 • Construct a 2nd westbound left turn lane and a right  
23 turn lane.

24 4.5.4-1 Winchester Road (SR-79) / Murrieta Hot Springs Road

- 25 • Modify the traffic signal and implement overlap  
26 phasing on the southbound right turn lane.
- 27 • Remove the southbound (west leg) cross walk.

28 4.5.5-1 Winchester Road (SR-79) / Nicolas Road

- Modify the traffic signal and implement overlap phasing on the northbound right turn lane.

4.5.6-1 Winchester Road (SR-79) / Margarita Road

- Stripe a dedicated southbound right turn lane and modify the traffic signal to implement overlap phasing on the southbound right turn lane.

4.5.7-1 Winchester Road (SR-79) / Ynez Road

- Modify the traffic signal and implement overlap phasing on the eastbound right turn lane.

4.5.8-1 Winchester Road (SR-79) / I-15 Northbound Ramps

- Construct a southbound free-right turn lane.

4.5.9-1 Briggs Road / Auld Road

- Install a traffic signal.
- Modify the northbound free-right turn lane as a dedicated northbound right turn lane.
- Construct a southbound left turn lane.
- The existing intersection is skewed, and as such, improvements to this intersection should also include improving its alignment.

4.5.10-1 Industry Way / Auld Road

- Install a traffic signal.

4.5.11-1 Pourroy Road-West / Auld Road

- Install a traffic signal.

b. The following mitigation measures are necessary to reduce impacts to “less-than-significant” for Phase 1-2016 with Clinton Keith Road extension traffic conditions (EAP).

4.5.1-1 Winchester Road (SR-79) / Benton Road

- Construct a northbound left turn lane, 3rd through lane

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

and modify the traffic signal to implement overlap phasing on the right turn lane.

- Construct a 3rd southbound shared through-right turn lane.
- Construct an eastbound left turn lane, two through lanes and right turn lane.
- Construct 2 westbound through lanes and modify the traffic signal to implement overlap phasing on the right turn lane.

4.5.1-2 Margarita Road / Murrieta Hot Springs Road

- Mitigation Measure 4.5.1-1 shall apply. No additional mitigation is required.

4.5.2-2 Winchester Road (SR-79) / Thompson Road

- Construct a 2nd northbound left turn lane.
- Modify the traffic signal and implement overlap phasing on the eastbound right turn lane.

4.5.3-2 Winchester Road (SR-79) / Auld Road

- Mitigation Measure 4.5.3-1 shall apply. No additional mitigation is required.

4.5.4-2 Winchester Road (SR-79) / Murrieta Hot Springs Road

- Mitigation Measure 4.5.4-1 shall apply. No additional mitigation is required.

4.5.5-2 Winchester Road (SR-79) / Nicolas Road

- Mitigation Measure 4.5.5-1 shall apply. No additional mitigation is required.

4.5.6-2 Winchester Road (SR-79) / Margarita Road

- Mitigation Measure 4.5.6-1 shall apply. No additional mitigation is required.

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

4.5.7-2 Winchester Road (SR-79) / Ynez Road

- Mitigation Measure 4.5.7-1 shall apply. No additional mitigation is required.

4.5.8-2 Winchester Road (SR-79) / I-15 Northbound Ramps

- Mitigation Measure 4.5.8-1 shall apply. No additional mitigation is required.

4.5.9-2 Briggs Road / Auld Road

- Mitigation Measure 4.5.9-1 shall apply.
- Modify the traffic signal and implement overlap phasing on the northbound right turn lane.

4.5.10-2 Industry Way / Auld Road

- Mitigation Measure 4.5.10-1 shall apply. No additional mitigation is required.

4.5.11-2 Pourroy Road-West / Auld Road

- Mitigation Measure 4.5.11-1 shall apply. No additional mitigation is required.

c. The following mitigation measures are necessary to reduce impacts to “less-than-significant” for Phase 2-2019 without Clinton Keith Road extension traffic conditions (EAP).

4.5.13-1 Winchester Road (SR-79) / Willows Avenue

- Stripe a northbound right turn lane and modify the traffic signal to implement overlap phasing on the northbound right turn lane.

4.5.14-1 Pourroy Road-East / Auld Road

- Install a traffic signal.
- Construct an eastbound left turn lane.

4.5.1-3 Margarita Road / Murrieta Hot Springs Road

- Mitigation Measure 4.5.1-1 shall apply. No additional

mitigation is required.

4.5.2-3 Winchester Road (SR-79) / Thompson Road

- Mitigation Measure 4.5.2-1 shall apply.
- Construct a 3rd southbound through lane.

4.5.3-3 Winchester Road (SR-79) / Auld Road

- Mitigation Measure 4.5.3-1 shall apply.
- Construct a 3rd northbound through lane.
- Construct a 2nd southbound left turn lane and 3rd shared through-right turn lane.

4.5.4-3 Winchester Road (SR-79) / Murrieta Hot Springs Road

- Mitigation measure 4.5.4-1 shall apply.
- Construct a 4th northbound through lane.
- Construct a 2nd southbound right turn lane and modify the traffic signal to implement overlap phasing.

4.5.5-3 Winchester Road (SR-79) / Nicolas Road

- Mitigation measure 4.5.5-1 shall apply.
- Construct a 2nd southbound right turn lane.

4.5.6-3 Winchester Road (SR-79) / Margarita Road

- Mitigation Measure 4.5.6-1 shall apply.
- The PM peak hour intersection delay is anticipated to exceed the City of Temecula's significance threshold of 2.0 seconds over pre-Project conditions with the implementation of Mitigation Measure 4.5.6-1. In order to achieve acceptable peak hour intersection operations: Construct a 2nd westbound right turn lane with overlap phasing. This improvement may not be feasible due to right-of-way constraints.

4.5.7-3 Winchester Road (SR-79) / Ynez Road

- Mitigation Measure 4.5.7-1 shall apply. No additional mitigation is required.

4.5.8-3 Winchester Road (SR-79) / I-15 Northbound Ramps

- Mitigation Measure 4.5.8-1 shall apply. No additional mitigation is required.

4.5.9-3 Briggs Road / Auld Road

- Mitigation measure 4.5.9-1 shall apply.
- Construct a 2nd northbound right turn lane and modify the traffic signal to implement overlap phasing on the northbound right turn lanes.

4.5.10-3 Industry Way / Auld Road

- Mitigation Measure 4.5.10-1 shall apply. No additional mitigation is required.

4.5.11-3 Pourroy Road-West / Auld Road

- Mitigation Measure 4.5.11-1 shall apply. No additional mitigation is required.

d. The following mitigation measures are necessary to reduce impacts to “less-than-significant” for Phase 2 - 2019 with Clinton Keith Road extension traffic conditions (EAP).

4.5.1-4 Margarita Road / Murrieta Hot Springs Road

- Mitigation Measure 4.5.1-1 shall apply. No additional mitigation is required.

4.5.2-4 Winchester Road (SR-79) / Thompson Road

- Mitigation Measure 4.5.2-1 shall apply. No additional mitigation is required.

4.5.3-4 Winchester Road (SR-79) / Auld Road

- Mitigation Measure 4.5.3-3 shall apply. No additional mitigation is required.



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

- 4.5.4-4 Winchester Road (SR-79) / Murrieta Hot Springs Road
  - Mitigation Measure 4.5.4-3 shall apply. No additional mitigation is required.
- 4.5.5-4 Winchester Road (SR-79) / Nicolas Road
  - Mitigation Measure 4.5.5-3 shall apply. No additional mitigation is required.
- 4.5.6-4 Winchester Road (SR-79) / Margarita Road
  - Mitigation Measure 4.5.6-3 shall apply. No additional mitigation is required. Please note, a portion of the improvements required under Measure 4.5.6-3 to reduce impacts to a less than significant level may not be feasible due to right-of-way constraints.
- 4.5.7-4 Winchester Road (SR-79) / Ynez Road
  - Mitigation Measure 4.5.7-1 shall apply. No additional mitigation is required.
- 4.5.8-4 Winchester Road (SR-79) / I-15 Northbound Ramps
  - Mitigation Measure 4.5.8-1 shall apply. No additional mitigation is required.
- 4.5.9-4 Briggs Road / Auld Road
  - Mitigation Measure 4.5.9-3 shall apply. No additional mitigation is required.
- 4.5.10-4 Industry Way / Auld Road
  - Mitigation Measure 4.5.10-1 shall apply. No additional mitigation is required.
- 4.5.11-4 Pourroy Road-West / Auld Road
  - Mitigation Measure 4.5.11-1 shall apply. No additional mitigation is required.
- 4.5.12-2 Winchester Road (SR-79) / Benton Road

- 1 • Mitigation Measure 4.5.12-1 shall apply. No additional  
2 mitigation is required.

3 4.5.13-2 Winchester Road (SR-79) / Willows Avenue

- 4 • Mitigation Measure 4.5.13-1 shall apply. No additional  
5 mitigation is required.

6 4.5.14-2 Pourroy Road-East / Auld Road

- 7 • Mitigation Measure 4.5.14-1 shall apply. No additional  
8 mitigation is required.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that State CEQA Guidelines  
10 (Section 15126, (g)), requires an EIR to discuss how a proposed Project could directly or indirectly lead to  
11 economic, population, or housing growth. The following growth-inducing impacts were considered in  
12 relation to the proposed Project:

- 13 A. The proposed Project would provide business park and light industrial development in a  
14 manner consistent with the land use and circulation objectives contained in the County's  
15 planning documents. The development would not require a significant extension of  
16 infrastructure to support the proposed Project. Infrastructure would be extended from  
17 adjacent properties to serve the site. Only the immediate access roads to the site would  
18 require expansion to serve the site. The Project would not provide infrastructure or service  
19 capacity that accommodates growth beyond the levels currently permitted by local or  
20 regional land use plans.

21 The proposed Project is not in an isolated area and would not extend substantial urban  
22 infrastructure into a new area that might cause new or additional development pressure on  
23 the intervening and surrounding land. Plot Plan No. 21163 was originally approved in  
24 2008. As originally approved, the proposed Project would have resulted in the  
25 construction of approximately 121,520 square feet of business park development and  
26 632,891 square feet of industrial park development on approximately 63 acres in two  
27 separate phases. A primary reason for the request to consider the proposed Plot Plan No.  
28 25183 is that the French Valley Airport Master Plan deleted a previously planned (but

1 never built) secondary runway which led to a revision to the French Valley Airport Land  
2 Use Compatibility Plan (ALUCP). The change in the ALUCP allows for development on  
3 a portion of the previously approved Plot Plan (Parcel 2) where development had not been  
4 allowed due to potential runway incompatibilities.

5 If Plot Plan No. 25183 is approved as proposed, the only changes to the development of  
6 structures proposed by Plot Plan No. 21163 would occur on Parcels 2, 4 and 5. The  
7 arrangement of the structures on Parcels 4 and 5 proposed as Plot Plan No. 25183 are  
8 slightly altered from that which was approved as Plot Plan No. 21163. Within Parcel 2,  
9 which is located on the west side of the proposed Project, the plot plan is proposing 15  
10 single story light industrial structures between 3,000 and 30,000 square feet, consisting of  
11 33 individual units, 6 basins, parking, trash enclosures and access drive isles. Within  
12 Parcels 4 and 5, which are located on the east side of the of the proposed Project, the  
13 applicant is proposing 10 single-story light-industrial structures between 3,000 and 30,000  
14 square feet, consisting of 26 individual units, 4 basins, parking, trash enclosures and access  
15 drive isles. Most of the development of the Project site has already been approved, and  
16 the modified development proposed by the Project would expand development to  
17 encompass additional area, but it would not add square footage to the total development.

18 B. The proposed Project is not a large-scale project, relative to the surrounding area, that  
19 would have the potential of producing a "multiplier effect" resulting in substantial indirect  
20 community growth. Existing development within the Project vicinity includes the  
21 Southwest Justice Center located north of the Project site, the French Valley Airport  
22 located west of the site and single-family small agricultural uses located east of the site.  
23 While there is some vacant agricultural land to the south of the Project site, the proposed  
24 Project does not include any changes to the underlying land use designations. Thus, any  
25 future development proposed on adjacent or nearby lands would be required to be  
26 consistent with the land use designations for the location or would require approvals to  
27 alter land use designations that would require future environmental review. No growth  
28 beyond that which is provided for in the County and/or City land use policies and plans

1 could occur without subsequent review, including a separate environmental analysis, of  
2 land use policy. To reiterate, any future development that might be proposed for the land  
3 adjacent to the proposed Project would require subsequent environmental review,  
4 including review for consistency with the general plan. Similarly, any change in land use  
5 designations that might be proposed for land adjacent to the proposed Project would  
6 require subsequent environmental review.

- 7 C. Due to the nature and scale of the proposed Project, it will not induce substantial  
8 population growth in an area, either directly (for example, by proposing a substantial  
9 number of new homes and businesses) or indirectly (for example, through extension of  
10 roads or other infrastructure.)

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the following  
12 alternatives identified in EIR No. 539 in light of the environmental impacts which cannot be fully  
13 mitigated or substantially lessened and has rejected those alternatives as infeasible for the reasons  
14 described below:

15 A. Alternative 1 – No Project Alternative

- 16 1. The No Project Alternative would also allow the Project site to be developed with  
17 the same overall land uses and density. The actual Project submitted to the County  
18 for approval does not include any change in the net square footage of the approved  
19 Project, only a slight change in the total acreage within the Project area and a  
20 modification of some conditions of approval related to the manner in which the  
21 Project contributes to area circulation system improvements.
- 22 2. Denial of the proposed Project (Plot Plan No. 25183 and TTM No. 33691) would  
23 not alter the potential development impacts of the Project on the circulation system  
24 or on the air quality environment affected by the proposed Project.
- 25 3. The significant adverse impacts of implementing the No Project Alternative will be  
26 exactly the same as approval of the proposed Project.
- 27 4. The No-Project Alternative, while feasible, is less than desirable than the proposed  
28 Project due to the accommodation of the proposed Project to the elimination of the

1 second runway at the French Valley Airport.

2 B. Alternative 2 – Big Box Warehouse Alternative

- 3 1. Based on the area available at the Project site, approximately 63 acres, it is assumed  
4 that a total of 1,100,000 square feet of high cube warehouse(s) could be constructed  
5 at the existing site adjacent to French Valley Airport.
- 6 2. This would substantially reduce the number of persons employed at the site from  
7 between 1,500-3,772 for the proposed Project to about 200-300 for the warehouse  
8 alternative.
- 9 3. Approximately 1.1 million square feet of large box warehouse would reduce the  
10 VOC emissions to a less than significant impact level, but NOx emissions would  
11 still exceed the SCAQMD threshold, primarily due to emissions from large trucks.
- 12 4. Vehicle trips would be substantially reduced on the area circulation system under  
13 the large box warehouse alternative; however, due to cumulative traffic increases in  
14 the Project area traffic impacts on the circulation system would remain unavoidably  
15 significant under this alternative.
- 16 5. Based on the general reduction in air emissions, except for NOx, the large box  
17 warehouse would be environmentally superior to the proposed Project.
- 18 6. Large box warehouses are typically located near major regional transportation  
19 corridors (motor vehicle and rail) to ensure that material can be easily delivered to  
20 and from the warehouse. The French Valley Airport is not located in a major  
21 regional transportation corridor.
- 22 7. The primary objective of the proposed Project (French Valley Airport Center) is to  
23 create a major employment center. A large box warehouse or warehouses is not a  
24 major employment center. It generate jobs, but substantially less than envisioned  
25 by the Center, 200-300 jobs versus the estimated 1,500-3,772 jobs forecast to be  
26 generated by the Center.
- 27 8. A large box warehouse project, although a plausible alternative on the property,  
28 cannot feasibly meet the overall Project objective.

1           **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Project will implement  
2 applicable elements of the Riverside County General Plan as follows:

3           A.     Land Use Element

4                     1.     Analysis of applicable policies of the Land Use Element is presented  
5                             throughout EIR No. 539 and concludes that the Project would not conflict  
6                             with any applicable policy of the General Plan Land Use Element.  
7                             Furthermore the proposed Project complies with all design standards for the  
8                             various land use designation and considers the unique characteristics and  
9                             features of the Project site and surrounding community. The proposed  
10                            Project is consistent with the General Plan Land Use Element, and is  
11                            therefore consistent with the General Plan.

12           B.     Circulation Element

13                     1.     The Project will construct or contribute its fair share of the costs associated  
14                             with the improvement of roadways and certain intersections. The Project  
15                             will implement mitigation measures that address Project-specific and  
16                             cumulative transportation and traffic impacts, and based thereon, the Board  
17                             of Supervisors finds that the Project is consistent with the General Plan  
18                             Circulation Element. All required improvements that are directly  
19                             attributable to the Project would be constructed as part of the Project and  
20                             fair share costs would be contributed for improvements to affected off-site  
21                             roadways through payment of the TUMF, and County's Development  
22                             Impact Fee. There is no bus service adjacent to the Project. The proposed  
23                             Project is consistent with the General Plan Circulation Element, and is  
24                             therefore consistent with the General Plan.

25           C.     Multipurpose Open Space Element

26                     1.     The Multipurpose Open Space Element of the General Plan describes an  
27                             open space system which includes methods for the acquisition,  
28                             maintenance, and operation of a variety of open spaces. The County's open

1 spaces are utilized for visual relief, natural resources protection, habitat  
2 protection, recreational uses, and protection from natural hazards for public  
3 health and safety. The Project site is located within Criteria Cell No. 5879  
4 of the Multiple Species Habitat Conservation Plan (MSHCP). Accordingly,  
5 per Section 6.2 of the MSHCP, the proposed Project underwent the Habitat  
6 Acquisition Negotiation Strategy (HANS) process and Joint Project Review  
7 (JPR) review process. As a result of these review procedures, the property  
8 owner was required to conserve 8.3 acres of the Project site. This acreage  
9 has been set aside and the property was dedicated to the County under the  
10 MSHCP process.

- 11 2. Under the 2008 approval, the Project site has been mass graded and there  
12 are no remaining natural habitat values on the property. Thus, under the  
13 current site conditions the proposed Project cannot have any conflicts with  
14 the MSHCP or any other habitat or natural community conservation plan.
- 15 3. Implementation of the Project will not result in cultural resource impacts  
16 (including paleontological resources), that will exceed the established  
17 thresholds of significance. Nonetheless, as part of mitigation for potential  
18 impacts to unknown cultural resources, all ground-disturbing activities  
19 would be monitored.
- 20 4. The proposed Project does not include any recreational facilities nor will it  
21 directly include the use of existing parks which might experience  
22 substantial physical deterioration of such facilities. No adverse impact to  
23 recreation resources will result from Project implementation. The Project  
24 site is not located within a CSA or park district with Community Parks and  
25 Recreation Plan fees. Therefore, no adverse effect on such a district will  
26 result from Project implementation. No County designated trails are shown  
27 on the Project site. Therefore, the proposed Project has no potential to  
28 adversely impact such trails. The proposed Project is consistent with the

1 General Plan's Multipurpose Open Space Element, and is therefore  
2 consistent with the General Plan.

3 D. Safety Element

4 1. The Project complies with all applicable building codes, County  
5 Ordinances, and State and Federal laws. The Project complies with all  
6 applicable provisions of the Alquist-Priolo Earthquake Fault Zoning Act,  
7 and as concluded by the Project geotechnical study, the Project site is not  
8 subject to significant hazards associated with earthquake induced  
9 liquefaction, land sliding, or settlement (assuming the implementation of  
10 mitigation). In addition, the proposed Project would not be subject to  
11 significant flood or dam inundation. The Project also would comply with  
12 all applicable standards for fire safety and be consistent with the Riverside  
13 County Fire Protection Master Plan. Furthermore, Project impacts  
14 associated with hazardous waste and materials on the Project site would be  
15 mitigated below a level of significance, and the proposed Project would not  
16 conflict with any disaster preparedness plans nor subject individuals to  
17 significant risk of loss, injury, or death involving wildland fires, erosion,  
18 seismic activity, blow sand, or flooding. The proposed Project is consistent  
19 with the General Plan Safety Element, and is therefore consistent with the  
20 General Plan.

21 E. Noise Element

22 1. Project construction and operational noise impacts would be less than  
23 significant with mitigation incorporated. Mitigation is provided to reduce  
24 noise impacts to below a level of significance. With implementation of the  
25 recommendations provided in the noise impact analysis and the required  
26 mitigation measures, the Project would be consistent with the General Plan  
27 Noise Element, and is therefore consistent with the General Plan.

28 F. Air Quality Element



1                   1.     The Project-specific evaluation of emissions presented in the FEIR analysis  
2                   demonstrates that after implementation of the recommended mitigation  
3                   measures, operational of the proposed Project would result in exceedances  
4                   of regional air quality thresholds. Construction activity is not projected to  
5                   result in unavoidable significant adverse impacts. Once construction is  
6                   completed the site will be occupied by future businesses. Implementation of  
7                   the mitigation measures enhancement of the area's jobs/housing balance,  
8                   and recommendations provided in Section 4.2 of EIR No. 539, and in the air  
9                   quality technical study, would ensure that the proposed Project would be  
10                  consistent with the Air Quality Element and General Plan.

11                  G.     Housing Element

12                  1.     The purpose of the General Plan Housing Element is to meet the needs of  
13                  existing and future residents in Riverside County through the establishment  
14                  of policies to guide County decision-making and to establish an action plan  
15                  to meet the County's housing goals in the next seven years. The Project is  
16                  industrial and does not include any housing. Therefore, the Project would  
17                  not impede the goals of the General Plan Housing Element. Accordingly,  
18                  the proposed Project would be consistent with the General Plan Housing  
19                  Element and General Plan.

20                  H.     Administration Element

21                  1.     The Administration Element contains information regarding the structure of  
22                  the General Plan as well as general planning principles and a statement  
23                  regarding the vision for Riverside County. The General Plan Amendment  
24                  proposed by the Project would be consistent with the Administration  
25                  Element policies governing Foundation Amendments, as the proposed  
26                  Project would help to achieve the purposes of the General Plan through  
27                  compliance with applicable General Plan policies.

28                  I.     Healthy Communities Element

- 1                   1.     The proposed project is consistent with the Healthy Communities  
2                   element. More specifically the project includes trails to encourage walking,  
3                   as prescribed for in policy HC 3.2. These trails are designed to carry  
4                   pedestrians through the site and beyond, connecting to existing trail in  
5                   existing residential communities surrounding the site as prescribed for in  
6                   policies HC 5.4 and 6.4. These include bike trails and pedestrian  
7                   trails. Additionally, the project is within a Specific Plan that places  
8                   residential uses close to large job centers including business parks, office,  
9                   and retail uses intended to foster walking between retail, jobs, and  
10                  residential uses which is specifically prescribed for in policies HC 6.5, HC  
11                  2.2 and HC 4.2.

12                  **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Project would not conflict  
13 with the conservation requirements of the Western Riverside Multiple Species Habitat Conservation Plan  
14 (MSHCP) in that:

- 15                  A.     The Project site is located within Criteria Cell No. 5879 of the Multiple Species Habitat  
16                  Conservation Plan (MSHCP). Accordingly, per Section 6.2 of the MSHCP, the proposed  
17                  Project underwent the Habitat Acquisition Negotiation Strategy (HANS) process and Joint  
18                  Project Review (JPR) review process. As a result of these review procedures, the property  
19                  owner was required to conserve 8.3 acres of the Project site. This acreage has been set  
20                  aside and the property was dedicated to the County under the MSHCP process.
- 21                  B.     Under the 2008 approval, the Project site has been mass graded and there are no remaining  
22                  natural habitat values on the property. Thus, under the current site conditions the proposed  
23                  Project cannot have any conflicts with the MSHCP or any other habitat or natural  
24                  community conservation plan.
- 25                  C.     No special status species, endangered or threatened or otherwise protected, were identified  
26                  on the Project site prior to the original project approval in 2008. Since the 2008 approval,  
27                  the site has been mass graded and the sensitive habitat (a riparian stream through the  
28                  property) has been preserved for conservation purposes. The area proposed for

1 development has no natural habitat and therefore cannot support special status species. No  
2 potential exists to adversely impact special status species.

3 D. The sensitive habitat within the Project site has been preserved and transferred to the  
4 County for long-term management. The remainder of the site has been mass graded and  
5 contains no habitat that could support any sensitive species.

6 E. The stream channel on the Project site that could support wildlife movement has been  
7 preserved. The remainder of the site has been mass graded and does not support wildlife  
8 movement. Thus, approval of the proposed Project has no potential to adversely impact  
9 wildlife movement through the Project area.

10 F. The riparian habitat onsite was preserved through the HANS process. No other riparian  
11 habitat exists on this mass graded site. Therefore, the proposed Project has no potential to  
12 adversely impact any riparian habitat or other sensitive natural community.

13 G. All wetlands subject to jurisdiction have been preserved on the property, and the remainder  
14 of the site has been mass graded. The proposed Project has no potential exists to adversely  
15 impact such resources.

16 H. With the exception of the stream channel preserved onsite, the site has been mass graded  
17 and no biological resources subject to local policies or ordinances exist onsite. Therefore,  
18 no potential for conflict with such policies can occur through approval of the proposed  
19 Project.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has balanced the economic,  
21 legal, social, technological, and other benefits of the Project, against the unavoidable adverse  
22 environmental effects thereof, and has determined that the following benefits outweigh and render  
23 acceptable those environmental effects:

24 A. The proposed Project will provide an estimated 1,500-3,772 new jobs within the Southwest  
25 Area Plan region and 400 man-years of interim construction jobs.

26 B. The proposed Project will enhance the region's jobs/housing balance a major objective of  
27 the County Board of Supervisors.

28 C. The proposed Project contributes to regional infrastructure without in and itself causing

1 any adverse impacts to the area circulation system.

2 D. The proposed Project is expected to increase the property tax base exceeding \$100 million.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Plot Plan No. 25183 and  
4 Tentative Parcel Map No. 33691 (Revision No. 1) is consistent with the Riverside County General Plan.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered  
6 EIR No. 539 in evaluating Plot Plan No. 25183 and Tentative Parcel Map No. 33691 (Revision No. 1),  
7 that EIR No. 539 is an accurate and objective statement that complies with the California Environmental  
8 Quality Act and reflects the County's independent judgment, and that EIR No. 539 is incorporated herein  
9 by this reference.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** EIR No. 539  
11 and **ADOPTS** the Mitigation Monitoring and Reporting Plan specified therein. In the event of any  
12 inconsistencies between the mitigation measures as set forth herein and the Mitigation Monitoring and  
13 Reporting Program, the Mitigation Monitoring and Reporting Program shall control.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **APPROVES** Plot Plan No.  
15 25183 and Tentative Parcel Map No. 33691 (Revision No. 1), on file with the Clerk of the Board, subject  
16 to the final conditions of approval and exhibits.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Plot Plan No. 25183  
18 and Tentative Parcel Map No. 33691 (Revision No. 1) shall be placed on file in the Clerk of the Board, in  
19 the Office of the Planning Director, and in the Office of the Building and Safety Director, and that no  
20 applications for other development approvals shall be accepted for real property described and shown in  
21 the Project, unless such applications are substantially in accordance herewith.

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

25 **ROLL CALL:**

26 **Ayes:** Jeffries, Tavaglione, Washington, Benoit and Ashley  
27 **Nays:** None  
28 **Absent:** None

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

KECIA HARPER-HEM, Clerk of said Board  
By  Deputy



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

October 19, 2015

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

E-MAIL: [legals@pe.com](mailto:legals@pe.com)  
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: FAST TRACK PLOT PLAN NO. 25183; TPM  
33691R1 EIR

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Thursday, October 22, 2015.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD

**Gil, Cecilia**

---

**From:** PEC Legals Master <legalsmaster@pe.com>  
**Sent:** Monday, October 19, 2015 8:19 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: PP 25183 TPM 33691R1 EIR

Received for publication on Oct. 22. Proof with cost to follow.

Thank You.

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)

**Please Note: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. \*\*Additional days required for larger ad sizes\*\***

**\*\*Employees of The Press-Enterprise are not able to give legal advice of any kind\*\***

---

**The Press-Enterprise** PE.COM / UNIDOS

A Freedom News Group Company

---

**From:** Gil, Cecilia <CCGIL@rcbos.org>  
**Sent:** Monday, October 19, 2015 7:43 AM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: PP 25183 TPM 33691R1 EIR

Good morning! Attached is a Notice of Public Hearing, for publication on Thursday, Oct. 22, 2015. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant

Clerk of the Board of Supervisors

(951) 955-8464

MS# 1010

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK PLOT PLAN AND A TENTATIVE PARCEL MAP IN THE RANCHO CALIFORNIA – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 3, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Joe Poon, French Valley Airport Center, LLC – Stan Heaton, Temecula Engineering Consultants, on **Fast Track Plot Plan No. 25183 (FTA 2012-03)**, which proposes to develop a business/industrial park for single-story light industrial office buildings, comprised of 57 units and ranging from 3,000 to 30,000 square feet and with a combined gross floor area of 331,003 square feet; and **Tentative Parcel Map No. 33691R1**, Schedule G, which proposes to subdivide 82.74 acres into 11 parcels for office/business and resides within Planning Area (PA) No. 2 of the Borel Airpark Center Specific Plan (SP265A1) (“the project”). The project is located northerly of Jolyn, southerly of Auld, easterly of Sky Canyon, and westerly of Leon Avenue in the Rancho California – Southwest Area Plan, Third Supervisorial District.

The Planning Department approved the project, found that the environmental effects have been addressed and recommended the certification of **Environmental Impact Report No. 539**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: October 19, 2015

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

## **CERTIFICATE OF POSTING**

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on October 19, 2015, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

PLOT PLAN NO. 25183 TPM 33691R1

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** November 3, 2015 @ 10:30 A.M.

SIGNATURE: Cecilia Gil      DATE: October 19, 2015  
Cecilia Gil



**Gil, Cecilia**

---

**From:** Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Sent:** Monday, October 19, 2015 7:56 AM  
**To:** Gil, Cecilia; Buie, Tammie; Kennemer, Bonnie  
**Subject:** RE: FOR POSTING: PP 25183 TPM 33691R1 EIR

Received and will be posted

---

**From:** Gil, Cecilia [mailto:CCGIL@rcbos.org]  
**Sent:** Monday, October 19, 2015 7:44 AM  
**To:** Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** FOR POSTING: PP 25183 TPM 33691R1 EIR

Good morning! Attached is a Notice of Public Hearing for POSTING. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant  
Clerk of the Board of Supervisors  
(951) 955-8464  
MS# 1010

## **CERTIFICATE OF MAILING**

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify  
that I am not a party to the within action or proceeding; that on October 19, 2015,  
I mailed a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

PLOT PLAN NO. 25183 TPM 33691R1

to the parties listed in the attached labels, by depositing said copy with postage thereon  
fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California,  
92501.

**Board Agenda Date:** November 3, 2015 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: October 19, 2015  
Cecilia Gil

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/11/2015

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers Pm 33691R1/PP25183 For

Company or Individual's Name Planning Department

Distance buffered 1600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

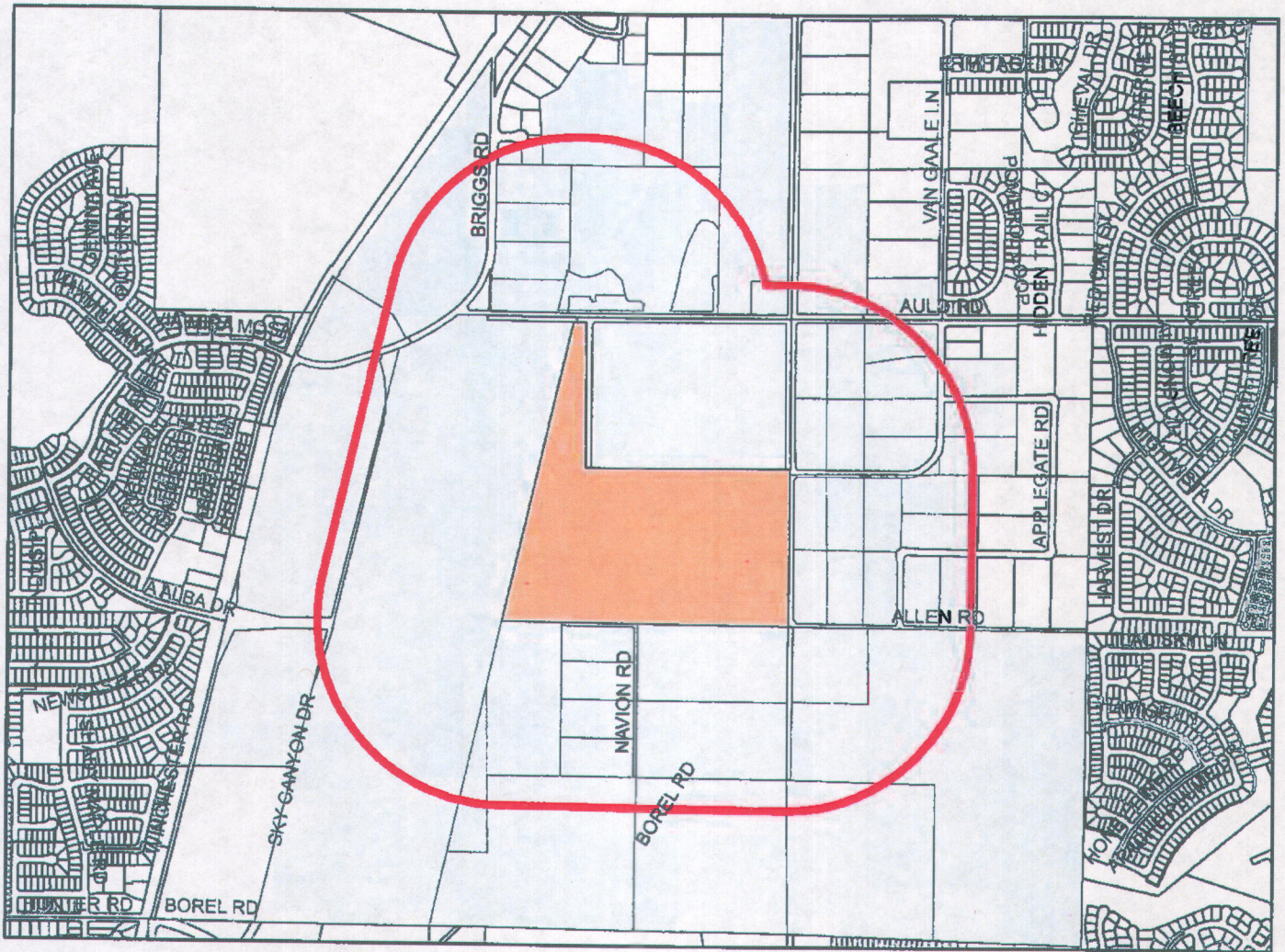
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

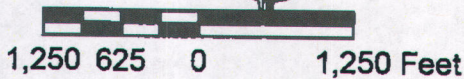
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

**PM33691R1/PP25183 (1600 feet buffer)**



**Selected Parcels**

- |             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 963-080-009 | 963-070-017 | 963-080-012 | 964-080-002 | 964-080-003 | 963-030-006 | 964-080-001 | 963-070-033 | 963-030-003 | 963-080-004 |
| 963-080-005 | 963-080-006 | 963-080-007 | 963-040-013 | 963-040-004 | 963-030-010 | 963-070-022 | 963-070-029 | 963-070-030 | 963-070-035 |
| 963-070-038 | 963-070-039 | 963-070-042 | 963-070-044 | 963-070-045 | 963-080-013 | 963-040-017 | 963-040-006 | 963-050-005 | 963-020-005 |
| 963-070-025 | 963-080-010 | 963-080-011 | 963-080-002 | 963-040-014 | 963-050-014 | 963-040-016 | 963-040-002 | 963-050-004 | 963-040-015 |
| 963-040-001 | 963-030-005 | 963-040-003 | 963-080-003 | 963-040-011 | 963-040-012 | 963-080-008 | 963-050-012 | 963-070-005 | 963-070-006 |
| 963-050-015 | 963-070-023 | 963-050-013 | 963-070-024 | 963-050-001 | 963-070-031 | 963-010-005 | 963-050-002 | 963-050-016 | 963-030-004 |
| 963-050-003 |             |             |             |             |             |             |             |             |             |



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 963010005, APN: 963010005  
SOUTH LEON  
P O BOX 1175  
SAN JUAN CAPO CA 92693

ASMT: 963040006, APN: 963040006  
LISA MCCAMENT, ETAL  
2633 DANIEL GLEN  
ESCONDIDO CA 92027

ASMT: 963030004, APN: 963030004  
WAL MART STORES INC  
C/O WAL MART PROP TAX DEPT MS 0555  
1301 SE 10TH ST  
BENTONVILLE AR 72716

ASMT: 963040011, APN: 963040011  
MARY LANSENS, ETAL  
37150 VAN GAALE LN  
MURRIETA, CA. 92563

ASMT: 963030005, APN: 963030005  
MELISSA LIPPERT  
39865 CALLE MEDUSA  
TEMECULA CA 92591

ASMT: 963040012, APN: 963040012  
PENFOLD LADD L ESTATE OF  
C/O DEBORAH GRAJCYK  
P O BOX 999  
TEMECULA CA 92593

ASMT: 963030010, APN: 963030010  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
PO BOX 130878  
CARLSBAD CA 92013

ASMT: 963040014, APN: 963040014  
GLADYS UHRICH  
37161 VAN GAALE LN  
MURRIETA, CA. 92563

ASMT: 963040001, APN: 963040001  
JUSTICE CENTER PLAZA  
6040 S DURANGO DR STE 105  
LAS VEGAS NV 89113

ASMT: 963040015, APN: 963040015  
JOYCE DAINS  
11401 ISLAND MANOR ST  
PEARLAND TX 77584

ASMT: 963040003, APN: 963040003  
KATHRYN MCNEEL, ETAL  
37105 VAN GAALE LN  
MURRIETA, CA. 92563

ASMT: 963040016, APN: 963040016  
SUSAN CAMERON, ETAL  
15935 MT JACKSON  
FOUNTAIN VALLEY CA 92708

ASMT: 963040004, APN: 963040004  
EVELYN YOCHIM, ETAL  
37205 VAN GAALE LN  
MURRIETA, CA. 92563

ASMT: 963040017, APN: 963040017  
LISA HAAGSMA, ETAL  
5021 E BEAR MOUNTAIN BLV  
BAKERSFIELD CA 93307

ASMT: 963050001, APN: 963050001  
SHAANA CALLIES  
31045 VAN GAALE LN  
MURRIETA, CA. 92563

ASMT: 963050014, APN: 963050014  
AGNES GAERTNER, ETAL  
45620 CALLE CUERO  
TEMECULA CA 92590

ASMT: 963050002, APN: 963050002  
THERESA NUNNARO  
29676 AVENIDA DE CORTEZ  
SUN CITY CA 92586

ASMT: 963050015, APN: 963050015  
RENAAT BERTHELS  
C/O HENRY VAN GAALE  
36687 VAN GAALE LN  
WINCHESTER CA 92596

ASMT: 963050003, APN: 963050003  
CYNTHIA THOMPSON, ETAL  
39252 WINCHESTER 107 372  
MURRIETA CA 92563

ASMT: 963050016, APN: 963050016  
DENISE BRANT, ETAL  
37430 LEON RD  
MURRIETA, CA. 92563

ASMT: 963050004, APN: 963050004  
JOE ROE  
P O BOX 875  
JOLON CA 93928

ASMT: 963070006, APN: 963070006  
REISUNG ENTERPRISES INC  
9675 LA JOLLA FARMS RD  
LA JOLLA CA 92037

ASMT: 963050005, APN: 963050005  
DOROTHY BURTNES  
37465 APPLE GATE RD  
MURRIETA, CA. 92563

ASMT: 963070017, APN: 963070017  
ADVANCED CARDIOVASCULAR SYSTEM INC  
C/O TAX DIVISION D367 AP6D  
100 ABBOTT PARK RD  
ABBOTT PARK IL 60064

ASMT: 963050012, APN: 963050012  
RANDOLPH REYES  
675 WILSON PL  
MONTEREY PARK CA 91754

ASMT: 963070022, APN: 963070022  
COUNTY OF RIVERSIDE  
RIVERSIDE COUNTY EDA C/O AVIATION DIVISI  
3410 10TH STREET STE 400  
RIVERSIDE CA 92501

ASMT: 963050013, APN: 963050013  
RONALD FAISST, ETAL  
37430 APPLGATE RD  
MURRIETA CA 92563

ASMT: 963070023, APN: 963070023  
ROLLING FRITO LAY SALES INC  
C/O TAX DEPT GMA  
3131 S VAUGHN WAY STE 301  
AURORA CO 80014



ASMT: 963070024, APN: 963070024  
SHIRLEY SABA, ETAL  
41309 AVENIDA BIONA  
TEMECULA CA 92591

ASMT: 963080007, APN: 963080007  
CATHY HARNEY, ETAL  
3167 VISTA DEL RIO  
FALLBROOK CA 92028

ASMT: 963070025, APN: 963070025  
EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
PERRIS CA 92572

ASMT: 963080008, APN: 963080008  
KARL HESPER, ETAL  
P O BOX 667  
WOODLAND HILLS CA 91365

ASMT: 963070031, APN: 963070031  
SILVER HILLS INTERNATIONAL  
P O BOX 455  
VAN VLECK TX 77482

ASMT: 963080009, APN: 963080009  
20 ACRES FRENCH VALLEY  
27431 W ENTERPRISE CIR  
TEMECULA CA 92590

ASMT: 963070033, APN: 963070033  
A BOREL, ETAL  
36371 BRIGGS RD  
MURRIETA CA 92563

ASMT: 963080011, APN: 963080011  
FLEMING FRENCH VALLEY  
C/O FRED FLEMING  
16782 OAK VIEW DR  
ENCINO CA 91436

ASMT: 963070045, APN: 963070045  
COUNTY OF RIVERSIDE  
RIVERSIDE COUNTY EDA C/O AVIATION DIVISI  
3403 10TH STREET STE 400  
RIVERSIDE CA 92501

ASMT: 963080012, APN: 963080012  
ALEXANDER BOREL  
37760 BOREL ST  
MURRIETA CA 92563

ASMT: 963080002, APN: 963080002  
FRENCH VALLEY AIRPORT CENTER  
C/O EDWARD PROPERTIES  
515 S FIGUEROA ST NO 1028  
LOS ANGELES CA 90071

ASMT: 963080013, APN: 963080013  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

ASMT: 963080003, APN: 963080003  
H FLYNN, ETAL  
P O BOX 982  
RANCHO SANTA FE CA 92067

ASMT: 964080001, APN: 964080001  
RAY BOREL, ETAL  
17775 LONG HOLLOW RD  
CORNING CA 96021



W1 8016  
Use Avery® Labels  
Use Avery® Template 5162®

▲  
Feed Paper



Bend along line to  
expose Pop-up Edge™

Shipping Labels



AVERY®  
AVERY® 5162®

ASMT: 964080002, APN: 964080002  
ALEXANDER BOREL  
37760 BOREL RD  
MURRIETA, CA. 92563

Étiquettes faciles à peler  
Utilisez le gabarit AVERY® 5162®

▲  
Sens de  
chargement

Use template for 5162™

Repliez à la hachure afin de  
révéler le rebord Pop-up™

www.avery.com  
1-800-GO-AVERY

Smooth Feed Sheets™



ATTN: Patrick Richardson, Director of  
Planning & Development  
City of Temecula  
41000 Main St.  
Temecula, CA 92590

ATTN: Teresa Roblero  
Mail Location: 8031  
Engineering Department,  
Southern California Gas Company  
1981 W. Lugonia Ave.  
Redlands, CA 92374-9796

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Waste Resources Management,  
Riverside County  
Mail Stop 5950

ATTN: General Manager  
French Valley Airport  
37552 Winchester Rd.  
Murrieta, CA 92563

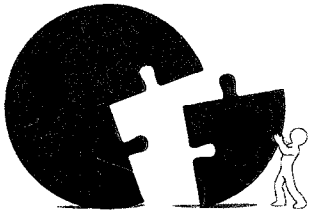
Verizon  
9 South 4<sup>th</sup> St.  
Redlands, CA 92373

ATTN: Elizabeth Lovsted  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

ATTN: Jeff Kubel  
Sheriff's Department, Riverside County  
30755-A Auld Road  
Murrieta, CA 92563

*Ray Johnson*  
*26785 Camino Seco*  
*Temecula CA 92590*





**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Steve Weiss AICP*  
*Planning Director*

## Memorandum

Date: November 3, 2015

To: Board of Supervisors

From: Matt Straite, Planning Staff

**RE: Condition of Approval Changes for Agenda Item 16-1**

There is a conservation site next to the project, on the east side of the property. The Environmental Programs Division of Planning (EPD) added some conditions to specifically related to drainage from the project site to the conservation property. However, since the publication of the Staff Report, the Regional Conservation Authority (RCA) has indicated that they are comfortable with the existing conditions and existing drainage patterns. Thus, staff is proposing modifications to the conditions that were added regarding drainage to the neighboring property. The modified conditions are not mitigation measures for the EIR. Staff is now including the following changes with the motion:

- Clarifications to Environmental Programs Division conditions (see attached)

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

**50.EPD 001**  
PRIOR TO MAP RECORDATION

**MAP - RCA DISCHARGE  
AGREEMENT**

Status:  
**RECOMMND**

Conditions:  
**Informational**

Formatted Table

~~Prior to Map Recordation, the applicant shall work with the Western Riverside County Regional Conservation Authority (RCA) to address any concerns regarding water discharge in to the conservation area west of the project footprint. The map shall not record until the RCA has confirmed that they are satisfied with the form and function of drainage discharge structures which outlet into the conservation area.~~

**50.EPD 002**  
PRIOR TO MAP RECORDATION

**MAP - RCA DEDICATION REVIEW**

Status:  
**RECOMMND**

Conditions:  
**Informational**

~~Prior to Map Recordation, an electronic copy of the map shall be transmitted to the Western Riverside County Regional Conservation Authority (RCA) and the Riverside County Planning Department, Environmental Programs Division (EPD) for review. The RCA/EPD shall review the conservation dedication area to ensure that it is consistent with the Donation Agreement executed July 22nd 2015. The RCA/EPD shall also confirm that the conservation dedication area does not include any easement, manufactured slopes or other liabilities which would impact the RCA's ability to manage the lands for the purpose of Habitat Conservation or prevent the RCA from ultimately accepting the dedication. Once the RCA has confirmed that they are satisfied with the final map, EPD shall clear this condition and the map may record.~~

,excepting the easements shown in the preliminary title report provided to the RCA under the Donation Agreement and accepted by the RCA,

**60.EPD 001**  
PRIOR TO GRADING PRMT  
ISSUANCE

**- CONSERVATION AREA CHECK**

Status:  
**RECOMMND**

Conditions:  
**Informational**

~~Prior to grading permit issuance, Building and Safety shall transmit an electronic copy of the grading plans to the Western Riverside County Regional Conservation Authority (RCA), and the Riverside County Planning Department, Environmental Programs Division (EPD) for review. The RCA/EPD shall review the drainage discharge design/the grading plan to ensure that it there will be no will not negatively impacts to the conservation area south and east of the project boundary. Once the RCA has confirmed that they are satisfied with the design, EPD shall clear this condition.~~

**80.EPD 001**  
PRIOR TO BLOC PRMT  
ISSUANCE

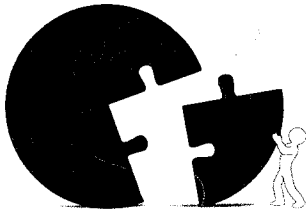
**MAP - CONSERVATION AREA CHECK**

Status:  
**RECOMMND**

Conditions:  
**Informational**

Formatted Table

~~Prior to building permit issuance, building and safety shall transmit an electronic copy of the building plans to the Western Riverside County Regional Conservation Authority (RCA), and the Riverside County Planning Department, Environmental Programs Division (EPD) for review. The RCA shall review the drainage discharge design to ensure that it will not negatively impact the conservation area east of the project boundary. Once the RCA has confirmed that they are satisfied with the design, EPD shall clear this condition.~~



**RIVERSIDE COUNTY** **604B**  
**PLANNING DEPARTMENT**

*Steve Weiss, AICP*  
*Planning Director*

**DATE: September 9, 2015**

**TO: Clerk of the Board of Supervisors**

**FROM: Planning Department - Riverside Office**

**SUBJECT: Parcel Map No.33691, Revised No.1 and Plot Plan No. 25183**  
(Charge your time to these case numbers)

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

- Place on Administrative Action
- Receive & File
- EOT
- Labels provided If Set For Hearing
  - 10 Day
  - 20 Day
  - 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: (3rd Dist) Press Enterprise
- Environmental Impact Report
  - 10 Day
  - 20 Day
  - 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

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

**ALREADY SCHEULED FOR NOV 3rd**

**3 Extra sets were taken to:  
Clerk of the Board**

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

*"Planning Our Future... Preserving Our Past"*