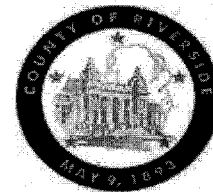


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM
3.42
(ID # 3126)**

FROM : TLMA-PLANNING:

MEETING DATE:

Tuesday, December 13, 2016

SUBJECT: TLMA-PLANNING: RESOLUTION NO. 2016-240 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – FOURTH CYCLE OF GENERAL PLAN AMENDMENTS FOR 2016 (General Plan Amendment No. 1129), RESOLUTION NO. 2016-243 Certifying EIR No. 542, and ORDINANCE NO. 348.4852; DISTRICT 3: Deposit Based Funds 100%.

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT RESOLUTION NO. 2016-243 certifying Environmental Impact Report No. 542, which has been completed in compliance with the State CEQA Guidelines and the Riverside County CEQA implementation procedures, and is consistent with the Board of Supervisors' action on July 12, 2016; and,

ADOPT RESOLUTION NO. 2016-240 amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment No. 1129; and,

ADOPT ORDINANCE NO. 348.4852 amending the zoning in the Winchester Area shown on Map No. 2.2408 Change of Zone No. 7856, attached hereto.

ACTION: Policy

Juan C. Perez, Director of Transportation & Land Management 12/2/2016

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ 0	\$ N/A	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Deposit Based Funds 100%			Budget Adjustment: No	
			For Fiscal Year: 15/16 -16/17	

C.E.O. RECOMMENDATION: Approve

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is approved as recommended, and that Ordinance 348.4852 is adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione Washington and Ashley
Nays: None
Absent: Benoit
Date: December 13, 2016
xc: Planning, COB, MC

Kecia Harper-Ihem
 Clerk of the Board
 By Deputy

3-42

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

BACKGROUND:

Summary

The County has the ability to process four General Plan Amendment Cycles during a calendar year. The General Plan Amendment comprising the Fourth Cycle of General Plan Amendments for 2016 was considered by the Board of Supervisors in a public hearing on July 12, 2016 (Item 16-1). GPA No. 1129 includes an Extraordinary Foundation Component Amendment, an Entitlement/Policy Amendment, a modification to the Estate Density Residential and Rural Residential Policy Area boundary within the Sun City/Menifee Area Plan, and a General Plan Circulation Element Amendment

INDIVIDUAL AMENDMENTS:

General Plan Amendment No. 1129 (Extraordinary & Entitlement/Policy Amendment): A proposal for an Extraordinary Foundation Component Amendment to change the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and Open Space (OS). This proposal is also for a General Plan Entitlement/Policy Amendment to change the project site's General Plan Land Use Designation from Estate Density Residential (2 Acre Minimum) to Medium Density (2 – 5 DU/AC) and Open Space Recreation. This amendment will revise the boundary of the Estate Density Residential and Rural Residential Area East of Interstate 215 Policy Area by removing the site from the Policy Area within the Sun City/Menifee Area Plan. Lastly, this amendment will revise the Circulation Element to downgrade La Ventana Road within the project boundary (between Garbani Road and Wickerd Road) from a Secondary Highway to a Collector. The project site is approximately 170.8 gross acres in area and is located north of Wickerd Road, east of El Centro Lane, south of Garbani Road, west of Leon Road, and within the Winchester Zoning Area of the Third Supervisorial District. Planning Commission hearing: June 1, 2016 – Agenda Item 4.4, continued to Planning Commission hearing: June 15, 2016 – Agenda Item 3.1 and Board of Supervisors hearing: July 12, 2016 – Agenda Item 16-1.

Resolution No. 2016-243 is associated with General Plan Amendment No. 1129. The Resolution will certify Environmental Impact Report No. 542, which has been completed in compliance with the State CEQA Guidelines and the Riverside County CEQA implementation procedures, and is consistent with the Board of Supervisor's action on July 12, 2016 – Agenda Item 16-1.

Ordinance No. 348.4852 is associated with General Plan Amendment No. 1129 and Change of Zone No. 7856, which were tentatively approved by the Board of Supervisors on July 12, 2016. The opportunity for public review and comment was provided during the public hearing on the change of zone. Pursuant to Article IV, Section 4.1 of Ordinance No. 348, the County's unincorporated area is placed in mapped zoning districts. The adoption of Ordinance No. 348.4852 will finalize the Board's tentative approval of Change of Zone No. 7856, which took place on July 12, 2016 – Agenda Item 16.1.

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

Impact on Residents and Businesses

These projects have been carefully considered, analyzed, and reviewed during the public hearings before the Planning Commission and Board of Supervisors on the dates specified for each item listed above.

SUPPLEMENTAL:

Additional Fiscal Information

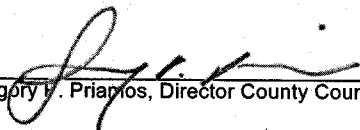
Funded by Deposit Based Fees paid by the applicant.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. Resolution No. 2016-243
- B. Resolution No. 2016-240
- C. Ordinance No. 348.4852


Gregory V. Priamos, Director County Counsel 12/2/2016

1 ORDINANCE NO. 348.4852

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

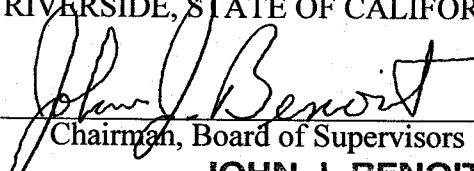
3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4
5 The Board of Supervisors of the County of Riverside ordains as follows:

6 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
7 amended, are further amended by placing in effect in the Winchester Area, the zone or zones as shown on
8 the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2408,
9 Change of Zone Case No. 7856" which map is made a part of this ordinance.

10 Section 2. This ordinance shall take effect 30 days after its adoption.

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

13 By: 
14 Chairman, Board of Supervisors

15 **JOHN J. BENOIT**

16 ATTEST:
17 KECIA HARPER-IHEM
18 Clerk of the Board

19 By: 

20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 November 30, 2016

25
26 By: 

27 MICHELLE CLACK
28 Deputy County Counsel

MPC:sk
11/29/16

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DEC 13 2016 3.42

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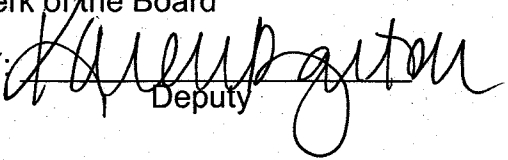
STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on December 13, 2016, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Jeffries, Tavaglione, Washington and Ashley
NAYS: None
ABSENT: Benoit

DATE: December 13, 2016

KECIA HARPER-IHEM
Clerk of the Board

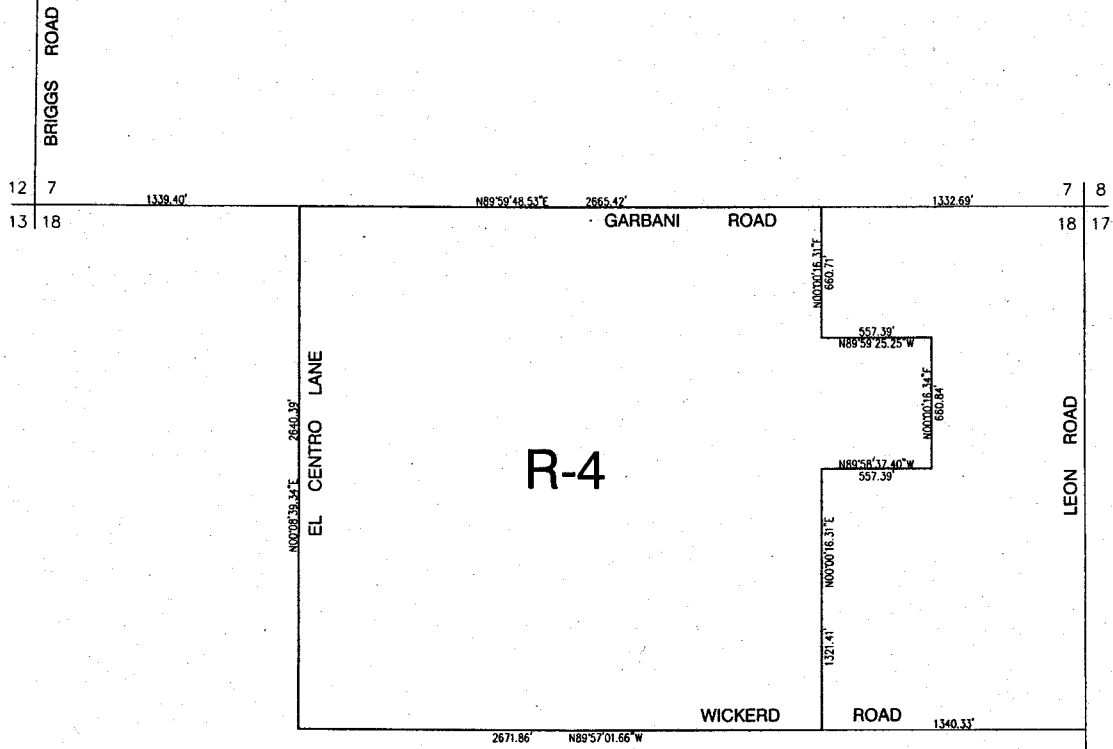
BY: 
Deputy

SEAL

Item 3.42

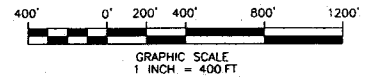
WINCHESTER ZONING AREA

SEC. 18 T.6S., R.2W. S.B.B. & M



LEGEND

R-4 PLANNED RESIDENTIAL



MAP NO. 2.2408
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7856
ADOPTED BY ORDINANCE NO. 348.4852
DATE:

RIVERSIDE COUNTY BOARD OF SUPERVISORS

2
3 **RESOLUTION NO. 2016-240**
4 **AMENDING THE RIVERSIDE COUNTY**
5 **GENERAL PLAN**
6 **(Fourth Cycle General Plan Amendment for 2016)**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., notice was
8 given and public hearings were held before the Riverside County Board of Supervisors and the Riverside
9 County Planning Commission in Riverside, California to consider the proposed amendment to the Sun
10 City/Menifee Valley Area Plan of the Riverside County General Plan; and,

11 **WHEREAS**, Final Environmental Impact Report No. 542 considered all the potential
12 environmental impacts of the proposed General Plan Amendment, and has been certified by the Board of
13 Supervisors consistent with all provisions of the California Environmental Quality Act ("CEQA") and
14 Riverside County CEQA implementing procedures; and,

15 **WHEREAS**, the proposed general plan amendment was discussed fully with testimony and
16 documentation presented by the public and affected government agencies; now, therefore,

17 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
18 of the County of Riverside in regular session assembled on December 13, 2016 that:

- 19 **A. General Plan Amendment No. 1129**: is a proposal for an Extraordinary Foundation
20 Component Amendment to change the project site's Foundation Component from Rural
21 Community (RC) to Community Development (CD) and Open Space (OS). The proposal is
22 also for a General Plan Entitlement/Policy Amendment to change the project site's General
23 Plan Land Use Designation from Estate Density Residential (EDR) (2 Acre Minimum) to
24 Medium Density Residential (MDR) (2 – 5 DU/AC) and Recreation (R). Additionally, the
25 Amendment will revise the boundary of the Estate Density Residential and Rural Residential
26 Area East of Interstate 215 Policy Area by removing the site from this Policy Area within
27 the Sun City/Menifee Area Plan. Lastly, this Amendment will revise the Circulation
28 Element to downgrade La Ventana Road within the project boundary, between Garbani Road
and Wickerd Road, from a Secondary Highway to a Collector. The project site is

FORM APPROVED COUNTY COUNSEL

BY: *Leila J. Moshref-Danesh* 12.1.16
LEILA J. MOSHREF-DANESH DATE

1 approximately 170.8 gross acres in area and is located north of Wickerd Road, east of El
2 Centro Lane, south of Garbani Road, west of Leon Road, and within the Winchester Zoning
3 Area of the Third Supervisorial District, as shown on the exhibit titled "CZ07856,
4 GPA01129, TR36785 Proposed General Plan, Exhibit 6" a copy of which is attached hereto
5 and incorporated herein by reference. General Plan Amendment No. 1129 is associated with
6 Change of Zone No. 7856, Tentative Tract Map No. 36785 (together, the "proposed project"
7 or "project") and Environmental Impact Report No. 542, which were considered
8 concurrently with this Amendment at the public hearings before the Planning Commission
9 and the Board of Supervisors.

10 Change of Zone No. 7856 proposes to change the project site's zoning classification from
11 Residential Agriculture (R-A-5) (5 Acre Minimum) to Planned Residential (R-4), in
12 accordance with "CZ07856, GPA01129, TR36785 Proposed Zoning, Exhibit 3" a copy of
13 which is attached hereto and incorporated herein by reference, on the approximately 170.8
14 gross acre site. Tentative Tract Map No. 36785 is a Schedule "A" subdivision of 170.8 gross
15 acres into 511 residential lots, park land, open spaces, and water quality basins. The
16 Planning Commission recommended approval of GPA No. 1129 on June 1, 2016, and the
17 Board of Supervisors tentatively approved GPA No. 1129 on July 12, 2016, subject to final
18 adoption.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
20 this matter, both written and oral, including Environmental Impact Report No. 542, that:

- 21 1. The project site is located in the Sun City/Menifee Area Plan.
- 22 2. The Sun City/Menifee Area Plan Land Use Map determines the extent, intensity, and
23 location of land uses within the Sun City/Menifee Area Plan.
- 24 3. The project site has an existing General Plan Land Use Designation of Rural
25 Community: Estate Density Residential (RC:EDR) (2 Acre Minimum).
- 26 4. The project site is located within the Estate Density Residential and Rural Residential
27 Area East of Interstate 215 Policy Area.

- 1 5. This General Plan Amendment includes an Extraordinary Foundation Component
2 Amendment, an Entitlement/Policy Amendment, a modification to the Estate
3 Density Residential and Rural Residential Area East of Interstate 215 Policy Area
4 boundary within the Sun City/Menifee Area Plan, and a General Plan Circulation
5 Element Amendment.
- 6 6. General Plan Amendment No. 1129 amends the project site's General Plan
7 Foundation Component from Rural (RUR) to Community Development (CD) and
8 Open Space (OS), amends the site's General Plan Land Use Designation from Estate
9 Density Residential (EDR) (2 Acre Minimum) to Medium Density Residential
10 (MDR) (2-5 du/ac) and Recreation (R), and modifies the boundary of the Estate
11 Density Residential and Rural Residential Area East of Interstate 215 Policy Area by
12 removing the project site from the Policy Area boundary. In addition, this General
13 Plan Amendment amends the Circulation Element to downgrade La Ventana Road
14 within the project boundary, between Garbani Road and Wickerd Road, from a
15 Secondary Highway to a Collector as shown on the exhibit titled "CZ07856,
16 GPA01129, TR36785 Proposed General Plan, Exhibit 6".
- 17 7. The project site is surrounded by properties having a General Plan Land Use
18 designation of Rural Community: Estate Density Residential (RC:EDR) (2 Acre
19 Minimum) to the north, east, and west and Rural: Rural Residential (RUR:RR) (5
20 Acre Minimum) to the south.
- 21 8. The project site has an existing zoning classification of Residential Agricultural (R-
22 A-5) (5 Acre Minimum).
- 23 9. The project site is surrounded by properties having a zoning classification of Light
24 Agricultural (A-1-5) (5 Acre Minimum) to the west, north, and south, Rural
25 Residential (RR) and Residential Agricultural (R-A-5) (5 Acre Minimum) to the
26 west.
- 27 10. The project site includes vacant, undeveloped land.
- 28

- 1 11. The project site is surrounded by light agricultural uses, vacant land, and scattered
2 single family homes on large residential lots. A medium density residential tract is
3 located to the southwest of the project site.

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
5 this matter, the following findings support General Plan Amendment No. 1129:

- 6 1. General Plan Amendment No. 1129 is an Extraordinary Foundation Component
7 Amendment, in that it proposes to change the project site’s Foundation Component
8 from Rural Community (RC) to Community Development (CD) and Open Space
9 (OS).
- 10 2. New conditions or circumstances were disclosed during the review process that
11 justify modifying the General Plan. The Perris Union High School District (School
12 District) plans on building a new high school (High School #4) adjacent to the
13 proposed project site. As provided in the School District’s letter dated March 25,
14 2014, it is proceeding expeditiously on the design and construction of the new school
15 which was approved for development in 2009. The site for High School #4 was
16 determined by the California Department of Education to be the best site based on
17 selection criteria in consideration of the long-range school facility needs. The new
18 High School #4 will provide much needed accommodations for the anticipated influx
19 of new high school students in the area.
- 20 Additionally, funding for the School District’s High School #4 is shared between the
21 School District and the State of California. The timing and adequacy of State funding
22 is often unpredictable; therefore, the School District is pursuing other matching
23 funding opportunities. As provided in the School District’s letter, the eventual
24 construction of sewer facilities for High School #4 can be completed much more
25 economically and efficiently if done so in conjunction with a neighboring
26 development such as the proposed accompanying project. The location of the
27 proposed project and its construction schedule is similar to that of the District’s High
28 School #4. Coordinated construction of these projects would result in requisite flows

1 within the sewer to allow it to more reliably and effectively function. Coordinated
2 construction would also benefit other infrastructure and street improvements. The
3 proposed development would supplement the School District in the construction and
4 associated costs for the much needed High School #4 and the area's related
5 infrastructure improvements. For these reasons, new conditions or circumstances
6 have emerged during the review process that support the approval of General Plan
7 Amendment No. 1129.

8 3. The project does not conflict with the overall Riverside County Vision. The County
9 General Plan Vision Statement discusses many concepts including, but not limited
10 to, housing, population growth, community, and transportation, and is summarized
11 by the following: "Riverside County is a family of special communities in a
12 remarkable environmental setting." The Vision Statement acknowledges that every
13 community in the County is maturing in its own way, at its own pace, and within its
14 own context. The Vision itself is the County's blueprint for long-term, managed and
15 sustainable growth, but is also flexible to adapt when market conditions and other
16 external forces fundamentally shift land use patterns. This project has been reviewed
17 in conjunction with the Vision Statement and does not conflict with it.

18 Specifically, the Population Growth portion of the Vision Statement provides that
19 population growth follows a framework and is focused where it can best be
20 accommodated, rather than following a pattern of random sprawl. The proposed
21 project is located in an area within the County that is experiencing new development
22 and is expected to see more future growth. The proposed project is a logical
23 expansion of the existing development pattern that includes similar density to the
24 west. Additionally, the project will create a transition of housing density ranges from
25 medium density residential along Scott Road to larger lot requirements to the north.
26 Changing the site's General Plan Foundation Component to Community
27 Development will enable the site to accommodate new residential land uses that are
28 consistent with the existing development pattern within the area. Furthermore,

1 according to the Housing portion of the Vision Statement, the regional housing needs
2 forecasts are well coordinated within Riverside County and are accepted by regional
3 and state agencies. The project's increased development density will provide
4 housing opportunities that assist the County in meeting its regional housing needs.
5 For these reasons, General Plan Amendment No. 1129 does not conflict with the
6 Riverside County Vision.

7 4. The project does not create an internal inconsistency among the elements of the
8 General Plan. The proposed General Plan Foundation Component Amendment has
9 been reviewed in conjunction with each of the nine (9) Riverside County General
10 Plan Elements, including Land Use, Circulation, Multi-Purpose Open Space, Safety,
11 Noise, Housing, Air Quality, Healthy Communities, and Administration, and has
12 determined that this Foundation change is in conformance, provided the project site
13 is removed from the Estate Density Residential and Rural Residential Area East of
14 Interstate 215 Policy Area boundary. Once removed, there will be no further conflict
15 or internal inconsistency regarding residential development densities. For these
16 reasons, General Plan Amendment No. 1129 does not create an internal
17 inconsistency among the elements of the General Plan.

18 5. In addition to the benefits provided in Resolution No. 2016-243 Certifying EIR No.
19 542, a condition exists or an event has occurred that is unusually compelling and can
20 only be rectified by making changes to the Foundation Component. As provided
21 above, the Perris Union High School District (School District) plans on building a
22 new high school (High School #4) adjacent to the proposed project site. The site for
23 High School #4 was determined by the California Department of Education to be the
24 best site based on selection criteria in consideration of the long range school facility
25 needs. The new High School #4 will provide much needed accommodations for the
26 anticipated influx of additional new high school students in the area.

27 Additionally, funding for the School District's High School #4 is shared between the
28 School District and the State of California. The timing and adequacy of State funding

1 is often unpredictable, therefore, the School District is pursuing other matching
2 funding opportunities. The eventual construction of sewer facilities for High School
3 #4 can be completed much more economically and efficiently if done so in
4 conjunction with a neighboring development project such as the proposed project.
5 The location of the proposed project and its construction schedule is similar to that
6 of the District's High School #4. Coordinated construction of these projects would
7 result in requisite flows within the sewer to allow it to more reliably and effectively
8 function. Coordinated construction would also benefit other infrastructure and street
9 improvements. The proposed development would supplement the School District in
10 the construction and associated costs for the much needed High School #4 and the
11 area's related infrastructure improvements. The construction of High School #4 and
12 the benefit of coordinated construction with the project is the compelling event or
13 condition that supports the approval of GPA No. 1129.

14 6. The project will facilitate the implementation of open space for the adopted Multiple
15 Species Habitat Plan (MSHCP). As part of the project, a contribution of \$750,000
16 will be made to the Riverside Conservation Authority ("RCA") for the acquisition of
17 open space and critical biological habitat to assist in achieving the goals of the
18 Western Riverside County Multiple Species Habitat Plan ("MSHCP").
19 Additionally, a contribution of \$4,000 per unit will be made to the County of
20 Riverside for improvements to the local circulation system. These contributions are
21 in addition to fees already required by the Transportation Uniform Mitigation Fee
22 ("TUMF"), Development Impact Fee ("DIF"), and the Scott Road, Road and Bridges
23 Benefit District ("RBBD"). These contributions will facilitate the implementation
24 of open space for the adopted MSHCP.

25 7. In accordance with Article II, Section 2.6 of the Riverside County Ordinance No.
26 348 and the Administration Element of the General Plan, for the reasons specified
27 above, new conditions or circumstances disclosed during the review process justify
28 modifying the General Plan; General Plan Amendment No. 1129 does not conflict

1 with the overall Riverside County Vision, and does not create an internal
2 inconsistency among the elements of the General Plan. Further, based on the reasons
3 specified above, an unusually compelling condition exists or event has occurred that
4 supports the Foundation Component change proposed by General Plan Amendment
5 No. 1129. Finally, based on the reasons provided above, General Plan Amendment
6 No. 1129 will facilitate implementation of open space designations arising from the
7 adopted MSHCP.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
9 this matter, the following findings support General Plan Amendment No. 1129:

- 10 1. General Plan Amendment No. 1129 also proposes to modify the project site's land
11 use designation from the Estate Density Residential (2 Acre Minimum) to Medium
12 Density (2-5 DU/AC) and Open Space Recreation. Additionally, the Amendment
13 will revise the boundary of the Estate Density Residential and Rural Residential Area
14 East of Interstate 215 Policy Area by removing the site from this Policy Area.
- 15 2. The project does not involve a change in or conflict with the Riverside County
16 Vision, any General Planning Principle in Appendix B, or any Foundation
17 Component. As set forth above in the findings for the Extraordinary Foundation
18 Component Amendment, the Proposed project does not change or conflict with the
19 Riverside County Vision.
- 20 3. Further, Appendix B of the Riverside County General Plan includes General
21 Planning Principles that consist of seven (7) categories, including Community
22 Development, Environmental Protection, Transportation, Community Design,
23 Agricultural, Rural Development, and Economic Development. This project has
24 been reviewed in conjunction with these categories and is consistent with the
25 following planning principles:
 - 26 a. Principle I.C. Maturing Communities provides that every community in the
27 County is maturing in its own way, at its own pace and within its own context.
28 This community is maturing and is ready for this increase in intensity. More

1 development is envisioned for the area as evidenced by the recent approval
2 of General Plan Amendment No. 928. GPA No. 928 changed the General
3 Plan Foundation Component from Rural to Community Development and the
4 General Plan Land Use Designation from Rural Residential (5 Acre
5 Minimum) to Medium Density Residential (2-5 DU/AC) on 160 acres. GPA
6 No. 1129 proposes similar changes.

7 The maturing of the community is also shown by the applications for four
8 Foundation Component General Plan Amendments within the Estate Density
9 Residential and Rural Residential Area East of Interstate 215 Policy Area,
10 which proposed changing their Foundation Components from Rural to
11 Community Development. Furthermore, there is an existing residential tract
12 west of the subject site that includes Medium Density Residential (2-5 du/ac).
13 Changing the project site's land use will enable development at a density that
14 is compatible and consistent with the adjoining development. Moreover,
15 development of the School District's new high school shows the community
16 is maturing and that the community desires change.

17 Additionally, the revisions to the Estate Density Residential and Rural
18 Residential Area East of Interstate 215 Policy Area encompass only the
19 project site and would remove approximately 170 acres of the total 1,770
20 acres that make up this Policy Area. This leaves approximately 1,600 acres
21 remaining within the Policy Area. While this Policy Area was put in place to
22 protect the rural nature of the area, the Policy Area also provides that the
23 protection should only last until residents and property owners desire a
24 change. This change is evidenced by the recent applications for general plan
25 amendments as described above.

- 26 b. Principles II.C. and IV.G. encourage usable open space, parks connected to
27 schools and recreational facilities that are available for persons of all ages to
28 enjoy. The proposed project is consistent with this principle because it will

1 include a park and open space along the eastern edge of the site, bordering
2 the new high school. This park will include recreation fields, including
3 baseball and soccer fields. These fields can have joint use, allowing the
4 school to have more activities. Additionally, the proposed project will include
5 a park specially designed for persons with disabilities.

6 c. Principle IV.A.1 provides that the intent of the General Plan is to foster
7 variety and choice in community development, particularly in the choice and
8 opportunity for housing in various styles, of varying densities and of a wide
9 range of prices and accommodating a range of lifestyles in equally diverse
10 community settings, emphasizing compact and higher density choices.

11 d. Principle IV.A.4 provides that low density residential development should
12 not be the predominant use or standard by which residential desirability is
13 determined. The proposed project will result in a land use shift from Rural
14 Residential to Medium Density Residential, in support of the existing growth
15 in the area and anticipated future needs. The project will also create a
16 transition of housing density ranges from Medium Density Residential along
17 Scott Road to larger lot requirements to the north, providing the community
18 with a variety of housing products and lot sizes.

19 4. With approval of the Foundation Component change, the project will not conflict
20 with any Foundation Component designation.

21 5. The project contributes to the purposes of the General Plan. The General Plan's
22 Vision Statement encourages critical community facilities such as parks, schools,
23 healthcare and mental health facilities to be distributed throughout Riverside County
24 so that they are accessible to and benefit all residents. The Vision Statement also
25 emphasizes the importance of partnerships between school districts and local
26 governments in providing quality educational facilities in the County. GPA No. 1129
27 contributes to these purposes by facilitating the development of the School District's
28 new high school and by providing parks, including a park specially designed for

1 persons with disabilities, and recreational fields for the community. The Land Use
2 and Healthy Communities Elements also encourage communities to be designed with
3 a range of facilities that serve all ages and populations including, among others,
4 schools and recreational centers. The Healthy Communities Element encourages the
5 provision of a range of housing options to accommodate a range of income levels
6 and household types and the development of recreational centers to serve all phases
7 of life. GPA No. 1129 contributes to these goals or, at a minimum, would not be
8 detrimental to them because it will enable medium density residential development
9 within the community. It will also facilitate the development of the School District's
10 new high school, as well as parks to be used by the community's residents.
11 Additionally, the project's design will act as a buffer between the school use and the
12 remaining rural community and will provide a transition from the proposed medium
13 density subdivision to the existing rural community. For these reasons, General Plan
14 Amendment No. 1129 contributes to the purposes of the General Plan.

15 6. Special circumstances or conditions have emerged that were unanticipated in
16 preparing the General Plan. In 2009, after preparation began on the County's existing
17 General Plan, development of the School District's new High School #4 was
18 approved by the State. As provided in the School District's letter dated March 25,
19 2014 it is proceeding expeditiously on the design and construction of the new school
20 which was approved for development in 2009. The new High School #4 will provide
21 much needed accommodations for the anticipated influx of additional new high
22 school students in the area. Funding for the School District's High School #4 is
23 shared between the School District and the State of California. The timing and
24 adequacy of State funding is often unpredictable; therefore, the School District is
25 pursuing other matching funding opportunities. As provided in the School District's
26 letter, the eventual construction of sewer facilities for High School #4 can be
27 completed much more economically and efficiently if done so in conjunction with a
28 neighboring development project such as the proposed project. The location of the

1 proposed project and its construction schedule is similar to that of the District's High
2 School #4. Coordinated construction of these projects would result in requisite flows
3 within the sewer to allow it to more reliably and effectively function. Coordinated
4 construction would also benefit other infrastructure and street improvements. The
5 proposed development would supplement the School District in the construction and
6 associated costs for the much needed High School #4 and the area's related
7 infrastructure improvements.

8 Additionally, after 2008, GPA No. 928, located just southeast of the project site, was
9 approved by the County. GPA No. 928 changed the General Plan Foundation
10 Component from Rural to Community Development and the General Plan Land Use
11 Designation from Rural Residential (5 Acre Minimum) to Medium Density
12 Residential (2-5 du/ac). The Estate Density Residential and Rural Residential Area
13 East of Interstate 215 Policy Area includes a provision that allows for development
14 at a denser range, if there is a general area-wide resident and property owner
15 consensus to change the land use pattern. Applications for four Foundation
16 Component Amendments were for properties along Scott Road, requesting changes
17 from Rural to Community Development in order to enable land use changes to
18 Medium Density Residential. This is the same change being requested by GPA No.
19 1129. The changing conditions to the community's land use described above reflect
20 a desire by many surrounding land owners to change the rural area to a more urban
21 use. For these reasons, special circumstances or conditions have emerged that were
22 unanticipated in preparing the General Plan, making General Plan Amendment No.
23 1129 necessary.

- 24 7. Additionally, the project will expand basic employment job opportunities and
25 improve the ratio of jobs-to-workers in the County. The school will provide
26 additional jobs for the area. The development of the project site will allow the school
27 district to build the school site sooner through fees to the school and infrastructure
28 development, thus aiding in job creation. For these reasons, General Plan

1 Amendment No. 1129 will expand basic employment job opportunities and improve
2 the ratio of jobs-to-workers in the County.

3 8. The proposed General Plan amendment will not be detrimental to public health,
4 safety, and welfare.

5 9. In accordance with Article II, Section 2.4 of the Riverside County Ordinance No.
6 348 and the Administration Element of the General Plan, for the reasons specified
7 above, General Plan Amendment No. 1129 does not involve a change in or conflict
8 with the Riverside County Vision, any General Planning Principle set forth in
9 General Plan Appendix B, or any Foundation Component designation in the General
10 Plan. Further, for the reasons specified above, General Plan Amendment No. 1129
11 contributes to the purposes of the General Plan, and special circumstances or
12 conditions have emerged that were unanticipated in preparing the General Plan.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** Environmental
14 Impact Report No. 542 ("EIR") incorporated herein by reference, and finds that the EIR has been
15 completed in compliance with CEQA and that the EIR was presented to, reviewed and considered by the
16 Board of Supervisors prior to rendering its decision and that the EIR reflects the independent judgment and
17 analysis of the Board of Supervisors.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the findings required
19 by Public Resources Code Section 21081 with respect to each of the significant environmental impacts of
20 the project identified in the EIR, including the Statement of Overriding Considerations which are set forth
21 in Resolution No. 2016-243 and incorporated herein by reference.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
23 this matter, including EIR No. 542 that it **ADOPTS** General Plan Amendments No. 1129 as described
24 herein and shown on Exhibit 6 titled "CZ07856, GPA01129, TR36785 Proposed General Plan, Exhibit 6"
25 attached hereto.

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

2 **RESOLUTION 2016-240**

3 **AMENDING THE RIVERSIDE COUNTY**
4 **GENERAL PLAN**
5 **(FOURTH CYCLE GENERAL PLAN AMENDMENT FOR 2016)**

6 ADOPTED by Riverside County Board of Supervisors on December 13, 2016.

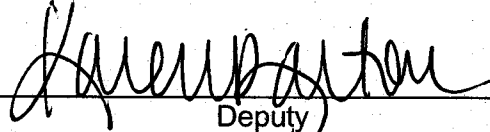
7 **ROLL CALL:**

8 **Ayes:** Jeffries, Tavaglione, Washington and Ashley
9 **Nays:** None
10 **Absent:** Benoit

11
12
13 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.

14 **KECIA HARPER-IHEM, Clerk of said Board**

15
16 By: _____

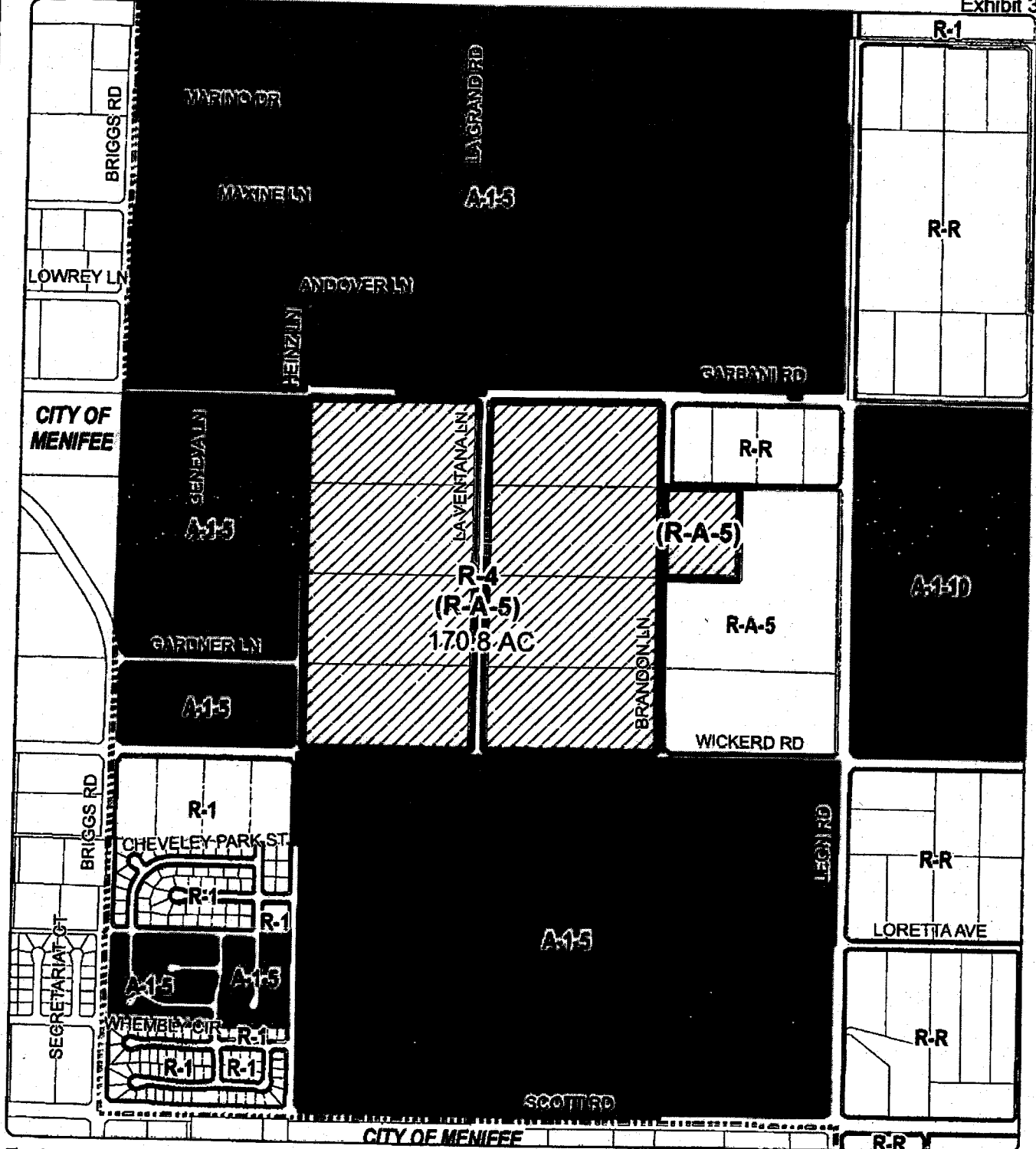

Deputy

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RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07856 GPA01129 TR36785 EIR00542
PROPOSED ZONING

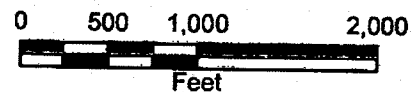
Supervisor: Washington
 District 3

Date Drawn: 04/13/2016
 Exhibit 3



Zoning Area: Winchester

Author: Vinnie Nguyen

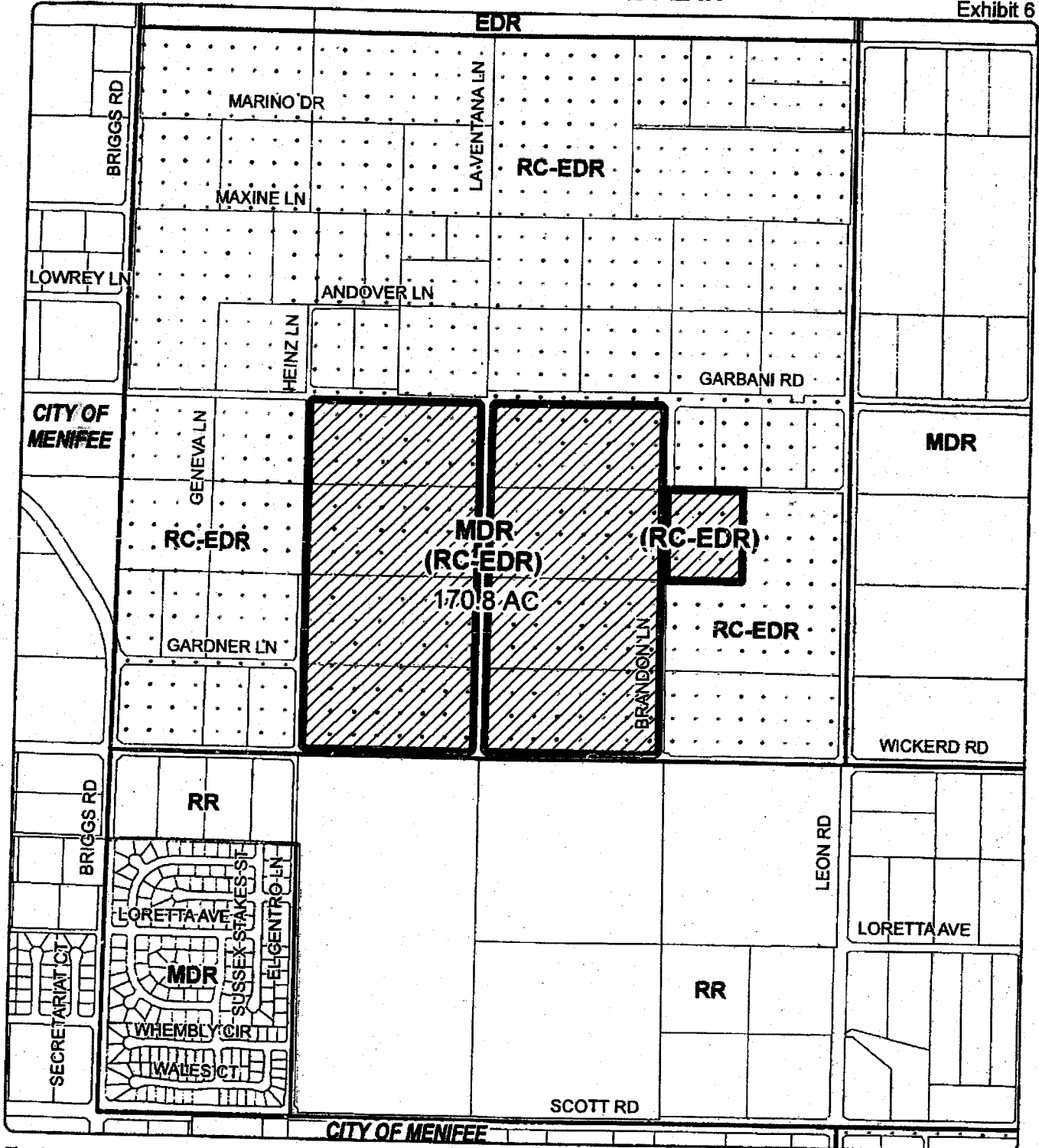


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07856 GPA01129 TR36785 EIR00542
PROPOSED GENERAL PLAN

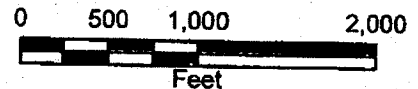
Supervisor: Washington
 District 3

Date Drawn: 04/13/2016
 Exhibit 6



Zoning Area: Winchester

Author: Vinnie Nguyen



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

RESOLUTION NO. 2016-243

CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 542

FOR GENERAL PLAN AMENDMENT NO 1129, CHANGE OF ZONE NO. 7856

AND TENTATIVE TRACT MAP NO. 36785

WHEREAS, pursuant to the provisions of Government Code Section 65350 et. seq., public hearings were held before the Riverside County Board of Supervisors in Riverside, California on July 12, 2016 and before the Riverside County Planning Commission in Riverside, California on June 1 and 15, 2016, to consider General Plan Amendment No. 1129, Change of Zone No. 07856 and Tract Map No. 36785; and,

WHEREAS, all the procedures of the California Environmental Quality Act (CEQA) and Riverside County Rules to Implement CEQA have been met, and Environmental Impact Report No. 542 (EIR No. 542), prepared in connection with General Plan Amendment No. 1129, Change of Zone No. 7856 and Tentative Tract Map No. 36785, and related cases (referred to alternatively herein as "the Project"), is sufficiently detailed so that all of the potentially significant effects of the Project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with CEQA and the above referenced Rules; and,

WHEREAS, pursuant to State CEQA Guidelines section 15151, the evaluation of environmental effect is to be completed in light of what is reasonably feasible; and,

WHEREAS, the Riverside County Planning Department circulated a Notice of Preparation (NOP) for a 30-day public review period commencing August 11, 2014 to September 9, 2014, and held one public scoping meeting on September 8, 2014. The County prepared a Draft EIR No. 542 (State Clearinghouse No. 2014081022) to address the General Plan Amendment No. 1129, Change of Zone No. 7856 and Tentative Tract Map No. 36785. The Draft EIR No.542 ("DEIR") was circulated for public review and comment as specified in the State CEQA Guidelines for a 45-day period (October 30, 2015 through December 14, 2015). Public comments were received by the County and have been responded to by the

FORM APPROVED COUNTY COUNSEL
BY: AARON C. GIBBIS
11-30-16
DATE

1 County in accordance with CEQA requirements. The Project Final EIR Responses to Comments document
2 was published May 17, 2016 (the "Responses"),

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

5 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
6 of the County of Riverside, in regular session assembled on December 13, 2016, that:

- 7 A. The Project includes Tentative Tract Map No. 36785, Change of Zone No. 7856 and General
8 Plan Amendment No. 1129, which were all considered concurrently at the public hearings
9 before the Board of Supervisors and Planning Commission.
- 10 B. General Plan Amendment No. 1129 changes the subject site's General Plan Foundation
11 Component and Land Use Designation from Rural Community: Estate Density Residential
12 (RC:EDR, 2-acre minimum) to Community Development: Medium Density Residential
13 [CD:MDR, 2-5 Dwelling Units/Acre (DU/AC)] and Open Space Recreation (OS-R).
14 General Plan Amendment No. 1129 also removes the subject site from the Estate Density
15 Residential and Rural Residential Policy Area.
- 16 C. Change of Zone No. 7856 changes the current zoning on the Project site from R-A-5 Zone
17 (Residential Agricultural - 5 Acre Minimum) to R-4 (Planned Residential) and Open Space
18 Recreational.
- 19 D. Tentative Tract Map No. 36785 proposes 514 parcels for building sites on a 171-acre
20 property. Phases Ia and Ib consist of 263 residential lots. Phases IIa and IIb consist of 251
21 lots. The community park is proposed to encompass approximately 15 acres. The Project
22 also includes three neighborhood parks of approximately 0.7 acre in size (total of 2.1 acres)
23 and one Park/Basin that is 1.6 acres in size. The Project proposes an internal "Paseo" of
24 about 1.25 acres (highly landscaped walkway areas adjacent to major internal roadways)
25 through the Project site; a paseo will also be installed along La Ventana Road which will
26 encompass about 1.5 acres; the Project will install about 8.1 acres of buffer area adjacent to
27 the major roadways (Garbani, Wickerd and El Centro); and 4 small open space areas that
28

1 will remain undeveloped in order to minimize impacts to jurisdictional waters of the United
2 States and State of California.

3 E. Tentative Tract Map No. 36785 is not located within a boundary of an existing Specific Plan.
4 Tentative Tract Map No. 36785 is associated with General Plan Amendment No. 1129 which
5 will change the property's Foundation Component to Community Development and its land
6 use designation to Medium Density Residential. The medium density residential land use
7 designation provides for single family homes and suburban subdivisions with a density range
8 between 2 to 5 dwelling units. Lot sizes within this land use designation range from 5,500
9 to 20,000 square feet. Tentative Tract Map No. 36785 proposes a subdivision for single
10 family homes with a density of approximately 2.9 dwelling units per acre and a minimum
11 lot size of 5,500. Additionally, General Plan Amendment No. 1129 proposed to remove the
12 project site from the Rural Residential Area East of Interstate 215 Policy Area. Once
13 removed, there will be no further conflict or internal inconsistency regarding residential
14 development densities. Therefore, Tentative Tract Map No. 36785 is consistent with the
15 property's General Plan land use designation as amended by proposed General Plan
16 Amendment No. 1129.

17 F. Furthermore, the design of the proposed Tentative Tract Map No. 36785 is consistent with
18 the County's General Plan. The General Plan's Vision Statement encourages critical
19 community facilities such as parks, schools, healthcare and mental health facilities to be
20 distributed throughout Riverside County so that they are accessible to and benefit all
21 residents. The Vision Statement also emphasizes the importance of partnerships between
22 school districts and local governments in providing quality educational facilities in the
23 County. Appendix B of the General Plan, Principle II.C. and IV.G., encourages usable open
24 space, parks connected to schools and recreational facilities that are available for persons of
25 all ages to enjoy. Tentative Tract Map No. 36785 includes a park and open space along the
26 eastern edge of the site, bordering the new high school. This park will include ball fields
27 including baseball and soccer fields. These can be used for joint use, allowing the school to
28 have more activities. Additionally, the proposed project will include a park specially

1 designed for persons with disabilities. The project's design will act as a buffer between the
2 school use and the remaining rural community and provide a transition from the proposed
3 medium density subdivision to the existing rural community.

4 G. Additionally, General Plan Principle IV.A.1 provides that the intent of the General Plan is
5 to foster variety and choice in community development, particularly in the choice and
6 opportunity for housing in various styles, of varying densities and of a wide range of prices
7 and accommodating a range of life styles in equally diverse community settings,
8 emphasizing compact and higher density choices. Moreover, Principle IV.A. 4 provides that
9 low density residential development should not be the predominant use or standard by which
10 residential desirability is determined. Tentative Tract Map No. 36785 will create a transition
11 of housing density ranges from Medium Density Residential along Scott Road to larger lot
12 requirements to the north, which is consistent with the principle to provide a variety of
13 housing products and lot sizes.

14 H. The site for Tentative Tract Map No. 36785 is physically suitable for the proposed residential
15 development and density because it consists of lightly rolling terrain, is not located within
16 either a CAL Fire state responsibility area or a very high fire hazard severity zone and is not
17 located within a Criteria Area of the Multi-Species Habitat Conservation Plan. Additionally,
18 higher density development is consistent with the recent approvals of General Plan
19 Amendment Nos. 921 and 928 and the project's conditions of approval will also improve
20 access for the site and surrounding area. The parks and athletic fields included in Tentative
21 Tract Map No. 36785 will also serve as recreational areas for the development's residents.

22 I. Environmental Impact Report No. 542 (EIR No. 542) was prepared for the project which
23 includes General Plan Amendment No. 1129, Change of Zone No. 7856 and Tentative Tract
24 Map No. 36785. EIR No. 542 analyzed the project's potential significant effects on the
25 environment and made the required findings in compliance with the State CEQA Guidelines
26 and Riverside County CEQA implementing projects. Based on the findings and conclusions
27 in EIR No. 542 and the project's conditions of approval, the design of Tentative Tract Map
28 No. 36785 is not likely to cause serious public health problems.

1 J. The design of Tentative Tract Map No. 36785 will not conflict with easements, acquired by
2 the public at large, for access through or use of, property within the proposed subdivision.
3 Within the tentative map there are existing recorded easements for public access roads,
4 however, through the project's design these easements for public access will be maintained
5 or alternatives will be provided. Additionally, in accordance with Section 3.2.J. of
6 Ordinance No. 460, the applicant has provided written assurances from the owners of the
7 properties underlying the off-site improvement/alignment that sufficient right-of-way can
8 and will be provided.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
10 impacts associated with the EIR No. 542 are determined to have no environmental impacts in consideration
11 of existing regulations and Project Design Features.

12 **A. Aesthetics, Light and Glare.**

13 *Impact: Effect Upon a Scenic Highway Corridor.*

14 *Threshold: Project construction and implementation would not have a substantial effect*
15 *upon a scenic highway corridor within which it is located.*

16 1. No Impact:

17 The Project site is bounded by two existing east-west roadways (Garbani Road on
18 the north and Wickerd Road on the south) and by two proposed north-south roadways
19 (El Centro Lane on the west and Brandon Lane on the east). Briggs Road is
20 approximately one-quarter mile to the west and Leon Road is approximately one-
21 quarter mile to the east. According to Figure 8, Scenic Highways, of the Sun
22 City/Menifee Valley Area Plan, the Project site is not located near any roadway
23 identified as a County Eligible, State Designated or State Eligible Scenic Highway.
24 Therefore, the Project has no potential to have any adverse impact on a scenic
25 highway corridor. (DEIR, p. 4-10).

26 **B. Agricultural and Forest Resources.**

27 *Impact: Conversion of Farmland.*

28

1 **Threshold:** *Project construction and implementation would not involve other changes in*
2 *the existing environment, which due to their location or nature, could result in conversion*
3 *of farmland, to non-agricultural use.*

4 1. No Impact:

5 The proposed Project has no potential to cause changes in the existing environment
6 that could result in conversion of farmland to non-agricultural uses. No such
7 agricultural uses occur in the vicinity of the Project site and the proposed changes in
8 land use have no potential to cause conversion of actively farmed land to non-
9 agricultural uses. The land use designations and the value of the land reduce the
10 potential for future dry farming of this Project site. No mitigation is required.
11 (DEIR, p. 4-26.)

12 **Impact:** *Loss or Conversion of Forest Resources.*

13 **Threshold:** *Project construction and implementation would not conflict with existing zoning*
14 *for, or cause rezoning of, forest land (as defined in Public Resources Code section*
15 *122220(g)), timberland (as defined by Public Resources Code section 4526), or timberland*
16 *zoned Timberland Production (as defined by Govt. Code section 51104(g)); Result in the*
17 *loss of forest land or conversion of forest land to non-forest use; or, involve other changes*
18 *in the existing environment which, due to their location or nature, could result in conversion*
19 *of forest land to non-forest use.*

20 1. No Impact:

21 The Project site is presently plowed and does not contain any vegetation other than
22 invasive weed species. According to Figure OS-3, Land Use Plan, of the General
23 Plan, the Project site is not located within any "Parks, Forest and Recreation Areas."
24 No forestry resources are present onsite, and no habitat supporting forest resources
25 is present onsite. Therefore, implementing the proposed Project has no potential to
26 adversely impact any forest resources or forested land. (DEIR, p. 4-65.)

27 C. Geology and Soils.

28 **Impact:** *Loss, Injury, or Death Involving Fault Rupture.*

1 **Threshold:** *Project construction and implementation would not expose people or structures*
2 *to potential substantial adverse effects, including the risk of loss, injury, or death involving*
3 *rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo*
4 *Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other*
5 *substantial evidence of a known fault.*

6 1. No Impact:

7 The Project site is located within an area of California known to contain a number of
8 active and potentially active faults. Review of the available references and the onsite
9 geotechnical investigation, including the Riverside County Land Information Service
10 (RCLIS), found that no known active faults cross the site and that the site is not
11 within a State of California Special Studies Zone. Site reconnaissance conducted as
12 part of the Geotechnical Evaluation of the site found no indication of faults crossing
13 the site. Therefore, the Geotechnical Evaluation concluded that the likelihood of
14 surface fault rupture on the site is low. No impacts are anticipated, and no mitigation
15 is required.

16 Based on a review of the RCLIS, the off-site Project components will not be located
17 over active faults, nor within an Alquist-Priolo Earthquake Fault Zone. No impacts
18 are anticipated, and no mitigation is required. (DEIR, p. 4-99.)

19 D. Hazards and Hazardous Materials.

20 **Impact:** *Loss, Injury, or Death From Wildland Fires.*

21 **Threshold:** *Project construction and implementation would not expose people or structures*
22 *to a significant risk of loss, injury or death involving wildland fires, including where*
23 *wildlands are adjacent to urbanized areas or where residences are intermixed with*
24 *wildlands.*

25 1. No Impact:

26 Implementation of the Project will not expose people or structures to a significant
27 risk of loss, injury or death involving wildland fires, including where wildlands are
28 adjacent to urbanized areas or where residences are intermixed with wildlands. No

1 impacts are anticipated. The Project has been designed in accordance with and
2 supportive of the County's Fire Protection Master Plan. No mitigation is required.
3 (DEIR, p. 4-155.)

4 **E. Mineral Resources.**

5 ***Impact: Loss of Availability of Known Mineral Resources.***

6 ***Threshold: Project construction and implementation will not result in the loss of***
7 ***availability of a known mineral resource in an area classified or designated by the State that***
8 ***would be of value to the region or the residents of the State.***

9 1. **No Impact:**

10 The proposed Project will convert the existing vacant site to a more intensely
11 developed urban site, a suburban residential subdivision. Based on a review of
12 available data and a field review of the Project site and surrounding area, there are
13 no known mineral resource values in the general area. The Project site is not
14 identified as an area where there are any known mineral resource values. Thus, the
15 proposed Project has no potential to adversely impact any known mineral resources.
16 (DEIR, p. 4-267.)

17 ***Impact: Loss of Locally-Important Resources.***

18 ***Threshold: Project construction and implementation will not result in the loss of locally-***
19 ***important mineral resource recovery site delineated on a local general plan, specific plan***
20 ***or other land use plan.***

21 1. **No Impact:**

22 Neither the County General Plan nor the Sun City/Meniffee Valley Area Plan
23 designates the Project site or surrounding area as a locally-important mineral
24 resource recovery site. Therefore, the proposed Project has no potential to create
25 significant inconsistency with these plans and the proposed Project will not result in
26 the loss of a locally-important mineral resource recovery site. No adverse impact to
27 this environmental issue will result from Project implementation. (DEIR, p. 4-268.)

28

1 ***Impact:*** *Location in Proximity to Surface Mines.*

2 ***Threshold:*** *Project construction and implementation will not be an incompatible land use*
3 *located adjacent to a State classified or designated area or existing surface mine.*

4 1. No Impact:

5 Based on a review of available data and a field review of the Project site and
6 surrounding area, the Project site and area are not located within a State classified
7 area designated with known resources and there are no existing surface mining areas
8 in the vicinity of the Project site. Thus, the proposed Project has no potential to
9 adversely impact existing or designated mineral resource area or mine. (DEIR, p. 4-
10 268.)

11 ***Impact:*** *Expose People or Property to Hazards from Proposed, Existing or Abandoned*
12 *Quarries and Mines.*

13 ***Threshold:*** *Project construction and implementation will not expose people or property to*
14 *hazards from proposed, existing or abandoned quarries or mines.*

15 1. No Impact:

16 There are no existing or abandoned quarries or mines in the Project area and
17 surrounding vicinity. No known mine, or mining operations are proposed for
18 development within the Project area. No adverse impact to this environmental issue
19 will result from Project implementation. (DEIR, p. 4-268.)

20 **F. Noise.**

21 ***Impact:*** *Expose People Residing or Working in the Project Area to Excessive Noise Levels*
22 *From Public Airports.*

23 ***Threshold:*** *Project construction and implementation will not (for a project located within*
24 *an airport land use plan area or, where such a plan has not been adopted), expose people*
25 *residing or working in the project area to excessive noise levels.*

26 1. No Impact:

27 The Project site is not located within two miles of a public airport. No impacts are
28 anticipated. No mitigation is required. (DEIR, p. 4-154.)

1 ***Impact:*** *Expose People Residing or Working in the Project Area to Excessive Noise Levels*
2 ***From Private Airstrips.***

3 ***Threshold:*** *Project construction and implementation will not (for a project located within*
4 *two miles of a public airport or a public use airport), expose people residing or working in*
5 *the project area to excessive noise levels.*

6 1. No Impact:

7 The most southeasterly portion of the Project site is located 0.72 miles northwest of
8 the Pines Airpark Airport, which is located east of Leon Road. The distance and
9 limited operations (a few flights per day) at this location minimize any potential for
10 significant conflict between this facility and the proposed Project once it is
11 developed. Therefore, the Project cannot expose people to significant noise from
12 such operations. (DEIR, p. 4-154.)

13 **G. Population and Housing.**

14 ***Impact:*** *Displace Substantial Numbers of Existing Housing.*

15 ***Threshold:*** *Project construction and implementation will not displace substantial numbers*
16 *of existing housing, necessitating the construction of replacement housing elsewhere.*

17 1. No Impact:

18 There is no existing housing located within the proposed Project site. The proposed
19 Project would not displace any existing housing, and therefore, it would not
20 necessitate the construction of replacement housing elsewhere. As a residential
21 Project, the proposed Project is also not forecast to create a demand for additional
22 housing, particularly housing affordable to households earning 80% or less of the
23 County's median income. Therefore, this Project has no potential to cause any
24 adverse impact regarding the need for replacement housing elsewhere. (DEIR, p. 4-
25 340.)

26 ***Impact:*** *Affect a County Redevelopment Project Area.*

27 ***Threshold:*** *Project construction and implementation will not affect a County*
28 *Redevelopment Project Area.*

1 1. No Impact:

2 According to the RCLIS, the Project site is not located within a Redevelopment Area.

3 No impacts are anticipated, and no mitigation is required. (DEIR, p. 4-340.)

4 **H. Transportation and Circulation.**

5 *Impact: Alter Waterborne, Rail, or Air Traffic.*

6 *Threshold: Project construction and implementation will not alter waterborne, rail or air*
7 *traffic.*

8 1. No Impact:

9 No adverse impacts on air traffic are forecast to occur from implementing the
10 proposed Project due to distance and lack of potential interference of air traffic from
11 this proposed residential Project. Similarly, the Project site and area do not support
12 any waterborne or rail transportation facilities or traffic. Therefore, the proposed
13 Project has no potential to adversely impact waterborne or rail traffic and no
14 mitigation is required. (DEIR, p. 4-455.)

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
16 impacts associated with the EIR No. 542 are determined to be less than significant in consideration of
17 existing regulations and Project Design Features.

18 **A. Aesthetics, Light and Glare.**

19 *Impact: Damage Scenic Resources.*

20 *Threshold: Project construction and implementation would not substantially damage scenic*
21 *resources, including, but not limited to, trees, rock outcroppings and unique or landmark*
22 *features.*

23 1. Project Impact(s):

24 There are no unique or landmark features located onsite within the Project site
25 boundaries. There are no landscape features that distinguish the Project site from the
26 surrounding undulating dry farmland. The broad landscape feature of the Project site
27 and surrounding area that distinguishes it from the surrounding developed areas is
28 the pastoral character it embodies. This pastoral visual setting is supported by the

1 random low density residences that dot the landscape with intervening plowed
2 farmland. The proposed Project will remove the Project site (171 acres of several
3 hundred surrounding acres) from this pastoral visual setting and reduce the overall
4 area that contributes to this landscape feature. Based on the lack of any intrinsic
5 onsite scenic resources, the proposed Project will not have a substantial impact on
6 any scenic or visual resources. (DEIR, p. 4-10.)

7 **Impact:** *Obstruct any Prominent Scenic Vista or View Open to the Public.*

8 **Threshold:** *Project construction and implementation would not obstruct any prominent
9 scenic vista or view open to the public.*

10 1. Project Impact(s):

11 The visual simulations completed for the Project (DEIR, Figures 4.2-1, 4.2-2, 4.2-3,
12 and 4.2-5) show that scenic views from all directions will be maintained. The
13 proposed housing development is nestled below the horizon and although the
14 foreground and middle ground views to and across the Project site will be altered,
15 the scenic views will not be substantially altered by the development of the proposed
16 Project. Thus, while the proposed Project is forecast to alter the views across the
17 property, it will not obstruct or substantially interfere with any of the scenic views
18 that presently exist across the property. Impacts would be less than significant.
19 (DEIR, p. 4-11.)

20 **Impact:** *Create an Aesthetically Offensive Site Open to Public View.*

21 **Threshold:** *Project construction and implementation would not result in the creation of an
22 aesthetically offensive site open to public view.*

23 1. Project Impact(s):

24 The proposed Project will convert the existing agricultural open space to suburban
25 residential use open to the public view. This change in the visual setting of the site
26 will be substantial, but the proposed use is not inherently negative or aesthetically
27 offensive. At a minimum the design requirements of Riverside County Ordinance
28 No. 348 and particularly the Supervisorial Guidelines are required to be implemented

1 as part of the proposed Project. Tentative Tract Map 36785 Amended complies with
2 the residential lot and street design requirements of both the Ordinance and
3 Guidelines. The individual house footprints have not yet been assigned to each lot,
4 nor has the specific residential design been identified. The County design guidelines
5 and standards are considered mandatory, with exceptions granted in limited
6 circumstances (such as complex topography) that do not apply to the Project site.
7 This requirement ensures that all pertinent design guidelines will be met by the
8 proposed Project.

9 The exterior roadways will be extensively landscaped to provide trails and parkway
10 landscape feature. The new residences will be designed to be consistent with the
11 nearest single-family subdivision residences located south of the site, just west of El
12 Centro Lane and north of Scott Road. The change in the visual setting has been
13 identified as representing a cumulatively considerable modification of the whole
14 agricultural open space setting that exists in the Project area. (DEIR, p. 4-11.) In
15 addition, the Project's onsite buffer areas include trails and dense landscaping,
16 designed to be effective in minimizing visual impacts. The buffers range in width
17 from 42 to 85 feet wide along the periphery of the Project. (Final EIR [FEIR],
18 Response to Comment [RTC] #9-8, p. 33.)

19 The change in visual setting to a suburban residential subdivision does not represent
20 an inherently "aesthetically offensive" site available to the public. The proposed
21 Project will incorporate the County's mandatory design guidelines and standards.
22 Further, Tract Map 36785 Amended includes a landscape plan that will create an
23 attractive suburban residential neighborhood. Since this plan must be adopted as part
24 of the Project approvals, no mitigation is required to achieve future landscape
25 objectives. Therefore, aesthetically offensive impacts will remain less than
26 significant. (DEIR, p. 4-11.)

1 ***Impact:*** *Interfere With the Nighttime Use of the Mt. Palomar Observatory.*

2 ***Threshold:*** *Project construction and implementation would not interfere with the nighttime*
3 *use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No.*
4 *655*

5 1. Project Impact(s):

6 The Project is approximately 24 miles from the Observatory, within Zone B of the
7 Special Lighting Area that surrounds the Mt. Palomar Observatory and it must
8 comply with the mandatory requirements of Riverside County Ordinance No. 655.
9 Riverside County Ordinance No. 655 contains approved materials and methods of
10 installation, definition, general requirements, requirements for lamp source and
11 shielding, prohibition and exceptions. With the incorporation of Project lighting
12 requirements of Riverside County Ordinance No. 655 into the proposed Project
13 future lighting design, the potential for conflict with night time use of the
14 Observatory can be minimized to a less than significant impact level. Since
15 Riverside Ordinance No. 655 establishes minimum performance thresholds for
16 outdoor lighting, there is no need for additional mitigation, as this ordinance is self-
17 implementing. (DEIR, pp. 4-11 and -12.)

18 B. Agricultural and Forestry Resources.

19 ***Impact:*** *Convert Farmland to a Non-Agricultural Use.*

20 ***Threshold:*** *Project construction and implementation would not convert Prime Farmland,*
21 *Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps*
22 *prepared pursuant to the Farmland Mapping and Monitoring Program of the California*
23 *Resources Agency, to non-agricultural use.*

24 1. Project Impact(s):

25 None of the Project site contains any Prime Farmland, Unique Farmland or Farmland
26 of Statewide Importance. This finding is based on the data provided in Figure OS-
27 2, Agricultural Resources Map, of the General Plan which identifies the location of
28 these special designated areas and the data in the Western Riverside County Soil

1 Survey. According to Figure OS-2 of the General Plan, the whole of the Project site
2 is designated as Farmland of Local Importance. However, the Project site is not
3 currently in agricultural production and the soils are not conducive to economically
4 viable commercial agricultural production. In this instance the soils are not of a
5 quality to support irrigated agriculture and the drought makes dry farming
6 economically infeasible. Thus, currently, the whole site is fallow.

7 The proposed Project will convert approximately 171 acres of the Project site to a
8 more intense suburban use. The Land Use Capability Class of the onsite soils are
9 non-prime in character and the Area Plan did not assign any agricultural value to the
10 Project site. Although designated on Figure OS-2 of the General Plan as Local
11 Important Farmlands, the detailed evaluation of the Project site does not support a
12 finding that the loss of this acreage to residential use would constitute a significant
13 adverse impact to agricultural resources or highly valuable and viable agricultural
14 land. Thus, the Project will not cause a significant impact to agricultural resources.

15 (DEIR, p. 4-26.)

16 ***Impact:*** *Conflict with Agricultural Zoning, Agricultural Use, Williamson Act of Riverside*
17 *County Agricultural Preserve.*

18 ***Threshold:*** *Project construction and implementation would not conflict with existing*
19 *agricultural zoning, agricultural use or with land subject to a Williamson Act contract or*
20 *land within a Riverside County Agricultural Preserve.*

21 1. Project Impact(s):

22 The Project site is not now, nor has it ever been, included in a County Williamson
23 Act contract or an Agricultural Preserve. Therefore, the proposed Project will not
24 cause a significant direct impact or conflict with the Williamson Act or an existing
25 agricultural use. Based on these facts, the County finds that the proposed Project
26 will not cause a significant direct impact or conflict with the Williamson Act or an
27 existing agricultural use. The site is not currently being farmed and the land use
28 designation (general plan) and zoning classification support rural residential uses,

1 not commercial farming activities. Also, as noted above the current high value of
2 the land and the low value of return on the property when used for dry land farming
3 makes this site unsuitable for continuing agricultural use. Since there are no
4 commercial agricultural activities in the general vicinity of the Project site, the
5 potential for indirect effects on agricultural resources or values due to growth
6 inducement is also considered less than significant. (DEIR, p. 4-25.)

7 **C. Air Quality.**

8 ***Impact:*** *Objectionable Odors Affecting a Substantial Number of People.*

9 ***Threshold:*** *Project construction and implementation would not create objectionable odors*
10 *affecting a substantial number of people.*

11 1. **Project Impact(s):**

12 The proposed Project does not contain land uses typically associated with emitting
13 objectionable odors. Potential odor sources associated with the Project may result
14 from construction equipment exhaust and the application of asphalt and architectural
15 coatings during construction activities, and the temporary storage of typical solid
16 waste associated with the proposed Project's long-term operational uses. Standard
17 construction requirements (use of low VOC architectural coatings and use of Tier 3-
18 4 construction equipment) would minimize odor impacts resulting from construction
19 activity. Any construction odor emissions generated would be temporary, short-
20 term, and intermittent in nature and would cease upon completion of the respective
21 phase of construction activity and is thus considered less than significant. Project-
22 generated solid waste would be stored in covered containers and removed at regular
23 intervals in compliance with Riverside County's solid waste regulations. These
24 regulations include storage of municipal solid waste in plastic containers and
25 collection of this waste a minimum of once per week. The proposed Project would
26 also be required to comply with South Coast Air Quality Management District
27 (SCAQMD) Rule 402 to prevent occurrences of public nuisances. Therefore, odors
28 associated with the proposed Project construction and operations would be less than

1 significant, and no mitigation is required. Lastly, the proposed Project eliminates
2 any futures sources of odors associated with agricultural operations, such as aerial
3 spraying of pesticides. (DEIR, p. 4-59.)

4 ***Impact:*** *Exposure of Sensitive Receptors to Point Source Emissions.*

5 ***Threshold:*** *Project operations/occupancy would not expose sensitive receptors which are*
6 *located within 1 mile of the Project site to Project substantial point source emissions; or,*
7 *involve the construction of a sensitive receptor located within one mile of an existing*
8 *substantial point source emitter.*

9 1. **Project Impact(s):**

10 Operational-source emissions would not exceed applicable Local Significance
11 Thresholds (LSTs) for CO, NO₂, PM₁₀, or PM_{2.5} at the nearest sensitive receptor.
12 (DEIR, p. 4-54; Table 4.4-25.) Therefore, the Project would have a less than
13 significant localized impact during operational activity.

14 ***Impact:*** *Exposure of Sensitive Receptors to Point Source Emissions - CO Hot Spots.*

15 ***Threshold:*** *Project construction and implementation would not expose sensitive receptors*
16 *which are located within 1 mile of the Project site to Project substantial point source*
17 *emissions; or, involve the construction of a sensitive receptor located within one mile of an*
18 *existing substantial point source emitter.*

19 1. **Project Impact(s):**

20 Carbon monoxide “hot spots” will not result from the Project. Adverse localized CO
21 concentrations (“hot spots”) are caused by vehicular emissions, primarily resulting
22 from idling at intersections. With the turnover of older vehicles, the introduction of
23 cleaner fuels, and the implementation of increasingly sophisticated and efficient
24 emissions control technologies, CO concentrations in the Project vicinity have
25 steadily declined. The South Coast Air Basin (SoCAB) has been designated as in
26 attainment for CO since 2007. A hot spot analysis was completed at substantially
27 more congested intersections in Los Angeles locations in 2003, and this analysis did
28 not predict any violation of CO standards. It can therefore be reasonably concluded

1 that projects, such as the proposed Project, that are not subject to the extreme vehicle
2 volumes or congestion evidenced in that 2003 study would similarly not create or
3 result in CO hot spots. Therefore impacts associated with hot spots would be less
4 than significant. (DEIR, pp. 4-55, and -58.)

5 **D. Biological Resources.**

6 ***Impact:*** *Adverse Effect on Endangered or Threatened Species.*

7 ***Threshold:*** *Project construction and implementation would not have a substantial adverse*
8 *effect, either directly or through habitat modifications, on any endangered, or threatened*
9 *species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5)*
10 *or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12).*

11 1. **Project Impact(s):**

12 The site is completely disturbed by historic agricultural practices. General biological
13 and focused surveys for listed species were conducted. There was no habitat
14 identified on the Project site that could support any listed species and no listed
15 species were identified on the Project site. Thus, no adverse impact to any
16 endangered or threatened species, directly or through habitat modifications, will
17 result from Project implementation. (DEIR, p. 4-79.)

18 ***Impact:*** *Interfere with Wildlife Movement/Impede the Use of Native Wildlife Nursery Sites.*

19 ***Threshold:*** *Project construction and implementation would not interfere substantially with*
20 *the movement of any native resident or migratory fish or wildlife species or with established*
21 *native resident migratory wildlife corridors, or impede the use of native wildlife nursery*
22 *sites.*

23 1. **Project Impact(s):**

24 The only areas identified as a wildlife movement corridor within the Project area are
25 the following linkages: Linkage 8, Constrained Linkage 16 and Constrained Linkage
26 17. The proposed Project will not adversely affect any of these linkages. The Project
27 site does not contain any stream channels with riparian vegetation that could serve
28 as local wildlife movement corridors. Based on these findings, the proposed Project

1 will not interfere with wildlife movement corridors or the use of any native wildlife
2 nursery sites. (DEIR, p. 4-80.)

3 ***Impact: Adverse Effect on Federally Protected Wetlands.***

4 ***Threshold: Project construction and implementation would not have a substantial adverse***
5 ***effect on federally protected wetlands as defined by Section 404 of the Clean Water Act***
6 ***(including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal,***
7 ***filling, hydrological interruption, or other means.***

8 1. **Project Impact(s):**

9 The proposed Project will not adversely impact any wetland habitat because no such
10 habitat occurs on the Project site. Without any wetland habitat on the property, there
11 is no potential for direct removal or indirect damage to such resources. The Project
12 site does contain limited areas of waters of the United States and State of California
13 that do not support any wetland vegetation or other sensitive habitat. No significant
14 direct or indirect impacts to onsite or offsite wetland resources are forecast to occur.
15 (DEIR, p. 4-80.)

16 ***Impact: Local Ordinances Protecting Biological Resources.***

17 ***Threshold: Project construction and implementation would not conflict with any local***
18 ***policies or ordinances protecting biological resources, such as a tree preservation policy or***
19 ***ordinance.***

20 1. **Project Impact(s):**

21 The Project has been determined to be consistent with the Multiple Species Habitat
22 Conservation Plan (MSHCP) with mitigation to offset impacts to burrowing owl
23 (BUOW). No other biological resources have been identified on the property that
24 would be protected by any local policy or ordinance. The single existing tree onsite
25 is non-native that does not provide substantial habitat for nesting birds. Therefore,
26 no potential exists to adversely impact any such habitat or community. (DEIR, p. 4-
27 81.)
28

1 E. **Cultural Resources.**

2 ***Impact:*** *Alter or Destroy a Historic Site/Cause an Adverse Change in the Significance of a*
3 *Historical Resource.*

4 ***Threshold:*** *Project construction and implementation would not alter or destroy an historic*
5 *site; or cause a substantial adverse change in the significance of a historical resource as*
6 *defined in California Code of Regulations, Section 15064.5.*

7 1. **Project Impact(s):**

8 According to the findings in the cultural resources study (Appendix 3 of Volume 2
9 of the Draft EIR), no historic period resources were identified at the Project site based
10 on the records check and field survey. No adverse impact to historic period resources
11 will result from implementing the proposed Project. (DEIR, p. 4-90.)

12 ***Impact:*** *Disturb any Human Remains.*

13 ***Threshold:*** *Project construction and implementation would not disturb any human remains,*
14 *including those interred outside of formal cemeteries.*

15 1. **Project Impact(s):**

16 Based on historic disturbance of the Project site, the potential for encountering
17 human remains is very low. If human remains are accidentally exposed during site
18 grading, Section 7050.5 of the California Health and Safety Code requires a
19 contractor to immediately stop work in the vicinity of the discovery and notify the
20 County Coroner. The Coroner must then determine whether the remains are human
21 and if such remains are human, the Coroner must determine whether the remains are
22 or appear to be of a Native American. If deemed potential Native American remains,
23 the Coroner contacts the Native American Heritage Commission to identify the most
24 likely affected tribe and to initiate the proper recovery of such remains. Since this
25 process is mandatory, no additional mitigation is required to ensure that the impacts
26 to human remains will be less than significant. (DEIR, p. 4-90.)

1 ***Impact:*** *Destroy a Unique Paleontological Resource, or Site, or Unique Geologic Feature.*

2 ***Threshold:*** *Project construction and implementation would not directly or indirectly*
3 *destroy a unique paleontological resource, or site, or unique geologic feature.*

4 1. Project Impact(s):

5 Based on the findings in the Project Geotechnical Study, the Project site is located
6 within an area of granodioritic bedrock and the potential of finding any unique
7 paleontological resources or other unique geologic features on the Project is
8 negligible. No adverse impact to such resources will result from implementing the
9 proposed Project. (DEIR, p. 4-91.)

10 F. Geology and Soils.

11 ***Impact:*** *Seismic-Related Ground Failure and Liquefaction.*

12 ***Threshold:*** *Project construction and implementation would not be subject to seismic-*
13 *related ground failure, including liquefaction.*

14 1. Project Impact(s):

15 The subject property is not within a State of California Special Studies Zone and has
16 a low potential for liquefaction. The Project will be required to comply with the
17 recommendations contained within the 2014 Geotechnical Evaluation to address
18 seismic-related ground failure, including liquefaction and seismically-induced
19 settlement. The off-site Project components will be located in areas identified as
20 having a “low” potential for liquefaction and a “very low” potential for subsidence.
21 Due to the proximity of the off-site Project components to the Project site, it can be
22 anticipated that the off-site Project components will occur on soils with similar
23 subsidence and liquefaction characteristics as those on the site. All of the off-site
24 Project components will be located within existing roadways or right-of-ways, and
25 do not include any habitable structures. Therefore, the proposed Project will not be
26 exposed to significant seismic-related liquefaction ground failure. (DEIR, pp. 4-99
27 through -101.)

1 The Project will be required to comply with the recommendations contained within
2 the 2014 Geotechnical Evaluation (see DEIR, p. 4-101) to address seismic-related
3 ground failure, including seismically-induced subsidence and liquefaction. This is a
4 standard requirement, and not considered unique mitigation under CEQA. The
5 Geotechnical Evaluation (Appendix 4 in Volume 2 of the DEIR) contains the detailed
6 site design requirements. With implementation of the requirements identified in the
7 2014 Geotechnical Evaluation, impacts can be reduced to a less than significant level.
8 Because all of the geotechnical design measures are mandatory and standard
9 conditions of approval, no mitigation is required. (DEIR, p. 4-101.)

10 ***Impact:*** *Landslide, Lateral Spreading, Collapse, or Rockfall Hazards.*

11 ***Threshold:*** *Project construction and implementation would not be located on a geologic*
12 *unit or soil that is unstable, or that would become unstable as a result of the Project, and*
13 *potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards.*

14 1. Project Impact(s):

15 The Project site will not be located on a geologic unit or soil that is unstable, or that
16 would become unstable as a result of Project implementation. Due to the proximity
17 of the off-site Project components to the Project site, it is anticipated that the off-site
18 Project components are not located on a geologic unit or soil that is unstable, or that
19 they would become unstable as a result of the Project, and potentially result in on- or
20 off-site landslide, lateral spreading collapse, or rockfall hazards. This finding is
21 based on extrapolating the onsite geology findings to the immediate offsite areas with
22 the same geological conditions, i.e., unconsolidated older alluvial sediment above
23 granitic bedrock that underlays the whole Project area and vicinity. Any impacts will
24 be mitigated to a less than significant level through mandatory standard design and
25 installation requirements required by the respective agencies (i.e., water, sewer and
26 gas) and compliance with the 2014 Geotechnical Evaluation. This is a mandatory
27 requirement and is not considered to be a mitigation measure under CEQA. No
28 additional mitigation is required. (DEIR, p. 4-104.)

1 **Impact:** *Geologic Unit/Soil Stability - Ground Subsidence.*

2 **Threshold:** *Project construction and implementation would not be located on a geologic*
3 *unit or soil that is unstable, or that would become unstable as a result of the Project, and*
4 *potentially result in ground subsidence.*

5 1. Project Impact(s):

6 The subject property is considered susceptible to subsidence. The on-site soils are
7 considered potentially compressible and unsuitable for the support of settlement-
8 sensitive structures or additional fill in their current condition. Due to the proximity
9 of the off-site Project components to the Project site, it can be anticipated that the
10 same subsidence issues identified for the Project site may apply to the off-site Project
11 components. The Project will be required to comply with the recommendations
12 contained within the 2014 Geotechnical Evaluation as it relates to subsidence, which
13 indicate that subsidence will be less than 0.1 foot after implementing the design
14 requirements summarized therein. With implementation of the Geotechnical
15 Evaluation recommendations, impacts can be reduced to a less than significant level.
16 (DEIR, pp. 4-105, -106.)

17 **Impact:** *Geologic Hazards - Seiche, Mudflow, or Volcanic Hazard.*

18 **Threshold:** *Project construction and implementation would not be subject to geologic*
19 *hazards, such as seiche, mudflow, or volcanic hazard.*

20 1. Project Impact(s):

21 None of the Project components are located adjacent to a reservoir or large body of
22 water. Therefore, there is no potential for an over-topping seiche to impact the
23 Project components. Based on the inland location of the Project components, there
24 is no potential for tsunami hazards to impact the Project vicinity. No substantial
25 slopes or waterways are located in the immediate vicinity of the Project site that
26 could cause a substantial mudflow in the Project vicinity; therefore there is no
27 potential for a mudflow to impact the Project site or off-site components. No Project
28 components are located in proximity to any active volcanoes; therefore, there is no

1 potential for volcanic hazards to impact the Project vicinity. No mitigation is
2 required. (DEIR, pp. 4-105 and -106.)

3 ***Impact:*** *Changes to Topography, Ground Relief Features/Cut or Fill Slopes/Subsurface*
4 *Sewage Disposal Systems.*

5 ***Threshold:*** *Project construction and implementation would not change topography or*
6 *ground surface relief features; create cut or fill slopes greater than 2:1 or higher than 10*
7 *feet; or, result in grading that affects or negates subsurface sewage disposal systems.*

8 1. Project Impact(s):

9 Implementation of the Project will result in a change to the topography or ground
10 surface relief features, and will create cut or fill slopes. No slopes greater than 2:1
11 are proposed as shown on the Tract Map 36785 Amended, nor are there any slopes
12 greater than 10 feet in height, except in the water quality management basins.
13 Grading activities will initially dominate the construction environment. The Project
14 will be required to comply with the recommendations contained within the 2014
15 Geotechnical Evaluation as it relates to cut and/or fill slopes. This is a standard
16 requirement with measures as summarized in this Chapter, and not considered unique
17 mitigation under CEQA. Impacts are considered less than significant. No mitigation
18 is required. The Project site will be graded, but since the Project will be served by a
19 sewer which will deliver wastewater generated on the Project site to a wastewater
20 treatment plant, the proposed Project will not experience any adverse impacts from
21 sub-surface septic tank systems due to onsite constraints. (DEIR, p. 4-106.)

22 Due to the nature and locations of the off-site Project components, they are
23 anticipated to make minimal changes to the topography or ground surface relief
24 features and will most likely not create cut or fill slopes greater than 2:1 or higher
25 than 10 feet based on the existing slopes of the offsite roadways, such as Wickerd
26 and Garbani. The off-site Project components will be required to comply with the
27 applicable sections and recommendations contained in the 2014 Geotechnical
28 Evaluation, if applicable. Compliance with these Guidelines as well as adherence to

1 the standard Agency design criteria for the installation of these facilities will reduce
2 any Project impacts to a less than significant level. No mitigation is required. (DEIR,
3 p. 4-106.)

4 ***Impact:*** *Expansive Soils Creating Risks to Life or Property.*

5 ***Threshold:*** *Project construction and implementation would not be located on expansive*
6 *soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating*
7 *substantial risks to life or property.*

8 1. Project Impact(s):

9 It is not anticipated that the Project will be located on expansive soil, as defined in
10 Section 1802.3.2 of the California Building Code (2007), creating substantial risks
11 to life or property. The 2014 Geotechnical Evaluation contains recommendations for
12 the preparation of on-site soils in order to allow development on the site. The Project
13 will be required to comply with the recommendations contained within the 2014
14 Geotechnical Evaluation as it relates to cut and/or fill slopes. This is a standard
15 requirement, and not considered unique mitigation under CEQA. Impacts will be
16 considered less than significant. No mitigation is required. (DEIR, p. 4-107.)

17 Based on the locations for the off-site Project components in proximity to the Project
18 site, it is anticipated that the infrastructure alignments will encounter expansive soil,
19 as defined in Section 1802.3.2 of the California Building Code (2007). The
20 installation of the proposed offsite pipelines and roadways will be required to achieve
21 the blending mandated in Appendix 4 in Volume 2 of the DEIR. With
22 implementation of these design measures, the potential hazards associated with
23 expansive soils can be controlled so that it will not create substantial risks to life or
24 property and the potential impact can be controlled to a less than significant impact
25 level. Due to the proximity of these off-site Project components proximity to the
26 Project site, they will be required to comply with the applicable sections and
27 recommendations contained in the 2014 Geotechnical Evaluation, if applicable.
28 Compliance with these Guidelines as well as adherence to the standard Agency

1 design criteria for the installation of these facilities will reduce any Project impacts
2 to a less than significant level. No mitigation is required. (DEIR, p. 4-107.)

3 **G. Hazards and Hazardous Materials.**

4 ***Impact: Hazardous Materials Sites - Create a Hazard to the Public or the Environment.***

5 ***Threshold: Project construction and implementation would not be located on a site which***
6 ***is included on a list of hazardous materials sites compiled pursuant to Government Code***
7 ***§65962.5 and, as a result, would it create a significant hazard to the public or the***
8 ***environment.***

9 1. **Project Impact(s):**

10 A 2014 ESA consultant reviewed known electronic database listings for possible
11 hazardous waste generating establishments in the vicinity of the Project site. The
12 subject property was not listed on any of the databases reviewed as having
13 environmental concerns. (DEIR, pp. 4-143 through 145.)

14 ***Impact: Public Airports - Consistency with Airport Master Plan/Airport Land Use***
15 ***Commission (ALUC) Review/Safety Hazard.***

16 ***Threshold: Project construction and implementation would not result in an inconsistency***
17 ***with an Airport Master Plan; require review by the Airport Land Use Commission; or, (for***
18 ***a Project located within an airport land use plan or, where such a plan has not been adopted,***
19 ***within two miles of a public airport or public use airport), result in a safety hazard for people***
20 ***residing or working in the Project area.***

21 1. **Project Impact(s):**

22 The on-site and off-site Project components are not located within an airport land use
23 plan or, where such a plan has not been adopted, within two miles of a public airport
24 or public use airport, and the Project would not result in a safety hazard for people
25 residing or working in the Project area. Therefore, implementation of the Project
26 will not result in an inconsistency with an Airport Master Plan; or require review by
27 the Airport Land Use Commission. The northern boundary of French Valley Airport
28 is located more than two miles to the south of the Project site. The southern boundary

1 of the Hemet-Ryan Airport is located approximately 4.9 miles northeast of the
2 Project site. The southern boundary of the Perris Valley Airport is located
3 approximately 8.2 miles northwest of the Project site. No routine flight paths occur
4 over the Project site, and it would be subject only to random overflights from these
5 airports. Based on this information, no adverse impacts to air operations or to the
6 future residents will result from implementation of the Project. No mitigation is
7 required. (DEIR, p. 4-154.)

8 ***Impact: Private Airstrips – Safety Hazard***

9 ***Threshold: Project construction and implementation would not (for a Project within the***
10 ***vicinity of a private airstrip, or heliport) result in a safety hazard for people residing or***
11 ***working in the Project area.***

12 1. **Project Impact(s):**

13 The most southeasterly portion of the Project site is located 0.72 miles northwest of
14 the Pines Airpark Airport, which is located east of Leon Road. There are no details
15 of flight paths for this private airpark, but the distance and limited operations (a few
16 flights per day) at this location minimize any potential for significant conflict
17 between this facility and the proposed Project once it is developed. (DEIR, p. 4-
18 154.)

19 **H. Hydrology and Water Quality.**

20 ***Impact: Housing Within a 100-Year Flood Hazard Area.***

21 ***Threshold: Project construction and implementation would not place housing within a 100-***
22 ***year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance***
23 ***Rate Map or other flood hazard delineation map.***

24 1. **Project Impact(s):**

25 A review of the Area Plan flood hazard areas and the FEMA FIRM Panel indicate
26 the Project site is not subject to any 100-year flood hazard areas. All runoff from the
27 future developed site will be managed including future storms up to the 100-year
28 storm. Based on these findings, the proposed Project can be implemented without

1 exposing the Project to a significant flood hazard using the 100-year criterion. No
2 impact will occur under this issue. (DEIR, p. 4-182.)

3 The Project's area of impact, including offsite facilities, does not include any 100-
4 year flood hazard areas. All roadways and offsite pipeline infrastructure will
5 accommodate all surface flows generated from upstream watershed areas and deliver
6 them to the downstream side of the roadways. Therefore, the proposed Project will
7 not impede or redirect flood flows in a manner that would result in significant adverse
8 impacts to the environment. (DEIR, p. 4-182.)

9 ***Impact:*** *Altered Drainage Patterns - Course of Stream or River/Increase Rate or Amount*
10 *of Surface Runoff.*

11 ***Threshold:*** *Project construction and implementation would not substantially alter the*
12 *existing drainage pattern of the site or area, including through the alteration of the course*
13 *of a stream or river, or substantially increase the rate or amount of surface runoff in a*
14 *manner that would result in flooding on- or off-site.*

15 1. Project Impact(s):

16 The proposed Project site's existing drainage pattern will be altered, but the proposed
17 Project engineering plans have taken considerable care to ensure that future runoff
18 patterns (local watersheds) are maintained and that the volume of water discharged
19 will not exceed the current volumes as required by the County and Regional Boards.
20 Thus, the proposed Project will alter the drainage pattern but it will not alter the
21 course of a stream or river and it will not substantially increase the rate or amount of
22 surface runoff in a manner that will cause any significant flooding on- or off-site.
23 (DEIR, p. 4-183.)

24 ***Impact:*** *Changes in Absorption Rates or the Rate and Amount of Surface Runoff.*

25 ***Threshold:*** *Project construction and implementation would not result in changes in*
26 *absorption rates or the rate and amount of surface runoff.*

1 1. Project Impact(s):

2 The Project Hydrology Study assumes a conservative 65% value for impervious
3 surface within the proposed Project. This future impermeable surface can be
4 compared to the existing site, which does not have any impervious surface within its
5 boundaries, other than small areas of bedrock outcrop. The Project will increase both
6 the rate and accumulation of surface runoff during future precipitation events, but
7 the Project design incorporates sufficient bioretention basins to capture and manage
8 the discharge of surface runoff without any substantial change in the rate or amount.
9 The Project will not cause a significant impact to on-site and off-site surface runoff
10 as a result of the proposed change in absorption rates. (DEIR, p. 4-183.)

11 ***Impact:*** *Loss, Injury, or Death Involving Flooding, Including Flooding as a Result of the*
12 *Failure of a Levee or Dam.*

13 ***Threshold:*** *Project construction and implementation would not expose people or structures*
14 *to a significant risk of loss, injury or death involving flooding, including flooding as a result*
15 *of the failure of a levee or dam (Dam Inundation Area).*

16 1. Project Impact(s):

17 The Project site is not exposed to significant flooding due to normal stormwater
18 runoff in the general vicinity of the Project site. There are no known levees in the
19 Project area that could fail and expose the Project site to inundation. After careful
20 review of the City of Murrieta General Plan Environmental Impact Report, the
21 Project site appears to be just within the Diamond Valley Lake West Dam inundation
22 area. If a catastrophic failure of a full reservoir occurs in any of the dams impounding
23 Diamond Valley Lake, the water will generally follow the flow line of Warm Springs
24 Creek (located to the east of the site). A portion of the impounded water released
25 from failure of the West Dam just encroaches on eastern portion of Section 18, in
26 which the proposed Project is located. The potential for exposure to catastrophic
27 dam inundation is considered minimal because of the quality of the dam construction
28 for Diamond Valley Lake (designed to have a 10^{-8} potential for failure on any given

1 day) and the ongoing monitoring and maintenance required for such dams by the
2 State of California and by the Metropolitan Water District of Southern California.
3 (See "Domenigoni Valley Reservoir Environmental Impact Report," Metropolitan
4 Water District of Southern California). Given the available warning systems if a dam
5 begins to fail, the potential exposure of a small portion of the Project site is
6 considered a less than significant impact. (DEIR, p. 4-184.)

7 ***Impact:*** *Surface Water Amount Changes.*

8 ***Threshold:*** *Project construction and implementation would not result in changes in the*
9 *amount of surface water in any water body.*

10 1. Project Impact(s):

11 Aside from the accumulations of water in the future bioretention basins, the proposed
12 Project is not forecast to substantially change the amount of surface water in any
13 water body, including during future storms up to the 100-year runoff volume. (DEIR,
14 p. 4-184.)

15 **I. Land Use**

16 ***Impact:*** *Consistency with General Plan Land Use Designations and Polices.*

17 ***Threshold:*** *Project construction and implementation would be consistent with the land use*
18 *designations and policies of the Comprehensive General Plan (including those of any*
19 *applicable Specific Plan).*

20 1. Project Impact(s):

21 A consistency analysis was completed to determine the Project's consistency with
22 the land use designations and policies of the County of Riverside Comprehensive
23 General Plan, the Sun City/Menifee Valley Area Plan (SCMVAP), and the Southern
24 California Association of Governments Regional Transportation Plan/Sustainable
25 Communities Strategy (RTP/SCS). In addition, consistency between the Project and
26 the Community of Winchester Draft Land Use Study was also completed. (DEIR,
27 pp. 4-216 through 4-260.)
28

1 The rule of general plan consistency is that the project must at least be compatible
2 with the objectives and policies of the general plan. (*Naraghi Lakes Neighborhood*
3 *Preservation Association v. City of Modesto* (2016) 1 Cal.App.5th 9, citing *Sequoyah*
4 *Hills Homeowners Assn. City of Oakland* (1993) 23 Cal.App.4th 704). To be
5 consistent with a general plan, the project is required to be in agreement or harmony
6 with the terms of the general plan, not in rigid conformity with every detail. (*Naraghi*
7 *Lakes Neighborhood Preservation Association, supra*, 1 Cal.App.5th at p. 18, citing
8 *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco*
9 (2002) 102 Cal. App.4th 656). The DEIR's analysis determined that the Project was
10 consistent with the General Plan's plans, goals, and policies. (DEIR, p. 5-259.)

11 SCMVAP Consistency

12 Regarding consistency with the SCMVAP, the consistency analysis compared the
13 Project against SCMVAP buffer and interface transition policies (including Policy
14 13.1; see DEIR, pp. 4-216, -127 [finding the Project's utilization of buffers and
15 transitions, and placement of trails and detention basins within these buffer areas was
16 consistent with this policy]); estate density residential and rural residential policies
17 (including Policy 6.1; see DEIR, pp. 4-217 through -219 [finding the Project's
18 retention of estate density and rural character, approval of all proposed entitlements,
19 and use of buffers was consistent with this policy]); design standards and guidelines
20 (including Policy 8.1; see DEIR, p. 4-219 [finding the Project would conform to the
21 development design standards and guidelines of the Third and Fifth Supervisorial
22 Districts]); infrastructure and services policies (including Policy 9.1, 9.2, and 9.3;
23 see DEIR, pp. 4.-219, -220 [finding the Project would generate sufficient tax dollars
24 to support facilities and services]); nighttime lighting and light pollution policies
25 (including Policy 12.1; see DEIR, pp. 4-220, -221 [finding the Project would comply
26 with Mt. Palomar lighting requirements]); circulation policies (including Policy 14.1,
27 16.1, and 21.1; see DEIR, pp. 4.-221, -222 [finding the Project's improvements to
28 Garbani, Wickerd and El Centro Lane and payment of impact fees was consistent

1 with these policies]); cultural resource policies (including Policy 23.1, 23.2; see
2 DEIR, pp. 4-222, -423 [finding the Project's Cultural Resources Study and
3 preservation of cultural resource values consistent with these policies]); flooding and
4 dam inundation policies (including Policy 25.1, 25.2, 25.3, 25.4; see DEIR, p. 4-223
5 [finding the Project was not located in the 100-year floodplain, and a minimal
6 potential for exposure due to dam inundation was consistent with these policies]);
7 seismic events policies (including Policy 27.1; see DEIR p. 4-224 [finding the
8 Project's Geological Report results to be consistent with this policy]); and finally,
9 slope and topography policies (including Policy 281; see DEIR, p. 4.-224 [finding
10 the Project is not located in an area with substantial slopes and is therefore consistent
11 with this policy]). Thus, the Project is consistent with each of the relevant policies
12 within the SCMVAP, and no impact would occur.

13 County General Plan Consistency

14 Regarding consistency with the County's Comprehensive General Plan ("General
15 Plan"), the DEIR also compared the Project against the General Plan's Circulation
16 Element, Open Space Element, and Land Use Element policies. (DEIR, pp. 4-221-
17 251.) These policies apply to community design, land use computability, economic
18 development and fiscal impacts, open space and resource preservation, circulation,
19 scenic corridors, airport facilities, wind and solar energy resources, agricultural uses,
20 rural land uses, mineral resources, industrial and business park uses, commercial
21 uses, public facility uses, watercourses, landfills, etc. (*Ibid.*) In total, over 180
22 specific General Plan policies were considered. (*Ibid.*)

23 The DEIR found that the Project was consistent with General Plan policies relating
24 to the efficient use of land (i.e. LU 2.1) on grounds the Project includes approval of
25 a General Plan Amendment, the site's location in an area of transition, the site's
26 location within two miles of an existing commercial center, and the Project's
27 provision of facilities to support bicycling, pedestrian travel, and transit. (DEIR, p.
28 4-225.) More specifically, the Project is consistent with each of Land Use Policy

1 2.1's sub-policies, including LU 2.1(d), (e) and (f). LU 2.1(d) states that, where
2 possible, the County should concentrate growth near community centers (which
3 include schools and parks) that provide a mixture of commercial, employment,
4 entertainment, recreation, civic, and cultural uses. Here, High School #4 will provide
5 many of these service, and will act as the community center. The High School will
6 provide some employment uses, and will provide the community with entertainment,
7 recreational, civic, and cultural uses. In addition, the Project is located within two
8 miles of the Scott Road/I-215 Interchange, which is a primary local commercial
9 center. (*Ibid.*) (See DEIR Section 4.11 [Land Use and Planning], and p. 4-255; see
10 also Final EIR Responses to Comments, Comment Letter 9 [City of Menifee].)
11 General Plan Policies LU 2.1(e) states that the City should, the extent possible,
12 concentrate growth near or within existing urban and suburban area to maintain the
13 rural and open space character of the County. As explained in the DEIR, the Project
14 does protect rural and open space character by including wide (up to 61-feet)
15 landscaped buffers, complete with wide walking trails, between higher and lower
16 density uses. An existing medium density residential subdivision is already located
17 near the Project site (at the northwest corner of Scott Road and El Centro Lane), and
18 the Project is located near an existing commercial center. Therefore, the Project is
19 also consistent with Policy LU 2.1(e). Finally, LU 2.1(f) asks that sites be developed
20 to capitalize upon multimodal transportation opportunities and promote compatible
21 land use arrangements. The Project is consistent with both of these directives,
22 because it include wide open space buffers between lower and high density uses, and
23 these buffers include trails that will provide for multimodal transportation
24 opportunities. The Project site will also be served by a high school and community
25 park, and throughout the Project, pedestrian and bicycle paths will allow access
26 throughout the development and to the developed areas to the west without
27 dependence on cars. The Project is also required to seek extension of the existing bus
28 route serving Scott Road to the new high school, directly adjacent to the Project site

1 (see Mitigation Measure 4.17-7), and this will further enhance access and facilitate
2 multimodal transportation. Thus, multi-modal transportation opportunities will be
3 provided within this development and substantially enhanced through the provision
4 of alternative transportation mode facilities, and through close proximity to the
5 school and park; therefore future residents can reduce their reliance on the
6 automobile through use of these facilities and reduced vehicle miles required to
7 access the school and park amenities. Therefore, the Project is also consistent with
8 this sub-policy.

9 The DEIR also found that the Project was consistent with General Plan policies
10 relating to community design (i.e. LU 3.1 through 3.3, and 4.1, 4.3, 4.4, 4.5) on
11 grounds that the Project includes street and trail networks that are efficient and will
12 serve non-motorized transportation, includes wide buffers (up to 61-feet, and
13 incorporating trails and landscaping) between lower density land uses and medium
14 density residential, the Project will include drought tolerant landscaping, sets asides
15 land for active recreation and the preservation of cultural resources, etc. (DEIR, pp.
16 4-225 through -228.) Specifically regarding LU 3.1, the Project site includes bicycle
17 and pedestrian amenities, recreational uses, and immediate proximity to the High
18 School #4.

19 The DEIR found that the Project was consistent with policies relating to land use
20 compatibility (i.e. LU 6.1 through 6.7) on grounds the Project incorporates a
21 combination of trails, landscaping, park area and water quality management basis to
22 buffer uses, the Project preserves cultural resources in place, and the Project does not
23 include any uses that would result in nuisance (e.g. commercial, industrial uses).
24 (DEIR, pp. 4-228 through -230.)

25 The DEIR determined that the Project was consistent with economic development
26 and fiscal impact policies (i.e. LU 7.1 through 7.12, and 9.1 and 9.2) on grounds the
27 Project's Fiscal Impact Analysis demonstrates that the Project would contribute its
28 fair share to fund infrastructure and public facilities and the Project would support

1 High School #4. (DEIR, pp. 4-230 through 4-232.) Similarly, the Project is
2 consistent with LU 5.1, because it does not exceed the ability to adequately provide
3 supporting infrastructure and services. As discussed in DEIR Section 4.10
4 (Hydrology), Section 4.15 (Public Services), Section 4.16 (Recreation), Section 4.17
5 (Traffic), and Section 4.18 (Utilities and Service Systems), the Project will provide
6 adequate infrastructure and services to the Project site without direct significant
7 adverse impacts.

8 The DEIR also determined that the Project would be consistent with General Plan
9 open space, habitat, and natural resource policies (i.e., LU 8.1 through 8.5) on
10 grounds no significant biological or water resources or habitat occur within the
11 Project site, and the Project enhance recreational opportunities through the provision
12 of wide landscaping trails and greenbelt buffers. (DEIR, p. 4-232.)

13 The Project is also consistent with policies relating to air quality (i.e. LU 10.1 through
14 10.4) because the Project does not propose incompatible commercial uses, includes
15 trails to support non-motorized transportation, adjacency to High School #4 has the
16 potential to reduce some vehicle trips, and the Project does not propose pollutant
17 emitting uses, or site residents near pollutant emitting uses. (DEIR, p. 4-233.)
18 Similarly, the Project is consistent with Policy 11.4, encouraging options to the
19 automobile within the communities, such as transit, bicycle, and pedestrian trails, to
20 improve air quality. The Project includes sidewalks and trails that would provide
21 safe opportunities for pedestrian and bicycle travel. This Project provides all Master
22 Plan bicycle trails and pedestrian areas on the periphery of the Project and the same
23 type of facilities in the interior of the Project. (See DEIR Section 4.17 [discussion
24 re project design].) Alternatives to reliance on the automobile are therefore fully
25 implemented within the Project. Further, the Project's proximity to High School #2,
26 and the Project's 15-acre public park, will be accessible by residents via alternative
27 transportation modes, and trips related to the school and recreational uses will be
28 reduced.

1 The Project is consistent with circulation policies (i.e. LU 13.1 through 13.7
2 [erroneously referred to as 12.1 and 12.7 in the DEIR]) on grounds the Project
3 includes sidewalks and trails that provide safe and aesthetically pleasing
4 opportunities for pedestrian and bicycle travel, will extend the provision of public
5 transit, and the Project's location next to High School #4 has the potential to reduce
6 school-related trips. (DEIR, pp. 4-234, -235.) Specifically, LU 13.1 does not require
7 elimination of all sources of air pollution – air pollution is reduced by this Project
8 through providing several uses in close proximity (residential, school, parks, and
9 alternative modes of transportation) and through a substantial reduction in area
10 emissions (energy consumption, reduced water use, roadway improvements and
11 other development features). While the size of the proposed Project means that
12 emissions cannot be reduced to a level below the South Coast Air Quality
13 Management Basin's (SCAQMD's) recommended threshold, the Project's close
14 proximity of school, park, and residential uses, coupled with the Project's trails and
15 alternative modes links, makes it consistent with this General Plan Policy. On similar
16 grounds, the Project is also consistent with LU 13.7, which requires that projects be
17 reviewed for consistency with the County's Transportation Demand Ordinance. This
18 Project makes substantial improvements and extraordinary contributions to enhance
19 the area circulation system, and provides both regional and onsite bike and pedestrian
20 trails, therefore it is consistent with this General Plan policy.

21 Because the Project is not located within the vicinity of a designated scenic roadway,
22 public airport or flight paths, a County-designated wind energy development area, a
23 mapped mineral resource area, and the because the Project does not propose
24 commercial, industrial, agricultural, rural, or industrial uses, the Project was
25 determined to also be consistent with those policies. (See DEIR, pp. 4-235 through
26 -259.)

1 Highway 79 Policy Area Plans Consistency

2 The Project was also compared against policies pertaining to the Highway 79 Policy
3 Area, which is intended to address transportation infrastructure capacity within the
4 area. The Project was found consistent with SCMVAP Highway 79 Policies 5.1 and
5 5.2, as well as General Plan Highway 79 Policies C 2.6 and C 2.7 based on the
6 findings of the Project's "La Ventana Ranch Highway 79 Policy Area Evaluation"
7 which was included in the Project's Traffic Impact Analysis. This study determined
8 that the Project's physical impacts on the Highway 79 corridor would be offset by
9 the payment of fair share fees, therefore the Project is consistent with these SCMVAP
10 and General Plan Highway 79 policies.

11 Community of Winchester Draft Land Use Study Consistency

12 The proposed Project was also found to be consistent with the Community of
13 Winchester Draft Land Use Study. The Draft Land Use Study would expand medium
14 density residential and suburban development within the general vicinity of the
15 Project site. Although the Land Use Study's conceptual (not parcel specific)
16 recommendations proposed commercial retail in the Project vicinity, the Project is
17 consistent with the Draft Land Use Study's vision for this area (and would be more
18 compatible with existing uses). The Project's pedestrian and trail pathways,
19 installation of utility infrastructure, buffer areas, and recreational uses are all
20 consistent with the Draft Study's other relevant policies. (DEIR, pp. 4-257 through
21 4-259.)

22 SCAG Regional Transportation Plan/Sustainable Communities Strategy

23 The proposed Project would be consistent with some of the SCAG RTP/SCS
24 Regional Goals (e.g., Goals 1 through 9). The proposed Project would include trails
25 and sidewalks; it would not be located in close proximity to substantial employment
26 opportunities or retail destinations. However, it would support enhanced non-
27 motorized transportation alternatives; it would support small job producing uses; and
28 it would support public transit extension into the Project area. Thus, specifically,

1 RTP/SCS Goals #5, #6 and #8, which encourage land use and growth patterns that
2 facilitate active transportation (non-motorized transportation, such as bicycling and
3 walking) and transit to protect air quality, health and the productivity of the
4 transportation system would be met by the proposed Project. (DEIR, p. 4-260.)

5 **Impact:** *Affect Land Use - City Sphere of Influence and/or Within Adjacent City or County*
6 *Boundaries.*

7 **Threshold:** *Project construction and implementation would not affect land use within a city*
8 *sphere of influence and/or within adjacent city or county boundaries.*

9 1. Project Impact(s):

10 The Project is not within a city sphere of influence and is not contiguous with an
11 adjacent city or county boundary. The City of Menifee Sphere of Influence
12 boundaries are contiguous with the City of Menifee incorporated boundaries. The
13 City of Menifee boundary in the Project vicinity is approximately 0.25 miles west of
14 the Project boundary along Briggs Road and approximately 0.5 miles south of the
15 Project boundary along Scott Road west of Leon Road. The City of Murrieta Sphere
16 of Influence in the Project vicinity is approximately 0.5 miles south and 0.25 miles
17 east of the Project boundary along Scott Road east of Leon Road. No part of the
18 proposed Project is adjacent to either the City boundary or Sphere of Influence. Land
19 uses designated within these cities for the Project vicinity are for a mix of residential
20 land uses densities. Neither the City of Murrieta nor the City of Menifee has any
21 jurisdiction over the proposed Project. No significant impacts to the City of Menifee
22 or the City of Murrieta land uses have been identified from implementing the
23 proposed Project, although offsite impacts from issues like traffic generated by the
24 proposed Project overlap into these two cities. (DEIR, pp. 4-207 through -209.)

25 **Impact:** *Physical Arrangement of an Established Community.*

26 **Threshold:** *Project construction and implementation would not disrupt or divide the*
27 *physical arrangement of an established community (including a low-income or minority*
28 *community).*

1 1. Project Impact(s):

2 The proposed Project may disrupt the physical arrangement or character of an
3 established land use pattern, i.e., community. The proposed Project will convert the
4 existing vacant rural residential site to a more intensely developed suburban/urban
5 site. The proposed Project would contribute to a redefinition of the Project vicinity
6 and would contribute to a transition to a more intensely developed urban/suburban
7 community. Existing Medium Density Residential (MDR) developed in the near
8 southwest of the site and planned MDR land uses east of Leon Rd and west in the
9 City of Menifee, in addition to the proposed high school adjacent to the site, will all
10 contribute to a transition of the rural quality of the existing community with or
11 without construction of the proposed Project. Due to the existing vacant and mixed
12 suburban/vacant/agricultural setting, the proposed Project represents a substantial
13 change in the land use of the site and contributes cumulatively to the potential to
14 divide the physical arrangement of this established rural community. The proposed
15 Project would essentially divide more rural development to the north and south from
16 each other. The proposed Project's impacts will remain significant to the immediate
17 uses in terms of type and intensity and disruption/division of the existing physical
18 arrangement of the area. Thus, the proposed Project creates both a Project specific
19 and cumulatively considerable contribution to the arrangement of the existing
20 community. However, when considered in the context of the future community, the
21 proposed Project's impacts should be considered a less than significant impact
22 because it will serve as a logical extension of designated suburban land use
23 development within the Project planning area. (DEIR, p. 4-260.)

24 ***Impact:*** Land Use Compatibility - Surrounding Land Uses

25 ***Threshold:*** Project construction and implementation would be compatible with existing and
26 planned surrounding land uses.

1 1. Project Impact(s):

2 Based on the existing agricultural and suburban rural setting, implementing the
3 Project as proposed would significantly alter the character of the Project site relative
4 to the immediately adjacent properties that are currently low density suburban/rural
5 uses or farmed parcels. However, in the context of the larger area in the immediate
6 vicinity that is already designated or developed as medium density residential uses,
7 the proposed Project is not forecast to result in significant incompatibility with the
8 existing or planned surrounding land use based on implementation of the Project's
9 edge design concepts. The proposed Project has been designed to be compatible with
10 the residential density of existing or planned surrounding land uses. These design
11 elements include extensive buffers along each of the roadways as shown on Figure
12 4.16-1, -2 and -3 of the Draft EIR. Thus, the proposed Project's conflict with existing
13 adjacent rural land uses represents a potential significant impact that has been
14 avoided by specific design measures around the periphery of the proposed Project.
15 (DEIR, pp. 4-213 through -216.)

16 Draft EIR Figures 4.16-1 through 4.16-3 illustrate the extensive landscape buffer
17 created on the three sides of the Project which clearly show the buffer areas adjacent
18 to those existing areas with low density residential use, i.e., west along El Centro;
19 north along Garbani; and south along Wickerd. The width of these buffers ranges
20 from 42 to 85 feet of onsite landscaping and trails along the periphery of the Project.
21 This onsite buffer does not include the additional buffer provided by installation of
22 the new half-width roadways: Garbani, Wickerd and El Centro. The onsite buffer
23 includes trails and dense landscape planting that will be maintained using recycled
24 water. The higher density typically conflicts with lower density use because of the
25 change in intensity of activities, noise, traffic, etc. Further, the buffer area around
26 the periphery of the Project will minimize the visual and noise impacts from the
27 proposed subdivision and noise levels on adjacent roads will be consistent with the
28

1 County's General Plan requirements for residential use. Therefore, potential conflicts
2 will be less than significant. (FEIR, RTC #4-3, p. 13; see also RTC #7-1, p. 23.)

3 **J. Population and Housing.**

4 *Impact: Displace People/Construction of Replacement Housing.*

5 *Threshold: Project construction and implementation will not displace substantial numbers*
6 *of people, necessitating the construction of replacement housing elsewhere.*

7 1. Project Impact(s):

8 There is no existing housing located within the proposed Project site; therefore, the
9 Project has no potential to displace any people. The proposed Project would not
10 displace any people from existing housing, and therefore, it would not necessitate the
11 construction of replacement housing elsewhere. The proposed Project will not create
12 any significant demand for housing, as it proposes to create new housing units;
13 however, it may contribute to an increased pace of the transition from rural to
14 suburban uses. The Project could contribute to some of the local population
15 relocating and building homes in an area that has not transitioned from rural to
16 suburban in character to date under the existing RCLIS. However, this indirect effect
17 is considered speculative and in any case would not displace substantial numbers of
18 people. The adverse impact of the proposed Project on this issue is considered less
19 than significant. (DEIR, p. 4-340.)

20 *Impact: Additional Affordable Housing Demand.*

21 *Threshold: Project construction and implementation will not create a demand for*
22 *additional housing, particularly housing affordable to households earning 80% or less of*
23 *the County's median income.*

24 1. Project Impact(s):

25 The proposed Project meets the goal of increasing the housing supply, but it does not
26 contribute to affordable housing for low-income segments of the population.
27 However, the Project also does not generate additional demand for additional
28 housing, including affordable housing. Similarly, the Project would not eliminate

1 any existing affordable housing or create low wage jobs that may increase the
2 demand for affordable housing. As such, existing demand and supply of affordable
3 housing would not be impacted by this Project in any way. Therefore, the overall
4 impact under this impact category is considered to be less than significant. (DEIR,
5 pp. 4-345 and -346.)

6 **K. Public Services.**

7 ***Impact:*** *Fire Services and Emergency Medical Services and Facilities.*

8 ***Threshold:*** *Project construction and implementation will not result in substantial adverse*
9 *physical impacts associated with the provision of new or physically altered government*
10 *facilities or the need for new or physically altered governmental facilities, the construction*
11 *of which could cause significant environmental impacts, in order to maintain acceptable*
12 *service ratios, response times or other performance objectives for fire services.*

13 1. **Project Impact(s):**

14 The Project area is served by the Riverside County Fire Department. The Project
15 will be conditioned to comply with Ordinance No. 659 and pay its fair share of
16 mitigation fees, or current fees at the time of Project construction. However,
17 payment of fees does not necessarily offset Fire Protection Emergency Response
18 (FPER) demands to a level of insignificance from new development. The County
19 determines on a case-by-case basis whether payment of fees and/or other feasible
20 mitigation measures are adequate to mitigate FPER Service impacts to a level of
21 insignificance. Due to the nature, type and location of the off-site Project
22 components (roadway improvements and pipeline infrastructure), implementation of
23 these Project components will not result in substantial adverse physical impacts
24 associated with the provision of new or physically altered fire service facilities, the
25 construction of which could cause significant environmental impacts, in order to
26 maintain acceptable service ratios, response times, or other performance objectives.
27 No impacts are anticipated and no mitigation is required. (DEIR, pp. 4-350 through
28 -352; see also FEIR, RTC #9-19, pp. 39-40.)

1 **Impact:** *Educational Services and Facilities.*

2 **Threshold:** *Project construction and implementation will not result in substantial adverse*
3 *physical impacts associated with the provision of new or physically altered governmental*
4 *facilities, need for new or physically altered governmental facilities, the construction of*
5 *which could cause significant environmental impacts, in order to maintain acceptable*
6 *service ratios, response times or other performance objectives for any of the public services,*
7 *including schools.*

8 1. Project Impact(s):

9 Payment of statutory school development impact fees to the affected school districts
10 is mandatory, and as such it is not unique mitigation imposed upon the proposed
11 Project. Therefore, potential impacts related to the need for new or physically altered
12 school services are considered to be less than significant. No significant adverse
13 physical impacts are anticipated, and no mitigation is required. The proposed Project
14 would coordinate construction and sizing of infrastructure improvements with the
15 School District, to ensure that all school-related facilities and High School #4 needs
16 are accommodated for. In addition, the Project will play an important role in the
17 proposed High School being constructed and implemented in a more-timely manner.
18 (See FEIR, RTC #9-3, p. 30.) No significant adverse physical impacts are
19 anticipated, and no mitigation is required. (DEIR, pp. 4-359 through -362.)

20 **Impact:** *Library Services and Facilities.*

21 **Threshold:** *Project construction and implementation will not result in substantial adverse*
22 *physical impacts associated with the provision of new or physically altered governmental*
23 *facilities, need for new or physically altered governmental facilities, the construction of*
24 *which could cause significant environmental impacts, in order to maintain acceptable*
25 *service ratios, response times or other performance objectives for any of the public services,*
26 *including library services.*

1 1. Project Impact(s):

2 The Project's *Fiscal Impact Analysis* date August 21, 2014 identified a need for
3 approximately 842 square feet of library space and 4,208 book volumes necessary to
4 support the Project. In addition to the mandatory development impact fees, the net
5 annual revenue generated for the County by the proposed Project (\$905,849) is
6 considered sufficient to reduce impacts to library facilities and/or services to a less
7 than significant level. This net annual revenue would result in a net benefit to the
8 County, which would be sufficient to provide for the additional library facilities,
9 services, and book volumes. (See *Fiscal Impact Analysis* for detailed information
10 regarding financial support by the Project). Due to the nature, type and location of
11 the off-site Project components (roadway and pipeline infrastructure),
12 implementation of Project components would not result in substantial adverse
13 physical impacts associated with the provision of new or physically altered library
14 service facilities, the construction of which could cause significant environmental
15 impacts, in order to maintain acceptable service ratios, response times, or other
16 established performance objectives. No impacts are anticipated and no mitigation is
17 required. (DEIR, pp. 3-364 and -365.)

18 ***Impact:*** *Health Services and Facilities.*

19 ***Threshold:*** *Project construction and implementation will not result in substantial adverse*
20 *physical impacts associated with the provision of new or physically altered governmental*
21 *facilities, need for new or physically altered governmental facilities, the construction of*
22 *which could cause significant environmental impacts, in order to maintain acceptable*
23 *service ratios, response times or other performance objectives for health services.*

24 1. Project Impact(s):

25 Medical offices, urgent care clinics, local medical services, hospital beds and major
26 facilities, such as trauma units and emergency rooms are available within proximity
27 of the Project site. This fact, coupled with the Periodic Medical Needs Assessment,
28 which is required by Mitigation Measure 4.15.7A of the County General Plan EIR

1 and applies to the County as a whole, not specifically to this proposed Project, can
2 ensure that adequate medical services are available to the Project residents. Based
3 on this analysis, the potential adverse impacts related to medical services are
4 considered less than significant. Due to the nature, type and location of the off-site
5 Project components (roadway and pipeline infrastructure), implementation of these
6 Project components will not result in substantial adverse physical impacts associated
7 with the provision of new or physically altered medical service facilities, the
8 construction of which could cause significant environmental impacts, in order to
9 maintain acceptable service ratios, response times, or other established performance
10 objectives. No impacts are anticipated and no mitigation is required. (DEIR, pp. 4-
11 368 and -369.)

12 **L. Recreation.**

13 *Impact: Facilities - New or Expanded*

14 *Threshold: Project construction and implementation will not include recreational facilities*
15 *or require the construction or expansion of recreational facilities which might have an*
16 *adverse physical effect on the environment.*

17 1. Project Impact(s):

18 The proposed Veteran's Park may include an aquatic facility intended to serve
19 individuals with special needs in particular. When public swimming pools or spas
20 are installed in the future, they are required by California regulations to conform to
21 the health requirements for operating such facilities. Based on the amount of
22 recreational area and related facilities that will be incorporated into the Project, the
23 Project is not anticipated to cause any significant adverse effects on recreational
24 demand. However, the construction of the proposed recreational facilities would
25 require grading and development activities evaluated throughout the Draft EIR.
26 However, no significant adverse impacts are attributable specifically or exclusively
27 to the proposed recreational facilities included in the proposed Project. Impacts are
28 therefore less than significant. (DEIR, pp. 4-374 through -377.)

1 ***Impact: Quimby Fees.***

2 ***Threshold: Project construction and implementation will not be located within a C.S.A. or***
3 ***recreation and park district with a Community Parks and Recreation Plan (Quimby fees).***

4 1. Project Impact(s):

5 Valley-Wide Recreation and Park District states that the Project is required to annex
6 into the Menifee South Park and Landscape Maintenance District. Payment of fees
7 or provision of parkland is mandatory per Riverside County Ordinance No. 659 and
8 No. 460, and therefore no mitigation is necessary to ensure completion of this
9 requirement. Based on the proposed park and recreation facilities, the Project is
10 expected to create sufficient parkland developed to the standards of the Park District
11 such that no adverse impacts to existing park and recreation facilities are forecast to
12 occur. (DEIR, p. 4-377.)

13 ***Impact: Deterioration of Existing Recreational Facilities.***

14 ***Threshold: Project construction and implementation will not include the use of existing***
15 ***neighborhood or regional parks or other recreational facilities such that substantial***
16 ***physical deterioration of the facility would occur or be accelerated.***

17 1. Project Impact(s):

18 Although there are existing neighborhood (community) and regional parks in the
19 Project area, the provision of extensive onsite park and recreation facilities from the
20 inception of the proposed development of the site will ensure that the existing
21 facilities will not incur substantial physical deterioration because residents of the
22 proposed Projects are expected to primarily visit on-site recreation facilities. Based
23 on the amount of recreational area and related facilities that will be incorporated into
24 the proposed Project, the Project is not anticipated to cause any significant adverse
25 effects on off-site recreational facilities in the vicinity. (DEIR, pp. 4-377 and -378.)

1 **Impact:** *Creation or Elimination of Recreational Trails.*

2 **Threshold:** *Project construction and implementation will not include recreational trails*
3 *that connect to regional and local trails or would the Project split or eliminate an existing*
4 *recreational trail.*

5 1. Project Impact(s):

6 As proposed, the Project complies with Policy C 16.1 because it would construct
7 Community Trails located along both Wickerd Road and Garbani Road as shown on
8 the County of Riverside Sun City/Menifee Valley Area Plan (SCMVAP) Figure 7
9 Trails and Bikeway System. The Project also complies with the text of the SCMVAP
10 because the proposed sidewalk and trail amenities would accommodate a range of
11 pedestrian, equestrian and bicycle uses. The proposed trail amenities would also
12 comply with Policies C 16.2 and C 16.3 because they would provide linkages to
13 planned regional trail facilities and would link to both the planned high school and
14 the proposed community park. The variety of recreational amenities proposed by the
15 Project (sidewalks, trails, playgrounds, athletic fields, etc.) complies with OS 20.4
16 and 20.6 by providing a variety of active and passive park and recreation facilities
17 that appeal to a variety of interests and abilities. Therefore, the proposed Project is
18 consistent with these requirements and impacts are less than significant. (DEIR, p.
19 4-378; see also FEIR, RTC #9-14, p. 36.)

20 **M. Transportation and Circulation.**

21 **Impact:** *Parking Capacity.*

22 **Threshold:** *Project construction and implementation will not result in inadequate parking*
23 *capacity.*

24 1. Project Impact(s):

25 Amended entitlements will not result in inadequate parking capacity. Short-term
26 construction (grading and building) of the Project will not result in any significant
27 impacts that would result in inadequate parking capacity as all staging and parking
28 of equipment and employee vehicles will occur on the Project site. There are

1 sufficient areas within the Project site (171 acres) that can be used for parking and
2 staging during the construction phases of the Project. Regarding future occupancy
3 of the Project each home will be provided with adequate parking onsite or on the
4 adjacent street and the Project will not result in inadequate parking capacity within
5 the subdivision. The Tract map, as well as County of Riverside Ordinance No. 348,
6 contains parking standards that will be fulfilled by the future residential
7 development. Adherence to these standards will ensure that future residences will
8 be provided with adequate parking. Therefore, any impacts will be considered less
9 than significant and no mitigation will be required. (DEIR, p. 4-446.)

10 ***Impact:*** *Design Feature Hazards/Incompatible Uses.*

11 ***Threshold:*** *Project construction and implementation will not substantially increase hazards*
12 *to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g.*
13 *farm equipment).*

14 1. Project Impact(s):

15 The proposed Project will not create any roadways or road improvements that could
16 increase hazards to a circulation system design feature (e.g., sharp curves or
17 dangerous intersections) or incompatible uses (e.g. farm equipment). Farm
18 equipment does use the local roadways a few times per year to plow, plant or harvest
19 crops. These events are rare enough and the roadway improvements provide
20 sufficient improvement to minimize any new hazards to such equipment in the future.
21 To the contrary, roadway improvements to area roadways, as a result of
22 implementation of the Project, will reduce hazards in the area. The roadways will
23 all be designed to meet all Riverside County Transportation requirements. Impacts
24 will be considered less than significant and no mitigation is required. The existing
25 roadways are unpaved and all modes of transportation currently use the narrow,
26 unpaved roadways in the Project area. However, once the new roadways are installed
27 there will be both sidewalks and trails outside of the vehicle travel lanes that will
28 reduce potential hazards between these various modes of travel in the future. The

1 potential for roadway conflicts with any adjacent agricultural or rural residential land
2 uses will be low, as the Project has been designed with a circulation system that is
3 separate, but complementary, to these adjacent uses. Overall roadway design and
4 function will be enhanced for the reasons outlined above, thereby reducing the
5 potential for any conflicts with any adjacent rural residential or agricultural
6 operations in the future. Any hazards to farm equipment are considered less than
7 significant because access to all adjacent property will be enhanced by the Project-
8 related roadway improvements. (DEIR, p. 4-450.)

9 **Impact:** *New or Altered Roadway Maintenance.*

10 **Threshold:** *Project construction and implementation will not cause an effect upon, or a*
11 *need for new or altered maintenance of roads.*

12 1. Project Impact(s):

13 The proposed Project will be developed in an area where the adjacent roadways
14 consist of graded dirt roads, except for Briggs Road, Leon Road and Scott Road.
15 Roadway improvements necessary to provide site access and on-site circulation are
16 assumed to be constructed in conjunction with site development and are described
17 below. These improvements shall be in place prior to occupancy. These new roads,
18 both onsite and offsite, will enter into the County's system of roads and will require
19 long-term maintenance. All roadways will be constructed to the County's design
20 standards by the Project developer and maintenance of these roadways will be funded
21 by annual payments of property taxes. Based on analysis and findings in the Project
22 Fiscal Impact Analysis, adequate funds will be generated to cover the long-term
23 maintenance costs for the Project-related roadways. Thus, mitigation is not required
24 to ensure that these new roadways can be maintained in a safe and functional status
25 over the long-term. (DEIR, pp. 4-450 through 4-453.)

26 **Impact:** *Circulation During Construction.*

27 **Threshold:** *Project construction and implementation will not cause an effect upon*
28 *circulation during the Project's construction.*

1 1. Project Impact(s):

2 Project construction activities may potentially result in temporary and transient
3 traffic deficiencies. The Applicant would be required to develop and implement a
4 County-approved Construction Traffic Management Plan addressing potential
5 construction-related traffic detours and disruptions. The Construction Traffic
6 Management Plan would ensure that to the extent practical, construction traffic
7 would access the Project site during off-peak hours; and that construction traffic
8 would be routed to avoid travel through, or proximate to, sensitive land uses. Further,
9 all construction staging and parking will be located on the 171-acre Project site and
10 will not overlap onto adjacent roadways. This eliminates any potential conflict with
11 traffic on the adjacent circulation system from construction staging and construction
12 employee parking. The requirement to implement a County-approved Construction
13 Traffic Management Plan is a standard condition of approval and no specific
14 mitigation measure is required to ensure that the Plan will be prepared and
15 implemented under the County's oversight. Therefore Project construction activities
16 will not cause a significant impact to the circulation system. (DEIR, pp. 4-453 and -
17 454.)

18 ***Impact:*** Air Traffic - Patterns/Increase in Traffic Levels/Safety Risks.

19 ***Threshold:*** Project construction and implementation will not result in a change in air traffic
20 patterns, including either an increase in traffic levels or a change in location that results in
21 substantial safety risks.

22 1. Project Impact(s):

23 The nearest public airport, French Valley Airport, is located more than two miles to
24 the south of the Project site. No routine flight paths exist in the Project area, although
25 random overflights may occur. Based on distance and the type of proposed Project,
26 there is a less than significant potential for the Project to have any effect on traffic
27 levels at the French Valley Airport or cause any substantial safety risk at the Project
28 site or the Airport. The private Pines Airpark Airport is located south and east of

1 .Leon Road. This facility has been reported as having four single engine aircraft.
2 Based on a distance of more than 0.70 mile and the few operations, the proposed
3 Project has minimal (less than significant) potential to alter air traffic patterns or
4 create substantial safety risks for this small airpark. No mitigation is required.
5 (DEIR, p. 4-455.)

6 **Impact:** *Adequate analysis of alternative modes of transportation*

7 **Threshold:** *Does the project provide or contribute adequate alternative modes of*
8 *transportation.*

9 1. Project Impact(s):

10 General Plan policies are intended to act as a set of goals and guidelines, as opposed
11 to strict rules. (See *Naraghi Lakes Neighborhood Preservation Association v. City*
12 *of Modesto* 1 Cal.App.5th 9.) Here, General Plan policies encourage “provid[ing]
13 options to the automobile in communities, such as transit, bicycle and pedestrian
14 trails.” (See General Plan Land Use Policy 10.4.) The proposed Project includes
15 sidewalks and trails that would provide safe and aesthetically pleasing opportunities
16 for pedestrian and bicycle travel. The Project will provide extensive bicycle paths to
17 meet both regional and onsite needs. (Refer to Section 8 and 9 of Subchapter 4.17 of
18 the DEIR.) Also, this Project identified actions that can be taken, in conjunction with
19 the new school, to bring bus service to the school and the Project site. (Refer
20 specifically to the discussion on Page 4-454 of the Final EIR and MM 4.17-7.)
21 Bicycle and pedestrian trails are incorporated into the project design and therefore
22 do not require mitigation to ensure implementation.

23 Further, the Project is located approximately two miles east of a commercial center,
24 and will be located near the proposed high school and recreation facilities; therefore
25 the Project provides meaningful opportunities to reduce automobile trips. (See Draft
26 EIR, p. 4-233.) The Project does not conflict with or prevent the County’s
27 achievement of the aspirational policies of the General Plan relating to transit and
28 alternative transportation. Thus, no additional mitigation is required.

1 N. Utilities.

2 *Impact: Water Services and Facilities.*

3 *Threshold: Project construction and implementation will not require or result in the*
4 *construction of new water treatment facilities or expansion of existing facilities, the*
5 *construction of which would cause significant environmental effects; or, have sufficient*
6 *water supplies available to serve the Project from existing entitlements and resources, or*
7 *are new or expanded entitlements needed.*

8 1. Project Impact(s):

9 The proposed Project will require the construction of new water supply (treatment,
10 storage and distribution components) facilities to meet the new water demand from
11 the proposed Project. The Eastern Municipal Water District (EMWD) has identified
12 the water system envisioned to meet these long term requirements in its Water
13 System Master Plan. Based on the Water Supply Assessment (WSA) findings and
14 more detailed information in both the Metropolitan Water District (MWD) and
15 EMWD Urban Water Management Plan (UWMP) documents, the proposed Project
16 would be subject to an Excess Water Demand Offset Requirement. The WSA is not
17 a commitment to serve the Project but a review of EMWD supplies based on present
18 information available. Further, recycled water will be used to the greatest extent
19 possible on the proposed Project, particularly irrigation of paseo landscaping, public
20 landscaping along roadways, and park and athletic fields. In addition, the Project
21 includes installation of fixtures that will exceed Title 24 requirements; control
22 individual lot landscape areas so plants are drought resistant, use of smart
23 landscaping/irrigation management/control systems, etc. Based on the WSA and
24 Excess Water Demand Offset Requirement for Tentative Tract Map 36785 provided
25 by EMWD, it is determined that any impacts associated with providing the Project
26 water serve would be less than significant. (DEIR, pp. 4-541 and -542.)

1 Even though impacts are already less than significant, Mitigation Measures 4.18.1-1
2 through 4.18.1-3 nonetheless even further reduce the already less than significant
3 impacts:

4 Mitigation Measure 4.18.1-1 requires the developer shall install facilities comparable
5 to Ultra-Low-Flush Toilets (ULFT), Residential High- Efficiency Clothes Washers
6 (HECW), Water-saving showerhead program, and California Friendly Model Home
7 Program in residences.

8 Mitigation Measure 4.18.1-2 requires the future development to connect all possible
9 landscaping at the site to a recycled water system and use this system exclusively to
10 water these landscaped areas.

11 Mitigation Measure 4.18.1-3 requires smart landscape/irrigation
12 management/control systems (including drip systems) be installed on all irrigation
13 systems, public and private, within the Project's boundaries.

14 ***Impact:*** *Solid Waste Services and Facilities.*

15 ***Threshold:*** *Project construction and implementation will be served by a landfill with*
16 *sufficient permitted capacity to accommodate the Project's solid waste disposal needs.*

17 1. Project Impact(s):

18 Construction of the Project does not require demolition, with the limited exception
19 of some demolition of pavement may be required, therefore construction waste will
20 be limited and impacts will be less than significant. Further, all waste diversion
21 requirements of the California Green Building Code ("CalGREEN") would apply to
22 the proposed Project, which include construction waste reduction of at least 50%
23 (CalGREEN, § 4.408.1), preparation of a construction waste management plan
24 (CalGREEN, § 4.408.2), and utilization of a waste management company that can
25 provide verifiable documentation that diversion requirements are met (CalGREEN,
26 § 4.408.3). (DEIR, p. 4-557.) Operational waste is anticipated to be approximately
27 13.27 tons of solid waste per week at build-out. If all solid waste from the Project
28 went to one landfill or the other, the solid waste generated by the proposed Project

1 would contribute 0.00332 percent of the Badlands Landfill daily capacity (once per
2 week), or 0.000474 percent of El Sobrante Landfill's weekly capacity, or 0.00664
3 percent of the daily capacity (once per week) at Moreno Valley Transfer Station.
4 Based on the small contribution of the proposed Project to the landfill capacity, this
5 Project, even in conjunction with other projects within the area, will not contribute
6 to cumulatively significant impacts to landfill capacity such that all landfills exceed
7 their capacity. As noted above, the proposed Project's contribution to cumulative
8 demand for landfill capacity is less than 0.01 percent of annual landfill capacity
9 demand. Therefore, due to available capacity and implementation of regulatory
10 requirements, which provide for recycling on-site to reduce Project operational waste
11 impacts to the existing landfills resulting from waste generated by the Project during
12 operations, are considered less than significant. Project impacts to solid waste
13 systems will be less than significant. (DEIR, pp. 4-558 and -559.)

14 ***Impact: Solid Waste Services and Facilities.***

15 ***Threshold: Project construction and implementation will comply with federal, state, and***
16 ***local statutes and regulations related to solid wastes (including the County Integrated Waste***
17 ***Management Plan [CIWMP]).***

18 1. Project Impact(s):

19 To assist the County of Riverside Waste Management Department comply with State
20 law in diverting solid waste from landfills, Mitigation Measures 4.18.3-1 through
21 4.18.3-3 were identified to even further reduce the already less than significant
22 construction impacts on solid waste:

23 Mitigation Measure 4.18.3-1 requires the Project proponent to recycle, reuse, and/or
24 reduce the amount of construction and demolition materials (i.e., concrete, asphalt,
25 wood, metal, etc.) generated by development of the Project that would otherwise be
26 taken to a landfill. This diversion of waste must exceed a 50 percent reduction by
27 weight. The Project shall complete the Riverside County Waste Management
28

1 Department Construction and Demolition Waste Diversion Program Waste Recycle
2 Plan (WRP) to ensure compliance.

3 Mitigation Measure 4.18.3-2 requires compliance with the California Solid Waste
4 Reuse and Recycling Act of 1991 (AB 1327), which requires the local jurisdiction to
5 require adequate areas for collecting and loading recyclable materials at specific
6 types of development.

7 Mitigation Measure 4.18.3-3 requires a Homeowners Association (HOA) be
8 established for the proposed development shall establish green waste recycling
9 through its yard maintenance or waste hauling contracts.

10 ***Impact: Electricity Services and Facilities.***

11 ***Threshold: Project construction and implementation will not impact facilities requiring or***
12 ***resulting in the construction of new facilities or the expansion of existing facilities; the***
13 ***construction of which could cause significant environmental effects to electricity.***

14 1. Project Impact(s):

15 Overall electrical consumption will increase as a result of the proposed Project and
16 cumulative development in the vicinity. (DEIR, p. 4-549.) Based on data projections
17 by SCE for similar residential projects, the Project's estimated daily demand for
18 electricity is forecast to be approximately 2,000 kw. Mitigation measures identified
19 in the Air Quality analysis of the Project's DEIR will reduce overall energy
20 consumption such that the per capita electrical demand of the residences would be
21 lower than in conventionally built homes. (DEIR, p. 4-550.) An energy analysis was
22 prepared for the Project which determined that the Project would not result in the
23 inefficient, wasteful or unnecessary consumption of energy, and that the Project's
24 potential impacts would be less than significant. Further, the proposed Project would
25 not cause or result in the direct need for additional energy producing facilities or
26 energy delivery systems. Therefore, impacts are less than significant. (DEIR, p. 4-
27 550.)

1 SCE has established that additional transmission capacity will be necessary to
2 provide the power and power grid necessary to support future growth in the Project
3 vicinity. SCE has initiated the process to expand transmission in the general Project
4 area, and potential impacts associated with construction of possible future
5 transmission facilities will be planned and evaluated by SCE. Due to the preliminary
6 stage of review of the proposed Project, the proponent has not sought or obtained a
7 will serve letter from SCE at this time. Based on the Project's energy analysis,
8 sufficient power and distribution capabilities exist or are expected to exist to provide
9 the Project with electrical service. (DEIR, p. 4-550.)

10 Although impacts are less than significant, Mitigation Measures 4.18.2-1 through
11 4.18.2-4 have nonetheless been identified to further ensure that electricity lines are
12 undergrounded and electrical service is maintained during construction. These
13 Mitigation Measures further reduce the already less than significant impacts
14 associated with electricity and electrical service:

15 Mitigation Measure 4.18.2-1 requires constructing, or entering into an agreement and
16 posting security, guaranteeing the undergrounding of proposed utility distribution
17 lines in conformance with applicable County standards and the County's Capital
18 Improvement Policy.

19 Mitigation Measure 4.18.2-2 requires that all electrical service lines (excluding
20 transmission lines) serving development within the Project will be installed
21 underground.

22 Mitigation Measure 4.18.2-3 requires temporary relocation of existing overhead
23 facilities, as necessary to maintain service, while grading and installing the new
24 underground system is underway.

25 Mitigation Measure 4.18.2-4 requires gas service to remain available to all existing
26 customers during construction of new and replacement gas lines within the Project
27 site.
28

1 **Impact: Natural Gas Services and Facilities.**

2 **Threshold: Project construction and implementation will not impact facilities requiring or**
3 **resulting in the construction of new facilities or the expansion of existing facilities; the**
4 **construction of which could cause significant environmental effects to natural gas.**

5 1. Project Impact(s):

6 New gas main extensions will be required to serve the proposed Project. All new
7 distribution lines will be constructed concurrently with Project development by
8 phase. Thus, construction of new and replacement gas lines needed on site is
9 addressed in the analyses of construction impacts throughout the DEIR. Therefore,
10 impacts to the surrounding environment from the construction of on-site natural gas
11 facilities are considered to be less than significant. (DEIR, p. 4-551.) Even though
12 impacts are less than significant, Mitigation Measures 4.18.2-1 through 4.18.2-4
13 (described above and incorporated herein) will further reduce these impacts.

14 **Impact: Energy Conservation - Facilities/Plan Consistency.**

15 **Threshold: Project construction and implementation will not impact facilities requiring or**
16 **resulting in the construction of new facilities or the expansion of existing facilities; the**
17 **construction of which could cause significant environmental effects to conflict with adopted**
18 **energy conservation plans.**

19 1. Project Impact(s):

20 The proposed Project must incorporate all of the current energy conservation design
21 measures established by State law under Title 24. These requirements will be met
22 for the new structures that will be installed if the proposed Project is approved.
23 Additional energy conservation measures are identified in the Air Quality
24 (Subchapter 4.2) and Greenhouse Gas (Subchapter 4.8) sections of the Draft EIR,
25 including the technical studies in Volume 2 of the Draft EIR. Based on the data these
26 sections of the Draft EIR, the proposed Project will not have any conflict with energy
27 conservation plans.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
2 impacts associated with the EIR No. 542 are potentially significant unless otherwise indicated, but each of
3 these impacts will be avoided or substantially lessened to a level of less than significant through existing
4 regulations, Project Design Features, and/or mitigation measures specified in Attachment A (Mitigation
5 Monitoring and Reporting Program) which is incorporated herein by this reference. Accordingly, the
6 County makes the following findings as to each of the following impacts pursuant to State CEQA
7 Guidelines section 15091(a): “Changes or alterations have been require in, or incorporated into, the Project
8 which avoid or substantially lessen the significant environmental effect as identified in the final EIR.”

9 **A. Aesthetics.**

10 *Impact: Light and Glare - Affect Day or Nighttime Views/Unacceptable Light Levels.*

11 *Threshold: Project construction and implementation will not create a new source of*
12 *substantial light or glare that would adversely affect day or nighttime views in the area; or*
13 *expose residential property to unacceptable light levels, with the implementation of*
14 *mitigation measures (refer to Project Resolution Attachment “A”, Mitigation Monitoring*
15 *and Reporting Program).*

16 1. Project Impact(s):

17 The proposed Project is a master planned suburban residential Project with a
18 recreational component. There are no surrounding street lights and due to the
19 surrounding low density development night lighting in the Project area is limited and
20 widely distributed. The proposed Project will introduce substantial light and glare
21 which would adversely affect nighttime views in the area, or expose existing low-
22 density residential properties to unacceptable levels of light or glare.

23 2. Mitigation:

24 To minimize offsite effects, the following Mitigation Measures 4.2-1 and 4.2-2 will
25 be required.

26 Mitigation Measure 4.2-1 requires light from exterior light fixtures within Tract Map
27 36785 Amended shall implement the County’s Dark Sky standards and limit offsite
28 (off the property) illumination to 0.25 footcandle, except as may be required by the

1 County along Wickard or Garbani Roads for safety consistent with their designations
2 in the County General Plan Transportation Element. Mitigation Measure 4.2-2
3 requires an analysis of potential glare from sunlight or exterior lighting to impact
4 vehicles traveling on adjacent roadways or other structures shall be included in the
5 submittal. The analysis shall demonstrate that due to building orientation or exterior
6 treatment, no significant glare may be caused that could negatively impact drivers on
7 the local roadways or impact adjacent land uses. If potential glare impacts are
8 identified, the building orientation, non-glare reflective materials or other design
9 solutions shall be implemented to eliminate glare impacts.

10 With implementation of Mitigation Measures 4.2-1 and 4.2-2, the development will
11 implement Dark Sky standards and specifically limit offsite illumination to 0.25 foot-
12 candle. Reflective surfaces in or on buildings also have a potential to create glare
13 from reflected sunlight or night lighting. Although reflection of sunlight at certain
14 angles from windows or other reflecting building surfaces within the future
15 development can create glare that may adversely impact adjacent land uses and/or
16 traffic on adjacent roadways, the surrounding parkway landscaping on perimeter
17 roadways will minimize this potential for reflected sunlight to affect residences to
18 the west, east and north. This type of glare from reflected sunlight can be controlled
19 through a variety of techniques, ranging from orientation of the structure to use of
20 special window treatments or exterior shades to control reflected glare from windows
21 or other reflective surfaces.

22 With implementation of Mitigation Measures 4.2-1 and 4.2-2, any potential for the
23 Project to cause significant glare from the sun can be reduced to a less than significant
24 impact level. (DEIR, p. 4-13.)

25 **B. Agricultural and Forestry Resources.**

26 *Impact: Right-to-Farm Ordinance.*

27 *Threshold: Project construction and implementation will not cause development of non-*
28 *agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625*

1 *“Right-to-Farm”*), with the implementation of mitigation measures (refer to Project
2 *Resolution Attachment “A”, Mitigation Monitoring and Reporting Program*).

3 1. Project Impact(s):

4 According to Figure 3, Land Use Plan, of the Sun City/Menifee Area Plan, the
5 proposed Project is not located near any agriculturally zoned lands. The closest
6 agriculturally zoned lands are located about one mile northwest of the Project site at
7 its closest proximity. The proposed Project has no potential to cause development
8 of non-agricultural uses within 300 feet of agricultural zoned land. Although the
9 proposed Project is located within land designated for Estate Density Rural
10 Residential uses, the large size of nearby parcels to the north of Garbani, south of
11 Wickerd and immediately east of the Project site does permit limited agricultural use,
12 which may include farm animals and use of fertilizers and pesticides/herbicides. For
13 the most part the two major roadways, Garbani and Wickerd, will serve to buffer the
14 future residential subdivision from conflicts with adjacent rural residential
15 agricultural activities. However, conflicts between urban land uses and agricultural
16 land uses can evolve when urban uses intrude into existing agricultural land uses.

17 2. Mitigation:

18 To reduce the potential for conflict with nearby agriculturally designated land to a
19 less than significant impact, Mitigation Measure 4.3-1 is required. Mitigation
20 Measure 4.3-1 will condition the proposed Project to notify all initial and future
21 purchasers of individual buildings and/or units with the proposed Project that
22 existing agricultural uses are located within 300 feet of the Project and this property
23 retains the right to farm. Mitigation Measure 4.3-1 is feasible and would avoid or
24 substantially lessen the potentially significant impacts associated with agricultural
25 resources to a level of less than significant and no unavoidable adverse impacts
26 would occur. (DEIR, p. 4-26.)

1 C. Air Quality.

2 *Impacts: Exposure Of Sensitive Receptors To Point Source Emissions/Violate any Air*
3 *Quality Standard or Contribute Substantially to an Existing or Projected Air Quality*
4 *Violation (Construction).*

5 *Thresholds: Project construction and implementation will not expose sensitive receptors*
6 *which are located within 1 mile of the Project site to Project substantial point source*
7 *emissions; or, involve the construction of a sensitive receptor located within one mile of an*
8 *existing substantial point source emitter, or, violate any air quality standard or contribute*
9 *substantially to an existing or projected air quality violation (construction), with the*
10 *implementation of mitigation measures (refer to Project Resolution Attachment "A",*
11 *Mitigation Monitoring and Reporting Program).*

12 1. Project Impact(s):

13 A localized significance threshold (LST) analysis was completed. (DEIR, p. 4-52.)
14 LSTs apply to CO, NO2, PM10 and PM2.5 (DEIR, p. 4-52.) The nearest potentially
15 affected sensitive receptor is located immediately adjacent to the Project boundary
16 to the east and just south of Garbani Road. This residence is located about 100 feet
17 east of the Project's eastern boundary.

18 Without mitigation, emissions during construction activity would exceed
19 SCAQMD's LSTs for PM10. (DEIR, p. 4-53; Table 4.4-23.)

20 2. Mitigation:

21 Mitigation Measures 4.4-1 through 4.4-18 have been identified to reduce potential
22 construction-related emissions:

23 Mitigation Measure 4.4-1 requires that measures be incorporated into Project plans
24 and specifications to address fugitive dust.

25 Mitigation Measure 4.4-2 requires that a sign be posted on-site stating that
26 construction workers shall not idle diesel engines in excess of five minutes.

27 Mitigation Measure 4.4-3 provides options for meeting grading emissions thresholds.
28

1 Mitigation Measure 4.2-4 requires that only "Zero-Volatile Organic Compounds"
2 paints (no more than 150 gram/liter of VOC) and/or High Pressure Low Volume
3 (HPLV) applications consistent with South Coast Air Quality Management District
4 Rule 1113 shall be used.

5 Mitigation Measure 4.4-5 requires gravel pads be installed at all access points to
6 prevent tracking of mud onto public roads.

7 Mitigation Measure 4.4-6 requires the installation and maintenance of trackout
8 control devices in effective condition at all access points where paved and unpaved
9 access or travel routes intersect (e.g., Install wheel shakers, wheel washers, and limit
10 site access).

11 Mitigation Measure 4.4-7 requires that all roadways, driveways, sidewalks, etc., be
12 completed as soon as possible after construction begins. Building pads shall be laid
13 as soon as possible after grading, unless seeding or soil binders are used.

14 Mitigation Measure 4.4-8 requires paving of all construction access roads at least
15 100 feet on to the site from the main road.

16 Mitigation Measure 4.4-9 requires that when materials are transported off-site, all
17 material shall be covered, effectively wetted to limit visible dust emissions, and at
18 least six inches of freeboard space from the top of the container shall be maintained.

19 Mitigation Measure 4.4-10 requires that all streets shall be swept at least once a day
20 using SCAQMD Rule 1186 certified street sweepers if visible soil materials are
21 carried to adjacent streets.

22 Mitigation Measure 4.4-11 requires the contractor or builder designate a person or
23 persons to monitor the dust control program and to order increased watering, as
24 necessary, to prevent transport of dust offsite.

25 Mitigation Measure 4.4-12 requires posting a publicly visible sign with the telephone
26 number and person to contact regarding dust complaints.

27 Mitigation Measure 4.4-13 places a maximum disturbance of the site to 6.5 acres per
28 day.

1 Mitigation Measure 4.4-14 requires any on-site stockpiles of debris, dirt or other
2 dusty material be covered or watered three times daily.

3 Mitigation Measure 4.4-15 requires that a high wind response plan be formulated for
4 enhanced dust control if winds are forecast to exceed 25 mph in any upcoming 24-
5 hour period.

6 Mitigation Measure 4.4-16 requires the developer to implement activity management
7 techniques including (a) development of a comprehensive construction management
8 plan designed to minimize the number of large construction equipment operating
9 during any given time period; (b) scheduling of construction truck trips during non-
10 peak hours to reduce peak hour emissions; and (c) phasing of construction activities.

11 Mitigation Measure 4.4-17 requires the development of a trip reduction plan to
12 achieve a 1.5 AVR for construction employees.

13 Mitigation Measure 4.4-18 requires the use of electric construction equipment where
14 technically feasible, where the electric equipment can perform comparably to fueled
15 equipment.

16 With the implementation of Mitigation Measures 4.4-1 through 4.4-18, which
17 include BACMS and regulation requirements, emissions from construction activity
18 would not exceed the applicable SCAQMD's localized significance thresholds for
19 CO, NO₂, PM₁₀ or PM_{2.5}. (See DEIR, p. 4-54; Table 4.4-24.) Therefore,
20 construction emissions would result in less than significant impacts to sensitive
21 receptors.

22 **D. Biological Resources.**

23 *Impact: Conflict With Conservation Plans.*

24 *Threshold: Project construction and implementation will not conflict with the provisions of*
25 *an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other*
26 *approved local, regional, or state conservation plan, with the implementation of mitigation*
27 *measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and*
28 *Reporting Program).*

1 1. Project Impact(s):

2 The Project site is located within the boundaries for Western Riverside County's
3 Multiple Species Habitat Conservation Plan area. The site is not mapped within a
4 MSHCP criteria cell and is not identified for conservation. It also does not have any
5 relationship to the assembly of Proposed Core 2, Proposed Linkage 8, Proposed
6 Constrained Linkage 16, or Proposed Constrained Linkage 17. Thus, the proposed
7 Project is consistent with the MSHCP subunit and cell criteria outlined for property
8 within the Sun City/Menifee Valley Plan Area. (DEIR, p. 4-78.)

9 The proposed Project is also consistent with the MSHCP policies found in Section 6.
10 With one exception, the Project has no conflict with any of the MSHCP policies
11 identified and analyzed in the Environmental Setting section. However, to ensure
12 consistency with the Riparian/Riverine section of the MSHCP, the Determination of
13 Biological Equivalent or Superior Preservation (DBESP) determined that mitigation
14 will have to be implemented to compensate for the loss of approximately 0.131 acre
15 of area on the property that appears to qualify as Riparian/Riverine habitat.

16 2. Mitigation:

17 Mitigation Measure 4.5-4 has been identified to reduce impacts relating to conflicts
18 with adopted conservation plans.

19 Mitigation Measure 4.5-4 requires the implementation of the DBESP and
20 compensation at a maximum 2:1 ratio on or off the Project site. Implementation of
21 this measure will ensure that any impacts to existing Riparian/Riverine habitat do not
22 rise to a level of an unavoidable significant adverse impact. (DEIR, p. 4-79.)

23 Riverside County Ordinances No. 810 and No. 663 mandate the payment of the
24 MSHCP Mitigation Fee and Stephens' Kangaroo Rat Fee, respectively. Since these
25 are mandatory fees, no specific mitigation is required to be imposed to ensure that
26 the fees are paid by the Project developer. However, these fees must be paid prior to
27 initiation of development on the Project site. (DEIR, p. 4-79.)

1 Therefore, impacts relating to conflicts with adopted conservation plans would be
2 less than significant. (DEIR, pp. 4-78 and -79.)

3 ***Impact: Habitat Modifications - Candidate, Sensitive, or Special Status Species.***

4 ***Threshold: Project construction and implementation will not have a substantial adverse***
5 ***effect, either directly or through habitat modifications, on any species identified as a***
6 ***candidate, sensitive, or special status species in local or regional plans, policies, or***
7 ***regulations, or by the California Department of Fish and Game or U.S. Wildlife Service,***
8 ***with the implementation of mitigation measures (refer to Project Resolution Attachment***
9 ***“A”, Mitigation Monitoring and Reporting Program).***

10 1. **Project Impact(s):**

11 Only one special status species was observed on the Project site, the burrowing owl
12 (BUOW).

13 Mitigation measures have been included, which implement the requirements of the
14 California Department of Fish and Wildlife (CDFW) outlined in the “Staff Report
15 on Burrowing Owl Mitigation” March 7, 2012. The Migratory Bird Treaty Act
16 (MBTA) also calls for avoidance of all native bird nests during the nesting season.
17 This site has very little habitat that can support nesting birds, but the above mitigation
18 measures require avoidance of nesting bird season (typically from March 1 through
19 September 1), or alternatively a site survey by a qualified biologist during the nesting
20 season following CDFW protocols to verify no birds nest on the site or that sufficient
21 distance can be maintained so as not to interfere with nesting birds. With the
22 mitigation, impacts would be less than significant. (DEIR, pp. 4-79 and -80.)

23 Implementation of the proposed Project would remove some potential raptor
24 foraging habitat in the general area from access to such birds in the future. There are
25 no trees or other features on the property that support raptor perches or nesting, other
26 than BUOW, a ground dwelling species. Due to the agricultural activities within the
27 remainder of the surrounding area, the area is considered to be of marginal raptor
28 foraging habitat quality. With the proposed Project’s limited support for raptor

1 foraging habitat and the remaining open space around the Project site, the impact to
2 raptor foraging is considered to be less than significant. (DEIR, p. 4-80.)

3 2. Mitigation:

4 Mitigation Measures 4.5-1 through 4.5-3 were identified to reduce Project impacts.
5 Mitigation Measure 4.5-1 requires that, within 30 days prior to commencement of
6 construction activity, a clearance survey shall be conducted by a qualified biologist
7 to determine if any burrowing owl or their burrows are located within the potential
8 area of impact. If occupied burrows may be impacted, an impact minimization plan
9 shall be developed by the biologist that shall protect the burrow in place or provide
10 for closure and relocation to an alternate burrow within the vicinity but outside of the
11 Project footprint in accordance with current CDFW and MSHCP burrowing owl
12 guidelines, including preparation of a DBESP. Active nests must be avoided until
13 all nestlings have fledged.

14 Mitigation Measure 4.5-2 requires that the removal of potential nesting vegetation of
15 native bird species shall be conducted outside of the nesting season (March 1 to
16 September 1). If vegetation must be removed during nesting season, a qualified
17 biologist shall conduct a nesting bird survey of potentially suitable nesting vegetation
18 prior to removal. Surveys shall be conducted no more than three days prior to
19 scheduled ground disturbing activity. If active nests are identified, the biologist shall
20 establish buffers around the vegetation containing the active nest (500 feet for raptors
21 and 200 feet for non-raptors). The site containing the active nest shall not be
22 removed, and no grading shall occur within the established buffer until a qualified
23 biologist has determined that the nest is no longer active. If clearing is not conducted
24 within three days of a negative survey, the nesting survey must be repeated to confirm
25 the absence of nesting birds.

26 Mitigation Measure 4.5-3 indicates that in order to reduce potential indirect effects
27 from introduction of invasive species to the future Project site (both developed and
28 conserved property), the Project shall avoid the use of invasive plant species

1 identified in Table 6-2 of the MSHCP document and in the Specific Plan. Covenants,
2 Codes, and Restrictions (CC&Rs) to control use of invasive plants shall be enforced
3 through the Homeowners Association. Maintenance of public landscaping within
4 the Project area shall include the removal of invasive species that may establish
5 through natural dispersal mechanisms.

6 With the implementation of Mitigation Measures 4.5-1 through 4.5-3, Project
7 construction and implementation will not have a substantial adverse effect, either
8 directly or through habitat modifications, on any species identified as a candidate,
9 sensitive, or special status species in local or regional plans, policies, or regulations,
10 or by the California Department of Fish and Game or U.S. Wildlife Service.
11 Therefore, the Project would result in less than significant impact.

12 ***Impact:*** *Riparian and Sensitive Habitat/Other Sensitive Natural Community.*

13 ***Threshold:*** *Project construction and implementation will not have a substantial adverse*
14 *effect on any riparian habitat or other sensitive natural community identified in local or*
15 *regional plans, policies, regulations, or by the California Department of Fish and Game or*
16 *U.S. Fish and Wildlife Service, with the implementation of mitigation measures (refer to*
17 *Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program).*

18 1. Impacts:

19 The proposed Project will not adversely impact any riparian habitat or any sensitive
20 natural community. The Project site does contain limited areas of waters of the
21 United States and State of California that do not support any riparian vegetation or
22 other sensitive habitat. The Project site also does not contain any vernal pool
23 resources.

24 2. Mitigation:

25 Mitigation Measure 4.5-4 is required to compensate for the loss of the onsite waters
26 and to offset the Project's impacts to the affected onsite and offsite waters. After
27 mitigation the Project's impact to waters of the U.S. and State of California is
28 reduced to a less than significant impact level. (DEIR, p. 4-80.)

1 **E. Cultural Resources.**

2 *Impact: Archaeological Resources and Religious or Sacred Uses.*

3 *Threshold: Project construction and implementation would not alter or destroy an*
4 *archaeological site; cause a substantial adverse change in the significance of an*
5 *archaeological resource pursuant to California Code of Regulations, Section 15064.5; or*
6 *restrict existing religious or sacred uses within the potential impact area, with the*
7 *implementation of mitigation measures (refer to Project Resolution Attachment "A",*
8 *Mitigation Monitoring and Reporting Program).*

9 1. Project Impact(s):

10 The proposed Project may alter or destroy an archaeological site; or cause a
11 substantial adverse change in the significance of an archaeological source as defined
12 in California Code of Regulations, Section 15064.5. Site 33-002007 meets the
13 threshold of a "historical resource."

14 Mitigation measures will reduce any potential cultural resource impacts from the
15 proposed Project to a less than significant level through avoidance or monitoring and
16 management of any accidentally exposed cultural resource materials. The Pechanga
17 Band of Luiseno Indians submitted comments (Comment Letter #12) that identified
18 certain additional areas of the site needed to be preserved. After discussions between
19 the County, the applicant and the Pechanga Band this additional area will be
20 permanently conserved. Thus, the measures incorporate minor revisions that ensure
21 the whole of Site 33-002007 will be permanently preserved in the vicinity of the
22 community park and may be protected by a fence or other feature deemed acceptable
23 by the interested Native American groups to control trespass and vandalism. A
24 plaque summarizing the findings of this preserved site may be developed in
25 consultation with Native American tribal representatives and installed at the site.

26 None of the other sites (33-002039, 33-03952, and 33-023956) identified on the
27 property meet the threshold of "historical resource." In addition, Site 33-002387 was
28 determined not to extend on the Project site. The remaining site materials (any

1 isolates at sites 33-001207, 33-023948, 33-023949, 33-023950, and 33-023951) will
2 be repatriated with the local Native American tribes. With implementation of
3 mitigation measures potential impacts to historical/archeological sites or resources
4 can be reduced to a less than significant impact level.

5 According to the consultation with the California Native American Heritage
6 Commission (NAHC), the Project site is not identified as containing any sacred sites.
7 Based on this input from the NAHC, implementation of the proposed Project has no
8 potential to restrict existing religious or sacred uses. No adverse impact is forecast
9 to occur. (DEIR, p. 4-90.)

10 2. Mitigation:

11 Mitigation Measures 4.6-1 through 4.6-11 are required to avoid development of Site
12 33-002007 and to meet the mitigation expectations and requests of the Pechanga
13 Tribe.

14 Mitigation Measure 4.6-1 requires the property surrounding Site 33-002007 and
15 P-33-023956 be avoided and preserved in perpetuity by the Valley Wide Recreation
16 and Park District (VWRPD) or through arrangement with a Native American tribe.
17 This site shall be protected and maintained as a separate part of the community park
18 that will be constructed by the proposed Project. In consultation with Native
19 American tribal representatives, a plaque or kiosk explaining the significance of the
20 Native American archaeological resources at this site may be developed, installed
21 and maintained at this site. The site shall be protected from future trespass but shall
22 be accessible to any Native American or professional archaeologist for future study
23 with approval of the participating Native American tribal representatives.

24 Mitigation Measure 4.6-2 provides for relocation of those important features outside
25 of the preserved areas identified as valuable to Native American tribes. Mitigation
26 Measure 4.6-3 requires that a Preservation Plan be compiled for the area of the site
27 to be permanently preserved. Measures 4.6-4 and 4.6-5 require both a professional
28 archaeological monitor and a Native American Monitor be present during any earth-

1 moving construction activities. At least 30 days prior to issuance of grading permits,
2 separate agreements between the Developer/Applicant and the Qualified
3 Archaeologist and the Developer/Applicant and a Native American Monitor shall be
4 developed regarding prehistoric cultural resources and shall identify any monitoring
5 requirements and treatment of cultural resources so as to meet both the requirements
6 of CEQA and those of the Luiseño Indian Tribe.

7 Mitigation Measure 4.6-7 requires, that cultural sensitivity training be provided for
8 all construction personnel on the Project site. Mitigation Measure 4.6-7 requires that
9 controlled grading techniques be utilized within 50 feet of the boundaries of P-33-
10 002007 & P-33-0023956 and in areas of P-33-002039 and P-33-23952.

11 Mitigation Measure 4.6-8 requires that in the event that cultural resources
12 (archaeological, historical, paleontological) resources are inadvertently unearthed
13 during excavation that the property owner will relinquish ownership in accordance
14 with an artifact disposition agreement between Native Americans and the property
15 owner.

16 Mitigation Measure 4.6-9 requires grading activities of any future development
17 Project, the contractor cease all earth-disturbing activities until the County
18 Archaeologist, in consultation with the Native American monitor, is satisfied that
19 adequate provisions are in place to evaluate and protect these resources.

20 Mitigation Measure 4.6-10 elaborates this process and ensures that any inadvertent
21 finds or unanticipated resources will be protected until proper disposition is
22 identified. Mitigation Measure 4.6-11 requires the submittal of a Phase IV
23 Monitoring Report be submitted to the County and once approved that the
24 documentation be submitted to the Eastern Information Center and the appropriate
25 Native American tribe.

26 Copies of these modified measures were distributed with the Final EIR and are
27 reflected in the Mitigation Monitoring and Reporting Program for the Proposed
28 Project. The Board hereby finds that these measures are equivalent or more

1 protective than the original four cultural resource measures identified in the Draft
2 EIR.

3 **F. Geology and Soils.**

4 ***Impact: Seismic-Related Ground Failure and Liquefaction.***

5 ***Threshold: Project construction and implementation would not expose people or structures***
6 ***to potential substantial adverse effects, including the risk of loss, injury, or death, involving***
7 ***seismic-related ground failure, including liquefaction, with the implementation of mitigation***
8 ***measures (refer to Project Resolution Attachment "A", Mitigation Monitoring and***
9 ***Reporting Program).***

10 1. **Project Impact(s):**

11 According to the 2014 Geotechnical Evaluation, the Project site and off-site
12 components are located within an area of California known to contain a number of
13 active and potentially active faults. Due to the proximity of the site to nearby active
14 faults, strong ground shaking is expected to occur at the site and at off-site
15 components during the life of the Project. The possibility of ground shaking at the
16 site may be considered similar to the southern California region as a whole. Neither
17 the Project site nor off-site components are located within an active fault zone or
18 within an Alquist-Priolo Earthquake Fault Zone. (DEIR, p. 4-102.)

19 Conformance to the criteria for seismic design does not constitute any kind of
20 guarantee or assurance that significant structural damage will not occur in the event
21 of a significant earthquake that may affect the site. The primary goal of seismic
22 design is to protect life, not to eliminate all damage, since structurally protective
23 seismic design may be economically prohibitive. It is important to keep in
24 perspective that in the event of a maximum probable or credible earthquake occurring
25 on any of the nearby major faults, strong ground shaking would occur in the subject
26 site's general area. Potential damage to any structure(s) would likely be greatest from
27 the vibrations and impelling force caused by the inertia of a structure's mass. This
28 potential would be no greater than that for other existing structures and

1 improvements in the immediate vicinity. The Project will be required to comply with
2 the recommendations contained within the 2014 Geotechnical Evaluation, which
3 includes developing within the seismic design parameters contained in Table 4.7-2
4 of the Draft EIR. (DEIR, p. 4-102.) This is a standard requirement, and not
5 considered unique mitigation under CEQA. Even though the Project will be subject
6 to strong seismic ground shaking, with the incorporation of these design
7 recommendations into future structures, the exposure of people or structures to
8 potential substantial adverse effects (including the risk of loss, injury, or death), will
9 be greatly minimized. (DEIR, p. 4-103.)

10 Based on the geography, topography and site-specific geotechnical conditions
11 encountered during the geotechnical evaluation at the site, it was determined that the
12 potential for ground lurching or shallow ground rupture at the site to be low.
13 However, due to the active seismicity of California, this possibility cannot be
14 completely ruled out. In light of this, the unlikely hazard of lurching or ground-
15 rupture should not preclude consideration of "flexible" design for on-site utility lines
16 and connections. (DEIR, p. 4-103.)

17 The potential for significant impacts to occur due to strong seismic shaking can be
18 reduced to a less than significant level with implementation of standard seismic
19 design requirements appropriate for the expected level of seismic shaking as
20 summarized in the text above. Because all of the geotechnical design measures are
21 mandatory and standard conditions of approval, these measures are not considered
22 unique mitigation under CEQA. No mitigation is required. (DEIR, p. 4-103.)

23 Due to the proximity of the off-site Project components to the Project site, it is
24 anticipated that the off-site Project components will have a susceptibility to/potential
25 for seismic hazards comparable with the Project site, i.e., no ground rupture of any
26 faults but exposure to seismic groundshaking. The Geotechnical Evaluation
27 concluded that the potential for ground lurching or shallow ground rupture at off-site
28 component locations is low. Any potential impacts will be required to conform to

1 standard design and installation requirements required by the respective agencies
2 (i.e., water, sewer and gas). Each agency has specific design requirements to protect
3 their infrastructure from significant damage during a major seismic event. These
4 measures identify the method of constructing the subsurface trench for pipelines; the
5 depth of the new pipelines; the type of pipelines and manner of connecting individual
6 segments; and the method of backfilling the pipeline trenches to minimize potential
7 for rupture. The standard objective of such design guidelines is not to prevent a
8 pipeline failure, but to minimize the scope of failure and ensure that pipeline
9 infrastructure can be repaired in a timely manner without extraordinary effort. In
10 addition, the Project will be required to comply with the recommendations contained
11 within the 2014 Geotechnical Evaluation. (DEIR, p. 4-103.)

12 2. Mitigation:

13 Implementation of Mitigation Measure 4.7-1 would ensure that all off-site Project
14 components are installed per the requirements of the respective agencies to address
15 faulting and seismicity hazards. After conformance with these requirements, any
16 Project impacts will be considered less than significant. (DEIR, p. 4-103.)

17 ***Impact:*** *Erosion - Soil Erosion/Modify Channel of a River or Stream or the Bed of a*
18 *Lake/Water Erosion/Wind Erosion.*

19 ***Threshold:*** *Project construction and implementation would not result in substantial soil*
20 *erosion or the loss of topsoil; change deposition, siltation, or erosion that may modify the*
21 *channel of a river or stream or the bed of a lake; or, result in any increase in water erosion*
22 *either on or off site; or result in an increase in wind erosion and blow sand, either on or off*
23 *site.*

24 1. Project Impact(s):

25 During the process of construction, site disturbance will expose soil to both wind and
26 water erosion. A potential for significant adverse erosion impact both during
27 construction and after development will result from Project implementation.
28 However, mitigation identified in the Hydrology section of the EIR (Section 4.10)

1 that would reduce potential Project impacts that could result in substantial soil
2 erosion or the loss of topsoil; change deposition, siltation, or erosion that may modify
3 the channel or stream or bed of a lake; result in any increase in water erosion either
4 on or off site; or be impacted by or result in an increase in wind erosion and blowsand,
5 either on or off site to a less than significant level. (DEIR, p. 4-108.) These measures
6 achieve this by ensuring that the proposed stormwater drainage system will be
7 implement such that it will not cause substantial erosion or sedimentation on the
8 Project site or downstream in either the Santa Ana River Watershed or the Santa
9 Margarita River Watershed. (See DEIR, p. 4-179.)

10 1. Mitigation:

11 Mitigation Measure 4.10-1 through 4.10-4, identified in the Hydrology section of the
12 EIR, would reduce potential impacts related to erosion of soils. Measure 4.10-1
13 requires that at all inlets and outlets from the offsite watersheds and from the Project
14 shall be controlled such that the energy of the releases of stormwater to the
15 downstream watershed do not cause downstream erosion. Measure 4.10-2 requires
16 that the developer prepare and implement a Storm Water Pollution Prevention Plan
17 identifying Best Management Practices to keep all products of erosion from moving
18 offsite. Measure 4.10-3 requires two Project Specific Water Quality Management
19 Plans (WQMPs) to prevent harmful long-term surface runoff, including the
20 protection of slopes and channels through the use of riprap, vegetation, etc. Finally
21 Measure 4.10-4 requires proper maintenance of the Project's bioremediation basin.
22 Together, these measures will ensure that impacts related to erosion and soil loss
23 remain less than significant. (DEIR, pp. 4.184 through -186.)

24 G. Greenhouse Gas Emissions.

25 *Impact: Generation of Greenhouse Gas Emissions (GHGs)*

26 *Threshold: Project construction and implementation would not generate greenhouse gas*
27 *emissions ("GHGs"), either directly or indirectly, that may have a significant impact on the*

28

1 *environment, with the implementation of mitigation measures (refer to Project Resolution*
2 *Attachment "A", Mitigation Monitoring and Reporting Program).*

3 1. Project Impact(s):

4 To determine whether project-related greenhouse gas ("GHG") emissions would,
5 either directly or indirectly, have a significant impact on the environment, GHG
6 emissions were estimated using the July 2013 CalEEMod model. This quantitative
7 analysis was used to determine whether the Project has reduced GHG emissions by
8 30 percent or more below a "business as usual" ("BAU") standard. The use of this
9 threshold to determine whether Project emissions may have a significant impact on
10 the environment is supported by substantial evidence because such a reduction would
11 ensure consistency with the reductions prescribed by AB 32. When the state GHG
12 inventory is disaggregated, isolating land use development-related sources
13 (including transportation and energy use) from non-development-related sources
14 (such as agricultural and industrial production), the percentage reduction from 2020
15 BAU to 1990 levels needed to meet AB 32 would be only 26%. (See *Draft White*
16 *Paper Beyond 2020 and Newhall: A Field Guide to New CEQA Greenhouse Gas*
17 *Thresholds and Climate Action Plan Targets for California*, Association of
18 *Environmental Professionals*, April 3, 2016.) It is assumed that projects that are
19 consistent with AB 32's reduction targets would not have a significant impact on the
20 environment.

21 All construction activities associated with the proposed Project that consume fuel
22 will result in emissions of GHGs. (See DEIR Appendix 1, Air Quality Impact
23 Assessment.) Construction Project emissions were quantified and amortized over
24 the life of the Project (assumed 30 years). The yearly emissions attributable to
25 amortized construction emissions are 138.03 metric tons of CO₂ equivalent
26 (MTCO₂e). (DEIR, p. 4-126; Table 4.8-1.) This is the same under both a BAU
27 scenario, and when all applicable regulatory developments, design features, and
28 mitigation measures are accounted for. (DEIR, p. 4-127; Table 4.8-2.)

1 Operational activities associated with the Project will result in emissions of GHG
2 emissions. Stationary source emissions for the project (which does not include
3 transportation-related emissions) are estimated to be 3,264.44 MTCO₂e per year
4 under a BAU scenario, which is below the South Coast Air Quality District
5 (“SCAQMD”) threshold of 3,500 MTCO₂e for residential projects’ stationary
6 sources. (DEIR, p. 4-129.) However, when mobile sources are also considered, the
7 total amount of Project-related GHG emissions (including amortized construction
8 emissions) would be 14,113.6 MTCO₂e per year. (DEIR, pp. 4-125 and 4-126; Table
9 4.8-1.) However, the BAU scenario does not account for any reductions in emissions
10 from any local or state mandated actions to reduce GHGs that have gone into effect
11 since the year 2005 (pre-AB 32 conditions).

12 To determine whether Project emissions will reduce emissions to at least 30% below
13 BAU, an additional CalEEMod model run was completed, taking into account
14 applicable regulatory developments, such as the most recent Title 24 energy
15 conservation requirements, project design features, and the project’s Air Quality
16 Mitigation Measures 4.19 through 4.29. Project GHG emissions with applicable
17 regulatory developments, design features, and mitigation measures total only
18 9,468.38 MTCO₂e per year. (DEIR, p. 4-127; Table 4.8-2.) This represents
19 approximately a 32.91% reduction in GHG emissions from the BAU scenario.
20 (DEIR, p. 4-129; Table 4.8-4.) As described above, a 26% reduction from BAU is
21 sufficient to show consistency with AB 32, and therefore a less than significant
22 impact. As such, with the incorporation of the project’s Air Quality mitigation
23 measures, impacts are less than significant.

24 The Project’s consistency with the Riverside County Climate Action Plan (CAP)
25 further supports a finding that impacts are less than significant. As part of the CAP,
26 the County prepared Screening Tables to aid in measuring the reduction of GHG
27 emissions attributable to certain design and construction measures incorporated into
28 a development project. The Screening Tables assign points for each option

1 incorporated into the project as either mitigation or a project design feature. The
2 point values correspond to minimum reductions expected from each
3 feature/mitigation option. Projects that garner at least 100 points (equivalent to an
4 approximately 15% reduction in GHG emissions from 2008 levels) are consistent
5 with the CAP. The Screening Tables were applied to the Proposed Project and it was
6 determined that the Project achieves at least 100 points, and is therefore consistent
7 with the County's CAP, and meets the County's standard operating methodology for
8 determining less than significant GHG impacts. (See Project GHG Analysis,
9 Appendix 3.2 [Screening Tables].)

10 2. Mitigation:

11 Mitigation Measures 4.4-19 through 4.4-29 were identified to reduce GHG emissions
12 impacts.

13 Mitigation Measure 4.4-19 requires the Project proponent to submit energy usage
14 calculations to the Planning Division showing that the Project is designed to achieve
15 20% efficiency beyond the incumbent California Building Code Title 24
16 requirements.

17 Mitigation Measure 4.4-20 requires the Project to be designed to comply with the
18 mandatory reductions in indoor water usage contained in the incumbent CalGREEN
19 Code and the mandated reduction in outdoor water usage contained in the County's
20 water efficient landscape requirements.

21 Mitigation Measure 4.4-21 requires buildings be designed for passive heating and
22 cooling and natural light, including building orientation, proper orientation and
23 placement of windows, overhangs, skylights, etc.

24 Mitigation Measure 4.4-22 requires the installation of solar water heating system
25 connections to generate all hot water requirements.

26 Mitigation Measure 4.4-23 required plant shade trees in parking areas to provide
27 minimum 50% cover to reduce evaporative emissions from parked vehicles.
28

1 Mitigation Measure 4.4-24 requires the planting of at least 50 percent low-ozone
2 forming potential (Low-OFP) trees and shrubs, preferably native, drought-resistant
3 species, to meet city/county landscaping requirements.

4 Mitigation Measure 4.4-25 requires that electrical outlets be installed on the exterior
5 walls of all residential buildings to promote the use of electric landscape maintenance
6 equipment.

7 Mitigation Measure 4.4-26 requires the provision of direct, safe, attractive pedestrian
8 access from Project to transit stops and adjacent development.

9 Mitigation Measure 4.4-27 requires the provision of safe, direct bicycle access to
10 adjacent bicycle routes.

11 Mitigation Measure 4.4-28 required connectivity of bicycle lanes/paths to city-wide
12 network.

13 Mitigation Measure 4.4-29 requires the provision of a brochure to future residents
14 displaying transportation information in a prominent area accessible to residents and
15 a kiosk at park locations.

16 **Impact:** *Generation of GHGs*

17 **Threshold:** *Project construction and implementation would not conflict with an applicable*
18 *plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse*
19 *gases, with the implementation of mitigation measures (refer to Project Resolution*
20 *Attachment "A", Mitigation Monitoring and Reporting Program).*

21 1. Project Impact(s):

22 Project emissions would not conflict with an applicable plan, policy, or regulation
23 adopted for the purpose of reducing GHG emissions. As described above, Project
24 emissions would result in a 32% reduction in emissions from a BAU scenario. This
25 confirms project consistency with AB 32 and statewide goals for the reduction of
26 GHGs. Mitigation measures reduce, but do not eliminate, GHG emissions
27 generated during long-term occupancy of the Project. However, when Project-
28 related GHG emissions are calculated taking into account applicable regulatory