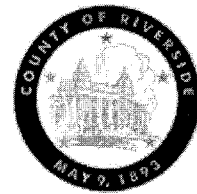


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
3.51
(ID # 4726)

MEETING DATE:

Tuesday, July 11, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING:
RESOLUTION NO. 2017-134 AMENDING THE RIVERSIDE COUNTY
GENERAL PLAN – SECOND CYCLE OF GENERAL PLAN AMENDMENTS
FOR 2017 (General Plan Amendment Nos. 803, 1163, 1176, and 1213),
DISTRICTS 2, 3, 4 and 5, Applicant Fees 100% (Continue to 17. 10:30 A.M.
Public Hearings and Consider Concurrently with MinuteTraQ Item No. 4530)
(Item 17.2)

RECOMMENDED MOTION: That the Board of Supervisors:


ADOPT RESOLUTION NO. 2017-134 approving the Second Cycle General Plan Amendments
for 2017 consisting of General Plan Amendment Nos. 803, 1163, 1176, and 1213.

ACTION: Policy

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: July 11, 2017
xc: Planning

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS Applicant Fees 100%			Budget Adjustment: None	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County has the ability to process four (4) cycle updates to its General Plan annually. The General Plan Amendments comprising the Second Cycle of General Plan Amendments for 2017 were considered by the Board of Supervisors during public hearings, which are listed below. GPA Nos. 803, 1163, and 1213 are Entitlement/Policy Amendments and GPA No. 1176 is a Regular Foundation Component Amendment.

INDIVIDUAL AMENDMENTS:

General Plan Amendment No. 803 (Entitlement/Policy Amendment): A proposal to amend the current General Plan land use designation for a portion of the 45.5 gross acre project site from Community Development: Public Facilities (CD:PF) [\leq 0.60 FAR] to Community Development: Medium Density Residential (CD:MDR) [2-5 DU/AC]. Proposed lots A and K will retain their Community Development: Public Facilities (CD:PF) [\leq 0.60 FAR] land use designation as they are flood control and water quality facilities. The project site is located within the Second and Fifth Supervisorial Districts, both the Highgrove and Reche Canyon/Badlands Area Plans and the Edgemont – Sunnymead Zoning District, and is specifically located southerly of Highgrove Pass Road and easterly of Pigeon Pass Road. General Plan Amendment No. 803 is associated with Change of Zone No. 7321, Tentative Tract Map No. 33410, and Environmental Assessment No. 40800, which were considered concurrently with this amendment at the public hearings before the Planning Commission and the Board of Supervisors. On January 18, 2017, the Planning Commission approved Resolution No. 2016-002, recommending that the Board of Supervisors adopt General Plan Amendment No. 803. The Board of Supervisors tentatively approved General Plan Amendment No. 803 on April 11, 2017.

General Plan Amendment No. 1163 (Entitlement/Policy Amendment): A proposal to incorporate an additional 22.8 acres into the Specific Plan No. 312 boundaries and modify the land use designations of this additional 22.8 acre area and other areas in the northern portion of the Specific Plan as reflected in the Specific Plan Land Use Plan. Specifically for the 22.8 acre addition, the General Plan Amendment proposes to change the land use designation from Community Development: Low Density Residential (CD:LDR) to Community Development:

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Public Facilities (CD:PF) and Community Development: Medium Density Residential (CD:MDR). The other changes in land use designations within the northern portion of the Specific Plan would change some areas currently designated as Community Development: Medium Density Residential (CD:MDR) to Community Development: Medium High Density Residential (CD:MHDR) and generally adjust the boundaries of existing Community Development: Medium Density Residential (CD:MDR), Open Space: Recreation (OS:R), Open Space: Water (OS:W), and Open Space: Conservation (OS:C) designated areas. Additionally, the changes would eliminate the Community Development: Public Facilities (CD:PF) designated area (which is being shifted to a portion of the 22.8 acre addition) as reflected in the Specific Plan Land Use Plan. The project site is located within the Third Supervisorial District, the Southwest Area Plan, the Highway 79 Policy Area, the French Valley Zoning District, and is specifically located northwesterly of Winchester Road, southerly of Keller Road, easterly of Briggs Road, and westerly of Leon Road. The proposed areas of change for the Specific Plan Amendment are located north of Baxter Road. General Plan Amendment No. 1163 is associated with Specific Plan No. 312 Amendment No. 2, Change of Zone No. 7898, Tentative Tract Map No. 37053 and Environmental Impact Report No. 551, which were considered concurrently with this amendment at the public hearings before the Planning Commission and the Board of Supervisors. On May 17, 2017, the Planning Commission approved Resolution No. 2017-003, recommending that the Board of Supervisors approve General Plan Amendment No. 1163. The Board of Supervisors considered General Plan Amendment No. 1163 on July 11, 2017.

General Plan Amendment No. 1176 (Foundation Component Amendment): A proposal to amend the Temecula Valley Wine Country Policy Area boundary by removing one parcel, identified as Assessor's Parcel Number 951-030-055, totaling 17.07 gross acres, from the General Plan's Figure 4: Southwest Area Plan Overlays and Policy Areas and Figure 4B: Temecula Valley Wine Country Policy Area With Districts. Pursuant to Southwest Area Plan (SWAP) Policy 1.1, any privately proposed boundary change to the Temecula Valley Wine Country Policy Area is subject to the Foundation Component Amendment process. Table 2: Southwest Area Plan is also being updated to reflect the change in the boundary of the Temecula Valley Wine Country Policy Area, consistent with the Board of Supervisors' tentative approval of General Plan Amendment No. 1176 on June 20, 2017. The project site is located within the Third Supervisorial District, the Southwest Area Plan, the Temecula Valley Wine Country Policy Area, the Rancho California Zoning Area, and is specifically located north of Avenida Lestonnac, south of Rancho California Road, east of Butterfield Stage Road, west of Bordeaux Avenue. On May 17, 2017, the Planning Commission approved Resolution No. 2017-002, recommending that the Board of Supervisors adopt General Plan Amendment No. 1176. The Board of Supervisors tentatively approved General Plan Amendment No. 1176 on June 20, 2017.

General Plan Amendment No. 1213 (Entitlement/Policy Amendment): A proposal to amend the current General Plan land use designation for a 1.71-acre property from Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio). The project site is

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located within the Fourth Supervisorial District, the Western Coachella Valley Area Plans, the Bermuda Dunes Zoning District, and is specifically located north of Interstate 10 and Varner Road, and west of Badger Street. General Plan Amendment No. 1213 is associated with Conditional Use Permit No. 3764 and Environmental Assessment No. 42973, which, having Fast Track Authorization (No. 2016-08) were considered concurrently with this amendment at a public hearing before the Board of Supervisors. The Board of Supervisors tentatively approved General Plan Amendment No. 1213 on June 20, 2017.

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

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

- A. Resolution No. 2017-134



Tina Grande, Principal Management Analyst 6/29/2017

RESOLUTION NO. 2017-134
AMENDING THE RIVERSIDE COUNTY
GENERAL PLAN

(Second Cycle General Plan Amendments for 2017)

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

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

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

WHEREAS, the proposed general plan amendments are hereby declared to be severable and if any proposed amendment is adjudged unconstitutional or otherwise invalid, the remaining proposed amendments shall not be affected thereby; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on July 11, 2017 that:

- A. **General Plan Amendment No. 803**: A proposal to amend the current General Plan land use designation for a portion of the 45.5 gross acre project site from Community Development: Public Facilities (CD:PF) [\leq 0.60 FAR] to Community Development: Medium Density Residential (CD:MDR) [2-5 DU/AC]. Proposed lots A and K will retain their Community Development: Public Facilities (CD:PF) [\leq 0.60 FAR] land use designation as they are flood control and water quality facilities. The project site is located within the Second and Fifth Supervisorial Districts, both the Highgrove and Reche Canyon/Badlands Area Plans, and the Edgemont – Sunnymead Zoning District, and is specifically located southerly of Highgrove Pass Road and easterly of Pigeon Pass Road, as shown on Exhibit 6

BY: *Leila J. Moshref-Danesh*
LEILA J. MOSHREF-DANESH
DATE: 6/28/17

1 titled, "CZ07321 GPA00803 TR33410 Proposed General Plan," which also illustrates the
2 proposed General Plan land use designation, a copy of which is attached hereto and
3 incorporated herein by reference. General Plan Amendment No. 803 is associated with
4 Change of Zone No. 7321, Tentative Tract Map No. 33410, and Environmental Assessment
5 No. 40800, which were considered concurrently with this amendment at the public hearings
6 before the Planning Commission and the Board of Supervisors. On January 18, 2017, the
7 Planning Commission approved Resolution No. 2016-002, recommending that the Board of
8 Supervisors adopt General Plan Amendment No. 803. The Board of Supervisors tentatively
9 approved General Plan Amendment No. 803 on April 11, 2017.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
11 this matter, both written and oral, including Environmental Assessment No. 40800, that:

- 12 1. The project site is located within both the Highgrove Area Plan and Reche
13 Canyon/Badland Area Plan.
- 14 2. The Highgrove Area Plan Land Use Map establishes the extent, intensity, and
15 location of land uses within the Highgrove Area Plan.
- 16 3. The Reche Canyon/Badland Area Plan Land Use Map establishes the extent,
17 intensity, and location of land uses within the Reche Canyon/Badland Area Plan.
- 18 4. General Plan Amendment No. 803 is an Entitlement/Policy Amendment.
- 19 5. The project site has an existing General Plan land use designation of Community
20 Development: Public Facilities (CD:PF) [≤ 0.60 FAR].
- 21 6. General Plan Amendment No. 803 will result in changing the project site's land use
22 designation to Community Development: Medium Density Residential (CD:MDR)
23 [2-5 Dwelling Units per Acre], as shown on Exhibit 6.
- 24 7. The project site is generally surrounded by properties having a General Plan land use
25 designation of Rural: Rural Residential (R:RR) and Open Space: Recreation (OS:R)
26 to the west, Open Space: Recreation (OS:R) to the north, and Community
27 Development: Public Facilities (CD:PF) to the east and south.
- 28

- 1 8. The project site has existing zoning classifications of Light Agriculture-2 ½ Acre
2 Minimum (A-1-2 ½) and Light Agriculture-10 Acre Minimum (A-1-10). The
3 proposed zoning associated with GPA No. 803 is Planned Residential (R-4), in
4 accordance with Change of Zone No. 7321 and Exhibit 3, subject to the adoption of
5 the Zoning Ordinance by the Board of Supervisors.
- 6 9. The project site is generally surrounded by properties having a zoning classification
7 of Specific Plan (SP) to the north, Specific Plan (SP) and Light Agriculture- 2 ½ Acre
8 Minimum (A-1-2½) to the west, Residential Agricultural-10 Acre Minimum (R-A-
9 10) and Light Agriculture- 2 ½ Acre Minimum (A-1-2½) to the south, and Light
10 Agriculture- 2 ½ Acre Minimum (A-1-2½) to the east.
- 11 10. The project site is surrounded by vacant property to the north, south and west and the
12 Riverside County Waste Management Percolation Basin to the east.
- 13 11. General Plan Amendment No. 803 does not change or conflict with the Riverside
14 County Vision. This project is consistent with the Riverside County Vision
15 Statement in the following ways:
 - 16 a. The Riverside County General Plan Vision discusses many concepts that are
17 broken into categories including housing, population growth, community and
18 transportation. Specifically, to identify a key concept, the Population Growth
19 portion of the Riverside County Vision identifies that “Population growth
20 continues and is focused where it can best be accommodated.”
21 The project site is located directly to the south of the Spring Mountain Ranch
22 Specific Plan (Specific Plan No. 323), which proposed a master planned
23 community of 1,461 single family residential dwellings on lots that range
24 from 7,200 square feet to 10,000 square feet. In addition, the project site is
25 located approximately 1.1 miles to the east of both existing industrial and
26 commercial developments located within the City of Riverside Sphere of
27 Influence and within close vicinity to two (2) existing bus lines (RTA 14 and
28 OmniGo Grand Terrace Route No. 325).

1 Amending the current land use designation to Medium Density Residential
2 (CD:MDR)[2-5 DU/AC] and utilizing the vacant site for Medium Density
3 Residential homes would create a logical extension of development within an
4 area that is transitioning from rural-residential and vacant property to a
5 suburban residential environment. In accordance with the Riverside County
6 Vision Statement, this project would consolidate future growth into an area
7 that could accommodate it, and will reduce further residential sprawl by being
8 located close to employment centers, existing transit lines, and previously-
9 approved residential developments that are similar in lot configurations.

10 12. General Plan Amendment No. 803 will not change or conflict with any principle set
11 forth in General Plan Appendix B. Specifically, this General Plan Amendment is
12 consistent with the following principles:

- 13 a. Principle IV.A.6 provides, "Existing communities should be revitalized
14 through development of under-used, vacant, redevelopment and/or infill sites
15 within existing urbanized areas. To the extent possible, attention should be
16 focused on brownfields and other urban sites whose rehabilitation provides
17 not only economic benefits but all environmental improvements. Steps to
18 implement this principle include: a) Preserving and enhancing existing
19 pedestrian and transit-adaptive neighborhoods by pursuing redevelopment that
20 retains pedestrian orientation and promotes transit use; b) Preparing
21 neighborhood revitalization plans for areas suited for infill development.
22 Assure public participation throughout the planning process. Streamline the
23 permitted process, provide incentives as part of the process, and encourage
24 public-private ventures to carry out these plans; c) Re-designating vacant land
25 for higher density uses or mixed use, and provide incentives for assemblage
26 of smaller parcels to create feasible infill projects that meet community goals
27 and objectives."
28

1 The project site is located directly to the south of the Spring Mountain Ranch
2 Specific Plan (Specific Plan No. 323) development, which was approved by
3 the Riverside County Board of Supervisors in 2001 and amended in 2007.
4 The project proposed a master plan on 792.24 acres and proposed 1,461
5 single family residential dwellings on 443.89 acres, with lot sizes ranging
6 from 7,200 square feet to 10,000 square feet, a school site on 13.90 acres, and
7 a Neighborhood Commercial Retail area on 11.73 acres. It should be noted
8 that the Spring Mountain Ranch Specific Plan development is not an
9 established development community at this time; however, two previously-
10 approved Tentative Tract Maps for the Specific Plan development (Tract
11 Nos. 25599 and 27940) are currently in rough grade state.

12 Although the project site is not located within an existing "community," this
13 project site can be classified as an under-used, vacant tract of land, which
14 could be redeveloped into a use that is compatible with the previously
15 approved single family residential community (Specific Plan No. 323)
16 located to the north. Through coordination with Riverside County Waste
17 Management Department, staff determined that the project site was initially
18 a borrow site for the Highgrove Sanitary Landfill, which operated from 1948
19 to 1998. Construction activities to close the facility concluded in 2003.
20 Amending the current land use designation would allow for a higher density,
21 as the current land use designation of Public Facilities does not allow for
22 residential uses, and will create a feasible project that would be compatible
23 with surrounding residential development.

- 24 b. Principle I.C.1 provides, "The General Vision acknowledges that every
25 community is the County is maturing in its own way, at its own pace and
26 within its own context. Policies and programs should be tailored to local
27 needs in order to accommodate the particular level of anticipated maturation
28 in any given community." Overall, the community in which the project site

1 is located has been maturing from a rural to suburban environment, exhibited
2 by smaller lot subdivisions that are located within close proximity. The
3 general land use pattern has been changing due to both residential growth and
4 the desire for new housing.

5 13. General Plan Amendment No. 803 does not involve a conflict in any foundation
6 component designation because the existing foundation component of Community
7 Development will remain unchanged.

8 14. General Plan Amendment No. 803 will contribute to achievement of the purposes of
9 the General Plan or, at a minimum, would not be detrimental to them in the following
10 way:

11 a. Policy LU 22.1 of the General Plan Land Use Element provides that one of
12 the goals of the County is to “accommodate the development of single and
13 multi-family residential units in areas appropriately designed by the General
14 Plan and area plan land use maps.” One of the main purposes of the General
15 Plan is for logical development of the County. The project site has a land use
16 designation of Community Development: Public Facilities (CD:PF) and a
17 zoning classification of Light Agriculture-2 ½ Acre Minimum (A-1-2 ½) and
18 Light Agriculture-10 Acre Minimum (A-1-10). Existing residential land use
19 designations are located to the south, north, and west of the project site. By
20 amending the current land use designation, the proposed project would create
21 a logical continuation of single family residential development and would be
22 designed and conditioned to be consistent with the nearby residential
23 development (Spring Mountain Ranch Specific Plan No. 323). By amending
24 the General Plan designation, the project would contribute to the achievement
25 of the purpose and would not be detrimental to the Riverside County General
26 Plan.

27 15. Special Circumstances or conditions have emerged that were unanticipated in
28 preparing the Riverside County General Plan as described below:

1 a. As indicated on the current Land Use Plan of the Highgrove and Reche
2 Canyon/Badland Area Plans (December 8, 2015), the project site has a
3 current land use designation of Community Development: Public Facilities
4 (CD:PF). The project site was initially used as a borrow site for the
5 Highgrove Sanitary Landfill, which operated from 1947 to 1998 as an unlined
6 municipal solid waste landfill, with construction activities to close the landfill
7 concluding in 2003. Ownership of the former borrow site was transferred to
8 a private owner in 2004 and is no longer associated with a public use;
9 therefore, the Community Development: Public Facilities (CD:PF)
10 designation is no longer applicable. Since this change from a public use to
11 private ownership was not captured in the 2008 update to the General Plan,
12 this still constitutes a special circumstance that was unanticipated in the
13 preparation of the Riverside County General Plan.

14 16. General Plan Amendment No. 803 does not create an internal inconsistency among
15 any of the General Plan Elements.

16 17. General Plan Amendment No. 803 will not be detrimental to the public health, safety,
17 or welfare.

18 18. The findings of the Initial Study performed pursuant to Environmental Assessment
19 No. 40800 (EA No. 40800), a copy of which is attached hereto, are incorporated
20 herein by reference. EA No. 40800 determined that General Plan Amendment No.
21 803 could have potentially significant impacts on Agriculture, Biological Resources,
22 Cultural Resources, Geology and Soils, Hydrology/Water Quality, Hazards and
23 Hazardous Materials, Noise, and Transportation/Traffic. However, it was
24 determined that these impacts were less than significant or would be mitigated to a
25 level of non-significance through the application of the measures indicated in the
26 initial study. The Initial Study resulted in preparation of a Mitigated Negative
27 Declaration of environmental effects and a determination that this General Plan
28 Amendment would not have a significant effect on the environment.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a Mitigated
2 Negative Declaration for Environmental Assessment No. 40800 and **ADOPTS** General Plan Amendment
3 No. 803, as described herein and as shown on Exhibit 6 titled, "CZ07321 GPA00803 TR33410 Proposed
4 General Plan" incorporated herein by reference.

5 **B. General Plan Amendment No. 1163:** A proposal to incorporate an additional 22.8 acres
6 into the Specific Plan No. 312 boundaries and modify the land use designations of this
7 additional 22.8 acre area and other areas in the northern portion of the Specific Plan as
8 reflected in the Specific Plan Land Use Plan. Specifically for the 22.8 acre addition, the
9 General Plan Amendment proposes to change the land use designation from Community
10 Development: Low Density Residential (CD:LDR) to Community Development: Public
11 Facilities (CD:PF) and Community Development: Medium Density Residential (CD:MDR).
12 The other changes in land use designations within the northern portion of the Specific Plan
13 would change some areas currently designated as Community Development: Medium
14 Density Residential (CD:MDR) to Community Development: Medium High Density
15 Residential (CD:MHDR), and generally adjust the boundaries of existing Community
16 Development: Medium Density Residential (CD:MDR), Open Space: Recreation (OS:R),
17 Open Space: Water (OS:W), and Open Space: Conservation (OS:C) designated areas.
18 Additionally, the changes would eliminate the Community Development: Public Facilities
19 (CD:PF) designated area (which is being shifted to a portion of the 22.8 acre addition) as
20 reflected in the Specific Plan Land Use Plan. The project site is located within the Third
21 Supervisorial District, the Southwest Area Plan, the Highway 79 Policy Area, the French
22 Valley Zoning District, and is specifically located northwesterly of Winchester Road,
23 southerly of Keller Road, easterly of Briggs Road, and westerly of Leon Road. The proposed
24 areas of change for the Specific Plan Amendment are located north of Baxter Road, as shown
25 on the Specific Plan Land Use Plan and Exhibit 6 titled, "CZ07898 GPA01163 SP00312A2
26 TR37053 Proposed General Plan," which also illustrates the proposed General Plan land use
27 designations, a copy of which is attached hereto and incorporated herein by reference.
28 General Plan Amendment No. 1163 is associated with Specific Plan No. 312 Amendment

1 No. 2, Change of Zone No. 7898, Tentative Tract Map No. 37053 and Environmental Impact
2 Report No. 551, which were considered concurrently with this amendment at the public
3 hearings before the Planning Commission and the Board of Supervisors. On May 17, 2017,
4 the Planning Commission approved Resolution No. 2017-003, recommending that the Board
5 of Supervisors approve General Plan Amendment No. 1163. The Board of Supervisors
6 approved General Plan Amendment No. 1163 on July 11, 2017.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
8 this matter, both written and oral, including Environmental Impact Report No. 551, that:

- 9 1. The site is located in the Southwest Area Plan.
- 10 2. The Southwest Area Plan Land Use Map establishes the extent, intensity, and
11 location of land uses within the Southwest Area Plan.
- 12 3. General Plan Amendment No. 1163 is an Entitlement/Policy Amendment.
- 13 4. The project site has an existing General Plan land use designation of Community
14 Development: Low Density Residential (CD:LDR), for area to be added to Specific
15 Plan No. 312, and Community Development: Medium Density Residential
16 (CD:MDR), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R) as
17 reflected in the Specific Plan Land Use Plan.
- 18 5. General Plan Amendment No. 1163 will result in modification of the land use
19 designations of 22.8 acres, which is proposed to be added to Specific Plan No. 312,
20 and other areas in the northern portion of Specific Plan No. 312, as shown on the
21 Specific Plan Land Use Map and Exhibit 6. Specifically for the 22.8 acre addition,
22 the General Plan Amendment proposes to change the land use designation from
23 Community Development: Low Density Residential (CD:LDR) to Community
24 Development: Public Facilities (CD:PF) and Community Development: Medium
25 Density Residential (CD:MDR). The other changes in land use designations within
26 the northern portion of the Specific Plan would change some areas currently
27 designated as Community Development: Medium Density Residential (CD:MDR) to
28 Community Development: Medium High Density Residential (CD:MHDR) and

1 generally adjust the boundaries of existing Community Development: Medium
2 Density Residential (CD:MDR), Open Space: Recreation (OS:R), Open Space:
3 Water (OS:W), and Open Space: Conservation (OS:C) designated areas.
4 Additionally, the changes would eliminate the Community Development: Public
5 Facilities (CD:PF) designated area (which is being shifted to a portion of the 22.8
6 acre addition) as reflected in the Specific Plan Land Use Plan.

7 6. The project site is surrounded by properties having a General Plan Foundation
8 Component and land use designation of Rural: Rural Residential (R:RR) and City of
9 Menifee to the north; Community Development: Low Density Residential
10 (CD:LDR), Community Development: Medium Density Residential (CD:MDR),
11 Rural: Rural Residential (R:RR), and Community Development: Light Industrial
12 (CD:LI) to the east; City of Murrieta, Community Development: Commercial Retail
13 (CD:CR), and Open Space: Conservation (OS:C) to the south; Community
14 Development: Medium Density Residential (CD:MDR), Community Development:
15 Low Density Residential (CD:LDR), and Rural: Rural Residential (R:RR) to the
16 west.

17 7. The project site has an existing zoning classification of Specific Plan (Specific Plan
18 No. 312), Rural Residential (R-R), and Open Area Combining Zone – Residential
19 Developments (R-5). The proposed zoning associated with GPA No. 1163 is Specific
20 Plan (Specific Plan No. 312), in accordance with Change of Zone No. 7898.

21 8. The project site is surrounded by properties having a zoning classification of Light
22 Agriculture, 2 ½ Acre Minimum (A-1-2 ½) and City of Menifee to the north; Rural
23 Residential (R-R), One-Family Dwellings (R-1), and Industrial Park (I-P) to the east;
24 City of Murrieta, Light Agriculture, 10 Acre Minimum (A-1-10), and Scenic
25 Highway Commercial (C-P-S) to the south; Rural Residential (R-R), One-Family
26 Dwellings (R-1), Heavy Agriculture, 10 Acre Minimum (A-2-10), Residential
27 Agricultural, 5 Acre Minimum (R-A-5), and Light Agriculture, 2 ½ Acre Minimum
28 (A-1-2 ½) to the west.

1 9. The project site is surrounded by vacant land and scattered single-family residential
2 to the north; vacant land, scattered single-family residential, and single-family
3 residential to the east; vacant land to the south; vacant land, scattered single-family
4 residential, single-family residential, and a school to the west.

5 10. Specific Plan No. 312 Amendment No. 2 proposes a maximum of 1,877 dwelling
6 units (including 57 units if the proposed school site is not developed as a school).
7 The Highway 79 Policy Area and applicable policies, Circulation Element (C) 2.7
8 and Southwest Area Plan (SWAP) 9.2, require developments to reduce their density
9 by 9% from the density analyzed in the General Plan. As applied to the project area
10 and its general plan land use designations, this 9% reduction would require the
11 proposed project to be limited to 1,702 dwelling units. Amendment No. 2 exceeds
12 the typical maximum allowed by the policy area by 175 units. However, Southwest
13 Area Plan (SWAP) 9.2 also provides that individual projects may exceed the General
14 Plan traffic model trip generation level if it can be shown that sufficient reductions
15 have occurred on other projects.

16 When the Highway 79 Policy Area was created with the 2003 General Plan, the
17 buildout assumptions and resulting traffic generation assumptions for already
18 adopted Specific Plans were based on the total allowed units within a given Specific
19 Plan. These assumptions have not changed. For Specific Plans where no further
20 amendments were proposed, these Specific Plans were allowed to develop to their
21 approved, entitled maximum number of dwelling units and not subject to the
22 requirement to reduce their number of units by 9% based on implementation
23 guidance developed by staff. Certain Specific Plans within the Highway 79 Policy
24 Area have fully developed their residential component below the maximum allowed
25 number of dwelling units allowed by the Specific Plan. One of these Specific Plans,
26 Specific Plan No. 213 within the Highway 79 Policy Area accounts for a total of 396
27 units that are undeveloped that were originally to be developed in the traffic analysis
28 for the General Plan. Based on the undeveloped Specific Plan units elsewhere in the

1 Highway 79 Policy Area, this demonstrates that although the project individually
2 exceeds the limit on units, there are reductions in units and traffic elsewhere in the
3 policy area that more than balance out the individual exceedance this project
4 proposes. Therefore, the project is consistent with the Highway 79 Policy Area.

5 11. General Plan Amendment No. 1163 does not change or conflict with the Riverside
6 County Vision. This project is consistent with the Riverside County Vision
7 Statement in the following way:

8 a. Planning Integration - The Riverside County Vision is dedicated to planning
9 integration via continued support for a coherent and comprehensive approach
10 to planning. A coherent and comprehensive approach encourages land uses
11 that are consistent with types of development in the immediate vicinity. The
12 proposed Community Development: Public Facilities (CD:PF) and
13 Community Development: Medium Density Residential (CD:MDR)
14 designations for the area to be added to the Specific Plan would simply extend
15 the boundaries of the Specific Plan. The Proposed Project would result in a
16 land use designation that is consistent with existing development in the
17 immediate vicinity of the site and represents a logical continuation of land
18 use in the area up to Keller Road where the Specific Plan already extends to
19 with similar densities.

20 12. General Plan Amendment No. 1163 will not change or conflict with any principle set
21 forth in General Plan Appendix B. The proposed General Plan Amendment meets
22 the General Plan principle of encouraging a wide range of housing opportunities for
23 residents in a wider range of economic circumstances.

24 13. General Plan Amendment No. 1163 does not involve a conflict in any foundation
25 component designation because the proposed designation would be within the same
26 Foundation Component of the General Plan. Thus, the proposed amendment is
27 consistent with the Community Development Foundation.
28

1 14. General Plan Amendment No. 1163 will contribute to achievement of the purposes
2 of the General Plan or, at a minimum, would not be detrimental to them in the
3 following way:

4 a. The proposed amendment would maintain the primarily suburban style
5 residential atmosphere of the community that exists in the area, thus creating
6 a compatible land use pattern that assists in protecting public health, safety,
7 and welfare, which is the foundational purpose of a General Plan.

8 15. Special Circumstances or conditions have emerged that were unanticipated in
9 preparing the Riverside County General Plan as described below:

10 a. The property proposed to be incorporated into the Specific Plan has a
11 different owner than the property already within the Specific Plan. For that
12 reason, the property was not included within the Specific Plan. At this time,
13 the property proposed is being acquired by the owner of the property already
14 within the Specific Plan. The Specific Plan currently encompasses much of
15 the area south of Keller Road and west of Leon Road. Inclusion of this
16 additional acreage in the Specific Plan will help accomplish logical and
17 compatible development of the area bounded by Keller Road to the north and
18 Leon Road to the east.

19 b. Additionally, since the original approval of the Specific Plan in 1997, which
20 established the current boundaries of the Specific Plan, a comprehensive
21 update to the General Plan occurred in 2003 and was further updated in 2015.
22 These updates generally increased allowed densities in the surrounding area
23 to the east and west, shifting the area from more rural to suburban. Since the
24 preparation of the 2015 General Plan in 2008, multiple Tentative Tract Maps
25 have been approved and developed in this area with increased densities.
26 These developments include Tentative Tract Map Nos. 30433, 31118, 32185,
27 32289, and 32290. These changes since 2008 have made the area a more
28 suburban area, and, therefore, the appropriate location for increased density.

- 1 16. The proposed project is in conformance with the proposed land use designations as
2 shown on the Specific Plan Land Use Plan, and with all other policies and elements
3 of the Riverside County General Plan.
- 4 17. General Plan Amendment No. 1163 will not be detrimental to the public health,
5 safety, or welfare.
- 6 18. General Plan Amendment No. 1163 will have a significant effect on the environment,
7 but most of the potentially significant effects will be avoided or substantially
8 lessened (reduced to a level of insignificance) by the mitigation measures listed in
9 Board of Supervisors' Resolution No. 2017-136 Certifying Environmental Impact
10 Report No. 551, which is incorporated herein by this reference in its entirety.
- 11 19. EIR No. 551 also addressed potential impacts on Air Quality, Greenhouse Gas
12 Emissions, Noise and Transportation which will be only partially avoided or lessened
13 by the mitigation measures listed in Resolution No. 2017-136. Accordingly,
14 overriding findings were made in Resolution No. 2017-136, which are incorporated
15 herein by reference.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** Environmental
17 Impact Report No. 551 based on the findings and conclusions set forth in EIR No. 551 and Resolution No.
18 2017-136 incorporated herein by reference, and **ADOPTS** General Plan Amendment No. 1163, as described
19 herein and as shown on the Specific Plan Land Use Plan and Exhibit 6 titled, "CZ07898 GPA01163
20 SP00312A2 TR37053 Proposed General Plan" incorporated herein by reference.

- 21 **C. General Plan Amendment No. 1176:** A proposal to amend the Temecula Valley Wine
22 Country Policy Area boundary by removing one parcel, identified as Assessor's Parcel
23 Number 951-030-055, totaling 17.07 gross acres, from the General Plan's Figure 4:
24 Southwest Area Plan Overlays and Policy Areas and Figure 4B: Temecula Valley Wine
25 Country Policy Area With Districts. Pursuant to Southwest Area Plan (SWAP) Policy 1.1,
26 any privately proposed boundary change to the Temecula Valley Wine Country Policy Area
27 is subject to the Foundation Component Amendment process. The project site is located
28 within the Third Supervisorial District, the Southwest Area Plan, the Temecula Valley Wine

1 Country Policy Area, the Rancho California Zoning Area, and is specifically located north
2 of Avenida Lestonnac, south of Rancho California Road, east of Butterfield Stage Road,
3 west of Bordeaux Avenue, as shown on Figure 4, Figure 4B and Table 2 of the Southwest
4 Area Plan, a copy of which is attached hereto and incorporated herein by reference. On May
5 17, 2017, the Planning Commission approved Resolution No. 2017-002, recommending that
6 the Board of Supervisors adopt General Plan Amendment No. 1176. The Board of
7 Supervisors tentatively approved General Plan Amendment No. 1176 on June 20, 2017.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
9 this matter, both written and oral, that:

- 10 1. The site is located within the Southwest Area Plan.
- 11 2. The site is located within the Temecula Valley Wine Country Policy Area-
12 Residential District.
- 13 3. The Southwest Area Plan Land Use Map establishes the extent, intensity, and
14 location of land uses within the Southwest Area Plan.
- 15 4. General Plan Amendment No. 1176 is a Regular Foundational Component
16 Amendment.
- 17 5. The project site has an existing General Plan land use designation of Rural
18 Community: Estate Density Residential (RC:EDR) [2 Acre Minimum].
- 19 6. General Plan Amendment No. 1176 will result in amending the Temecula Valley
20 Wine Country Policy Area boundary by removing one parcel identified as Assessor's
21 Parcel Number 951-030-055, totaling 17.07 gross acres, from the General Plan's
22 Figure 4: Southwest Area Plan Overlays and Policy Areas and Figure 4B: Temecula
23 Valley Wine Country Policy Area- Residential District.
- 24 7. The project site is generally surrounded by properties having a General Plan land use
25 designation of Agriculture: Agriculture (AG:AG) [10 Acre Minimum] to the north,
26 east and south; and the City of Temecula to the west.
- 27 8. The project site has an existing zoning classification of Residential Agricultural, 2 ½
28 Acre Minimum (R-A-2½).

- 1 9. The project site is generally surrounded by properties having a zoning classification
2 of Citrus/Vineyard, 10 Acre Minimum (C/V-10) to the north; Residential
3 Agricultural, 2 ½ Acre Minimum (R-A-2½) to the east and south; and the City of
4 Temecula to the west.
- 5 10. The project site is surrounded by vacant land and a winery to the north, and single-
6 family residential to the east, south and west.
- 7 11. The Administration Element of the Riverside County General Plan and Article II,
8 Section 2.5.g. of Ordinance No. 348 provide that the following findings must be
9 made for the approval of a Regular Foundation Component Amendment: a) new
10 conditions or circumstances disclosed during the review process justify modifying
11 the General Plan, b) the modifications do not conflict with the overall Riverside
12 County Vision, and c) the modifications would not create an internal inconsistency
13 among the elements of the General Plan:
- 14 a. New Circumstance –The Wine Country Community Plan’s objectives
15 include preserving and enhancing the area’s viticulture potential, rural
16 lifestyle and equestrian activities, as well as coordinating growth to avoid
17 future land use conflicts. The property owner is requesting the subject
18 property be removed from the Temecula Valley Wine Country Policy Area
19 because they were not aware of the Plan’s adoption in 2014, which added the
20 property to the Temecula Valley Wine Country Policy Area. Following the
21 Plan’s adoption, the property owner began discussions with County staff
22 regarding the property’s inclusion in the Plan and whether it was appropriate.
23 The subject property was never within the boundaries of the previous
24 Citrus/Vineyard (C/V) Policy Area, which was replaced by the new
25 Temecula Valley Wine Country Policy Area. The property is also located on
26 the outer edge of the western boundary of the Temecula Valley Wine Country
27 Policy Area, and is bordered by Butterfield Stage Road and Avenida
28 Lestonnac. Additionally, a school existed on the property prior to the Plan’s

1 adoption. Based on the above, removing the property from the Temecula
2 Valley Wine Country Policy Area will not frustrate the Wine Country
3 Community Plan's objectives of preserving and enhancing the area's
4 viticulture potential, rural lifestyle and equestrian activities. Therefore, it is
5 appropriate to remove the subject site from the boundary of the Temecula
6 Valley Wine Country Policy Area.

7 b. Riverside County Vision – As provided in the General Plan, in summary, the
8 vision for Riverside County is the following: “Riverside County is a family
9 of special communities in a remarkable environmental setting.” The
10 Temecula Valley Wine Country Policy Area was developed to ensure the
11 long term viability of the wine industry while protecting the community's
12 equestrian rural lifestyle, and to promote and preserve the distinctive
13 character of this unique area within the Southwestern Area Plan. Removing
14 the property from the Temecula Valley Wine Country Policy Area will not
15 conflict with this vision or the purpose of the Policy Area because the subject
16 property is already developed with a school that existed before the adoption
17 of the Wine Country Community Plan. The site is also located on the outer
18 edge of the Policy Area's boundary, and only involves 17 acres of the
19 approximately 17,000 acres that are within the Policy Area. Therefore, even
20 with the removal of the property, this area within the Temecula Valley Wine
21 Country Policy Area can develop in a manner that promotes and preserves
22 this community's unique character.

23 c. Internal Consistency – Staff has reviewed this proposed amendment in
24 conjunction with each of the nine (9) Riverside County General Plan
25 elements (Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise,
26 Housing, Air Quality, Healthy Communities, and Administration), and has
27 determined that this amendment does not result in an internal consistency in
28 the General Plan Elements.

1 12. General Plan Amendment No. 1176 does not create an internal inconsistency among
2 any of the General Plan Elements.

3 13. General Plan Amendment No. 1176 will not be detrimental to the public health,
4 safety, or welfare.

5 14. The proposed project has been determined to be categorically exempt from CEQA
6 pursuant to State CEQA Guidelines Section 15061(b)(3) – the Common Sense
7 Exemption – which provides that an “activity is covered by the general rule that
8 CEQA applies only to projects which have the potential for causing a significant
9 effect on the environment. Where it can be seen with certainty that there is no
10 possibility that the activity in question may have a significant effect on the
11 environment, the activity is not subject to CEQA.”

12 GPA No. 1176 only modifies the boundaries of the Southwest Area Plan Overlays
13 and Policy Areas shown on Figure 4, and the Temecula Valley Wine Country Policy
14 Area boundary shown on Figure 4B by removing the subject property from this
15 Policy Area. GPA No. 1176 will return the property to the same status as it was prior
16 to the adoption of the Wine Country Community Plan. The amendment will not
17 result in a change to the existing underlying land use designation of Rural
18 Community: Estate Density Residential (RC: EDR) [2 Acre Minimum]. The
19 approval of GPA No. 1176 does not permit any development on the proposed site,
20 and will not result in direct physical change to the environment. As a result, it can
21 be seen with certainty that there is no possibility that GPA No. 1176 will have a
22 significant direct, indirect or cumulative physical effect on the environment.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **FINDS** that the project is
24 **EXEMPT** from the California Environmental Quality Act (CEQA) and **ADOPTS** General Plan
25 Amendment No. 1176 as described herein and as shown on Figure 4, Figure 4B and Table 2, incorporated
26 herein by reference.

1 **D. General Plan Amendment No. 1213:** A proposal to amend the current General Plan land
2 use designation for a 1.71-acre property from Community Development: Light Industrial
3 (CD: LI) [0.25 - 0.60 Floor Area Ratio] to Community Development: Commercial Retail
4 (CD: CR) [0.20 – 0.35 Floor Area Ratio]. The project site is located within the Fourth
5 Supervisorial District, the Western Coachella Valley Area Plans, the Bermuda Dunes Zoning
6 District, and is specifically located north of Interstate 10 and Varner Road, and west of
7 Badger Street, as shown on Exhibit 6 titled, “GPA01213 CUP03764 Proposed General
8 Plan,” which also illustrates the proposed General Plan land use designation, a copy of which
9 is attached hereto and incorporated herein by reference. General Plan Amendment No. 1213
10 is associated with Conditional Use Permit No. 3764 and Environmental Assessment No.
11 42973, which, having Fast Track Authorization (No. 2016-08), were considered
12 concurrently with this amendment at a public hearing before the Board of Supervisors. The
13 Board of Supervisors tentatively approved General Plan Amendment No. 1213 on June 20,
14 2017.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
16 this matter, both written and oral, including Environmental Assessment No. 42973, that:

- 17 1. The site is located within the Western Coachella Valley Area Plan.
- 18 2. The Western Coachella Valley Area Plan Land Use Map establishes the extent,
19 intensity, and location of land uses within the Western Coachella Valley Area Plan.
- 20 3. General Plan Amendment No. 1213 is an Entitlement/Policy Amendment.
- 21 4. The project site has an existing General Plan land use designation of Community
22 Development: Light Industrial (CD:LI) [0.25 - 0.60 FAR].
- 23 5. General Plan Amendment No. 1213 will result in changing the land use designation
24 to Community Development: Commercial Retail (CD: CR) [0.20 – 0.35 Floor Area
25 Ratio], as shown on Exhibit 6.
- 26 6. The project site is generally surrounded by properties having a General Plan land use
27 designations of Community Development: Light Industrial (CD:LI) to the north,
28

1 south, and east; and Community Development: Light Industrial (CD:LI) and
2 Community Development: Business Park (CD:BP) to the west.

3 7. The project site has an existing zoning classification of Scenic Highway Commercial
4 (C-P-S).

5 8. The project site is generally surrounded by properties having a zoning classification
6 of Manufacturing - Heavy (M-H) to the north and south; Manufacturing - Heavy (M-
7 H) and Manufacturing-Service Commercial (M-SC) to the west; and Manufacturing
8 - Medium (M-M) to the east.

9 9. The project site is surrounded by a mill to the north; vacant land and single family
10 residential to the west; vacant land, single family residential, a thrift store, and an
11 adult rehabilitation center to the south.

12 10. General Plan Amendment No. 1213 does not change or conflict with the Riverside
13 County Vision. This project is consistent with the Riverside County Vision
14 Statement in the following ways:

15 a. The Vision Statement's Population Growth section provides, "New growth
16 patterns no longer reflect a pattern of urban sprawl. Rather, they follow a
17 framework of transportation and open space corridors, with concentrations of
18 development that fit into that framework. In other words, important open
19 space and transportation corridors define growth areas." The project will
20 result in an infill project along the Interstate 10/Varner Road transportation
21 corridor on a currently vacant 1.71 gross acre lot. Considering the
22 proliferation of retail, industrial, and commercial tourist land uses
23 surrounding the subject property, the project helps avoid spot development
24 and is consistent with the Riverside County Vision.

25 Further, the Vision Statement's Jobs and the Economy section provides,
26 "Jobs/housing balance is significantly improved overall, as well as within sub
27 regions of Riverside County". This project would create 8-12 full time jobs
28 and 10-15 temporary construction jobs, which helps implement this Vision

1 section, and, with existing housing in the urbanized areas of Palm Desert,
2 Thousand Palms, and Bermuda Dunes, helps maintain good jobs and housing
3 balance within close proximity.

4 b. General Plan Amendment No. 1213 will not change or conflict with any
5 principle set forth in General Plan Appendix B. Specifically, this General
6 Plan Amendment is consistent with the following principles:

7 i. Principle I.C.1 provides that “[t]he General Plan Vision
8 acknowledges that every community in the County is maturing in its
9 own way, at its own pace and within its own context. Policies and
10 programs should be tailored to local needs in order to accommodate
11 the particular level of anticipated maturation in a given community.”

12 New development along this portion of Varner Road adjacent to
13 Interstate 10 and within the Bermuda Dunes Zoning District has
14 accelerated over the past decade. The project would develop a vacant
15 1.71 acre parcel that adjoins existing development. Therefore, the
16 project is accommodates the current level of maturation in the
17 community and constitutes managed growth due to its proximity to
18 existing development.

19 ii. Principle I.G.1 provides “The County should encourage compact and
20 transit-adaptive development on regional and community scales. The
21 policy goal is to permit and encourage densities and intensities, and
22 to reduce the land required for public infrastructure by reducing street
23 widths (subject to emergency access requirements) and other such
24 requirements. The project an infill project on a 1.71 vacant parcel,
25 and requires no additional street improvements along Varner Road
26 and Badger Street. Therefore, the project does not increase the need
27 for public infrastructure and is consistent with the principle of
28 compact growth.

1 11. GPA No. 1213 would not conflict with any Foundation Component designation of
2 the General Plan in that the project does not propose any General Plan Foundation
3 land use changes. The proposed general plan change from Light Industrial (LI) to
4 Commercial Retail (CR) is within the same foundation component of Community
5 Development. As a result, there will be no conflict with any General Plan Foundation
6 Component.

7 12. General Plan Amendment No. 1213 will contribute to achievement of the purposes
8 of the General Plan or, at a minimum, would not be detrimental to them in the
9 following way:

10 a. The proposed amendment will establish the Commercial Retail (CR) general
11 plan land use designation, which promotes one of the highest and best uses
12 that can be associated with the 1.71 acre property. The property is located
13 adjacent to the Interstate 10/Varner Road corridor, with heavy traffic volumes
14 that support the proposed RV retail sales. Additionally, the project site is
15 currently vacant and is proposed to be developed, in accordance with
16 associated Conditional Use Permit (CUP) No. 3764, to accommodate 38
17 additional RV retail spaces for an existing RV retail business. The proposed
18 expansion of this existing small business will require additional employees
19 and provide additional retail space on the project site to serve existing and
20 new customers, therefore, creating infill development. Furthermore, the
21 project as an infill project within an existing commercial, industrial, and
22 commercial tourist area would also stimulate the growth of other small
23 businesses in proximity by bringing more business and new customers to the
24 area (Appendix B, VII.C.4).

25 13. General Plan Amendment No. 1213 will expand basic employment job opportunities
26 (jobs that contribute to the County's economic base) because the amendment will
27 facilitate the development of the project by creating 8-12 full time jobs and 10-15
28

1 temporary construction jobs, therefore improving the ratio of jobs to workers in the
2 County.

3 14. General Plan Amendment No. 1213 does not create an internal inconsistency among
4 any of the General Plan Elements.

5 15. General Plan Amendment No. 1213 will not be detrimental to the public health,
6 safety, or welfare.

7 16. The findings of the Initial Study performed pursuant to Environmental Assessment
8 No. 42973, a copy of which is attached hereto, are incorporated herein by reference.
9 The Initial Study resulted in preparation of a Negative Declaration of environmental
10 effects and a determination that General Plan Amendment No. 1213 will not have a
11 significant effect on the environment.

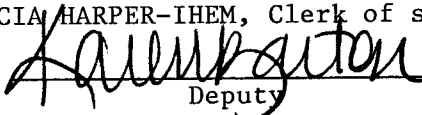
12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** Negative
13 Declaration for Environmental Assessment No. 42973 and **ADOPTS** General Plan Amendment No. 1213,
14 as described herein and as shown on Exhibit 6 titled, "GPA01213 CUP03764 Proposed General Plan"
15 incorporated herein by reference.

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

19 ROLL CALL:

20 Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
21 Nays: None
22 Absent: None

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

25 KECIA HARPER-IHEM, Clerk of said Board
26 By  Deputy
27
28

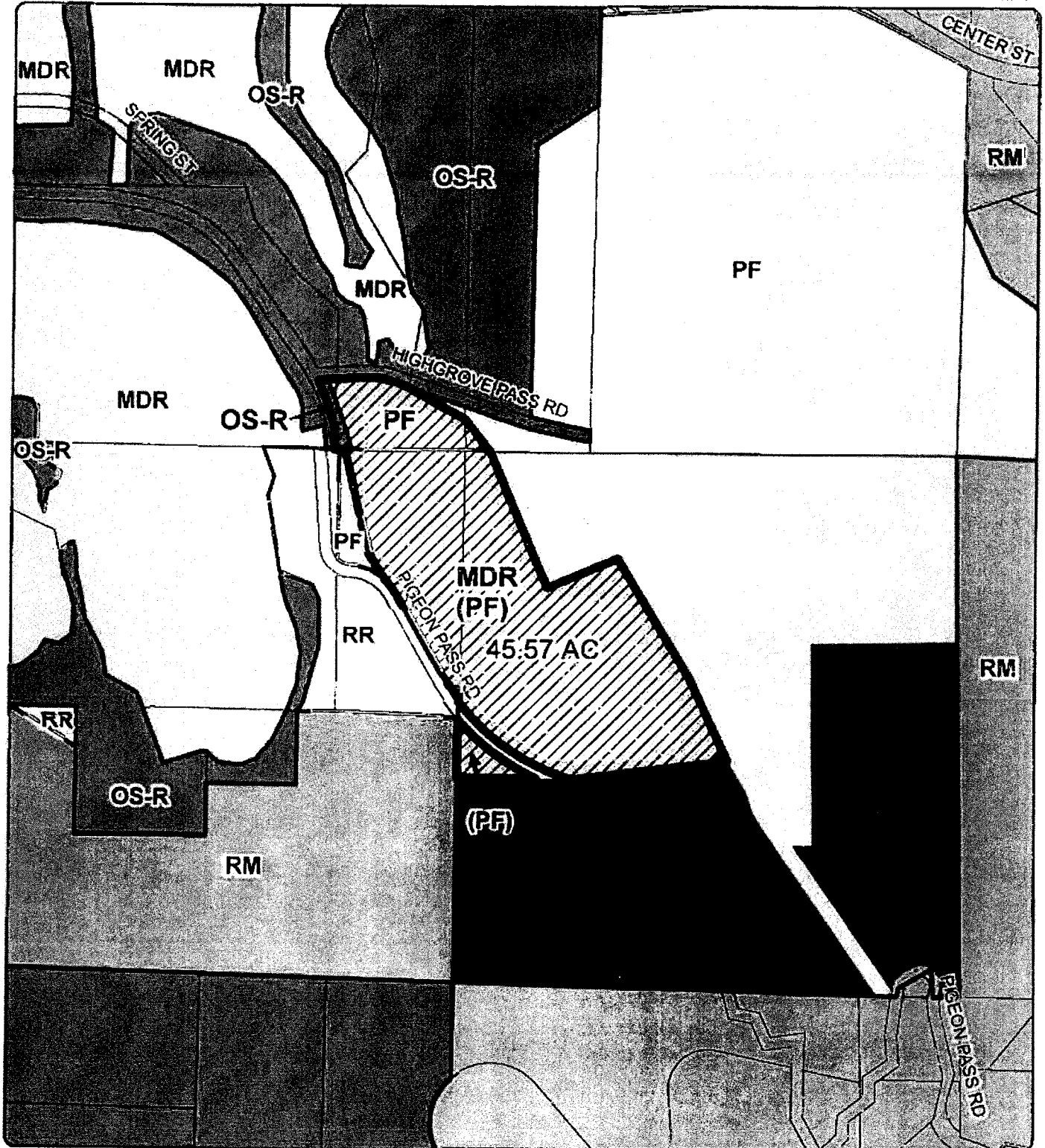
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07321 GPA00803 TR33410

Supervisor: Tavaglione & Ashley
District 2 & 5

PROPOSED GENERAL PLAN

Date Drawn: 01/27/2016
Exhibit 6



Zoning Dist: Edgemont-Sunnymead

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) 955-3600 (Western County) or in Palmdale at (760) 663-9277 (Eastern County) or Website: <http://www.riversidecounty.net>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA40800

Project Case Type (s) and Number(s): Tentative Tract Map No. 33410, Change of Zone No. 7321, General Plan Amendment No. 803

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street, 12th Floor, Riverside CA 92502

Contact Person: Peter Lange

Telephone Number: (951)955-1417

Applicant's Name: MRF – Groves Development, LP

Applicant's Address: 2 Park Plaza, Suite 700, Irvine, CA 92614

I. PROJECT INFORMATION

The proposed Project includes:

General Plan Amendment No. 803 to change the existing land use designation for the project site from Community Development: Public Facilities (CD:PF) to Community Development: Medium Density Residential (CD: MDR). The density range allowable under this land use designation is 2 to 5 dwelling units per acre.

Change of Zone No. 7321 to change the existing zones of the project site, Light Agriculture – 10 Acre Minimum (A-1-10) and Light Agriculture – 2½ Acre Minimum (A-1-2½), to Planned Residential (R-4).

Tentative Tract Map No. 33410 to permit a Schedule A subdivision of 45.5 acres into 138 single family residential lots with a minimum lot size of 3,500 square feet, two water quality basins, one passive park, one designated drainage area, and equestrian/bike trails.

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

B. Total Project Area: 45.5

Residential Acres: 45.5	Lots: 142	Units: 138	Projected No. of Residents: 415
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

C. Assessor's Parcel No(s): 255-240-016, 255-240-022, 257-180-011, 257-180-013, and 257-180-015

D. Street References: The proposed Project is located easterly of Pigeon Pass Road, southerly of Highgrove Pass Road; and northerly of the Box Springs Mountain Reserve, in the unincorporated community of Box Springs Mountain/Highgrove in the County of Riverside, California on approximately 45 acres in an unincorporated area of Riverside County as reflected in **Figure 1, Regional Map** and **Figure 2, Aerial Map**.

E. Section, Township & Range Description or reference/attach a Legal Description: Township 2 South, Range 4 West, Section 10 and 15, San Bernardino Baseline and Meridian, identified on the San Bernardino South/Riverside East USGS Quad Map as reflected in **Figure 3, USGS Topographical Map**

F. Brief description of the existing environmental setting of the project site and its surroundings:

Surrounding Land Uses – As shown in Figure 2, Aerial Map, the Project site is bordered by vacant land to the north, south, east and west. There is a landfill located to the east and approved residential development to the north and west as part of the Spring Mountain Ranch Specific Plan No. 323. Area to the west has been rough graded for single family residential use.

Existing Site Conditions – The Project site is currently vacant, undeveloped and covered by light vegetation in a sheet graded condition by the previous owner – Riverside County Waste Management. A majority of the Project site has been graded in the past as a result of quarrying activity associated with the Highgrove Sanitary Landfill located approximately 0.1 miles east of the site. The site itself was utilized as a borrow site for the Highgrove Sanitary Landfill which officially closed and stopped operation on July 10, 1998¹. The northern portion of the Project site includes a detention base being constructed as part of the adjacent Spring Mountain Ranch project.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed Project includes a General Plan Amendment to change the land use from Community Development: Public Facilities (CD:PF) to Community Development: Medium Density Residential (CD:MDR)(2-5 DU/AC) and a Change of Zone to change the existing zoning from Light Agriculture – 2½ Acre Minimum (A-1-2½) and Light Agriculture – 10 Acre Minimum (A-1-10) to Planned Residential (R-4). With approval of the general plan amendment and change of zone proposed as part of this Project, the proposed Project will not conflict with any General Plan Land Use polices.
- 2. Circulation:** No circulation changes are proposed. Further, the Project will provide adequate circulation facilities to serve the Project. Therefore, the proposed Project will not conflict with the General Plan.
- 3. Multipurpose Open Space:** The proposed Project meets all applicable Multipurpose Open Space element policies. The proposed Project will not conflict with areas identified for conservation, preservation, or reservation within the Multipurpose Open Space Element. The Modified Project is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). While portions are located within criteria cells, the Project has an approved HANS (HANS1108) that does not require conservation and has instead provided mitigation that will offset impacts to Riparian/Riverine streambed and swale habitat. Therefore, the proposed Project will not conflict with any General Plan Multipurpose Open Space polices.
- 4. Safety:** The proposed Project is not located within a Fault Zone or active subsidence zone and has a low potential for liquefaction. The Project is not located within an airport land use zone, within a 100-year flood plain, or dam inundation area. The Project is located within a high fire hazard area and does propose future structures to be occupied by humans. However, the Project will provide a fuel modification plan and the structures will be required to comply with all local and state regulations including the California Building Code to ensure the health and safety of future

¹ California Department of Resources Recycling and Recovery (CalRecycle), Facility/Site Summary Details: Highgrove Sanitary Landfill (33-AA-0003). Can be found at <http://www.calrecycle.ca.gov/SWFacilities/Directory/33-AA-0003/Detail/>

occupants. There are no known hazardous waste sites in the area but the Project site was previously used as a borrow site for the adjacent and now closed Highgrove Sanitary Landfill. The Project will mitigate against any potential hazards from the adjacent landfill. Therefore, the proposed Project will not conflict with any General Plan safety policies.

5. **Noise:** Noise impacts from the Project will be generated during construction, from future on-site activities, and from future Project specific traffic increases that will occur as a result of the Project. During the lifetime of the Project, noise impacts to the Project site will be generated from vehicular-sourced noise from nearby roadways. However, with implementation of the mitigation described below, the Project would not conflict with any General Plan Noise Element policies.
 6. **Housing:** The Project is for residential development on land that is currently vacant, so implementation of the Project does not entail the displacement of significant numbers of existing housing nor does it create a need for new housing; thus, the Project will not conflict with General Plan Housing Element policies.
 7. **Air Quality:** The proposed Project includes site preparation and construction-related activities. The Project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and will not conflict with policies in the General Plan Air Quality Element.
 8. **Healthy Communities:** The proposed Project includes 2.12 acres of parkland and 1.35 acres of community trails for both recreational purposes and promoting a healthy living environment for its residents by encouraging physical activity. Therefore, the proposed Project will not conflict with the General Plan Healthy Communities policies.
- B. General Plan Area Plan(s):** Highgrove and Reche Canyon and Badlands
- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** Public Facilities (PF)(<0.60 FAR)
- E. Overlay(s), if any:** Not applicable
- F. Policy Area(s), if any:** Highgrove Community Policy Area
- G. Adjacent and Surrounding:**
1. **Area Plan(s):** Highgrove/Reche Canyon/Badlands
 2. **Foundation Component(s):** Community Development
 3. **Land Use Designation(s):** Community Development: Medium Density Residential (CD:MDR)(2-5 DU/AC), Community Development: Public Facilities (CD:PF)(< 0.60 FAR) and Open Space: Recreation (OS:R) to the north, Community Development: Public Facilities (CD:PF) to the east and south, Rural: Rural Mountainous (R:RM)(10 Acre Minimum), Rural: Rural Residential (R:R-R)(5 Acre Minimum), Community Development: Medium Density Residential (CD:MDR)(2-5 DU/AC) and Open Space: Recreation (OS:R) to the west.
 4. **Overlay(s), if any:** Not applicable

5. Policy Area(s), if any: Highgrove Community Policy Area

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: Not applicable

2. Specific Plan Planning Area, and Policies, if any: Not applicable

I. Existing Zoning: Light Agriculture – 2½ Acre Minimum (A-1-2 ½) and Light Agriculture – 10 Acre Minimum (A-1-10)

J. Proposed Zoning, if any: Planned Residential (R-4)

K. Adjacent and Surrounding Zoning: Spring Mountain Ranch Specific Plan (SP323) and Light Agriculture – 10 Acre Minimum (A-1-10) to the north, Light Agriculture – 10 Acre Minimum (A-1-10) and Controlled Development – 20 Acre Minimum (W-2-20) to the east, Light Agriculture – 10 Acre Minimum (A-1-10) and Residential Agricultural – 10 Acre Minimum (R-A-10) to the south, and Residential Agricultural – 10 Acre Minimum (R-A-10), Spring Mountain Ranch Specific Plan (SP323), and Light Agriculture – 2 ½ Acre Minimum (A-1- 2½) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW**

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

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

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

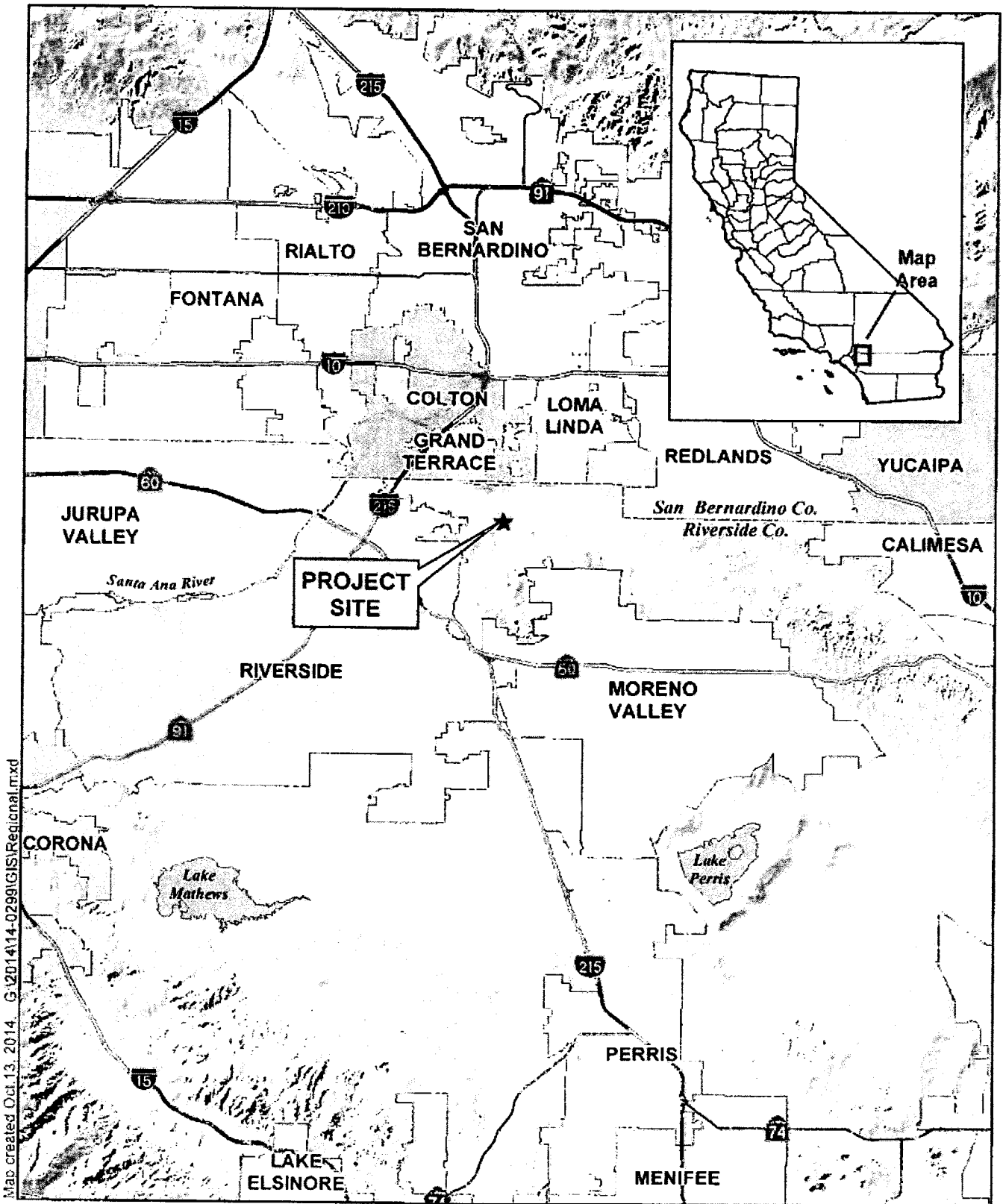
I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration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


Signature

12/1/2016
Date

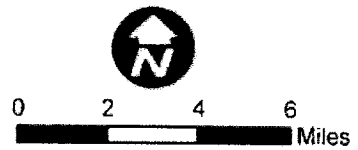
David Alvarez , Contract Planner For Steve Weiss, Planning Director

Printed Name



Map created Oct.13. 2014. G:\2014\14-0299\GIS\Regional.mxd

Figure 1 – Vicinity Map
TTM 33410



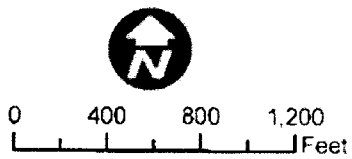


G:\2014\14-02991\GIS\Aerial.mxd: Map created 09 Dec 2014

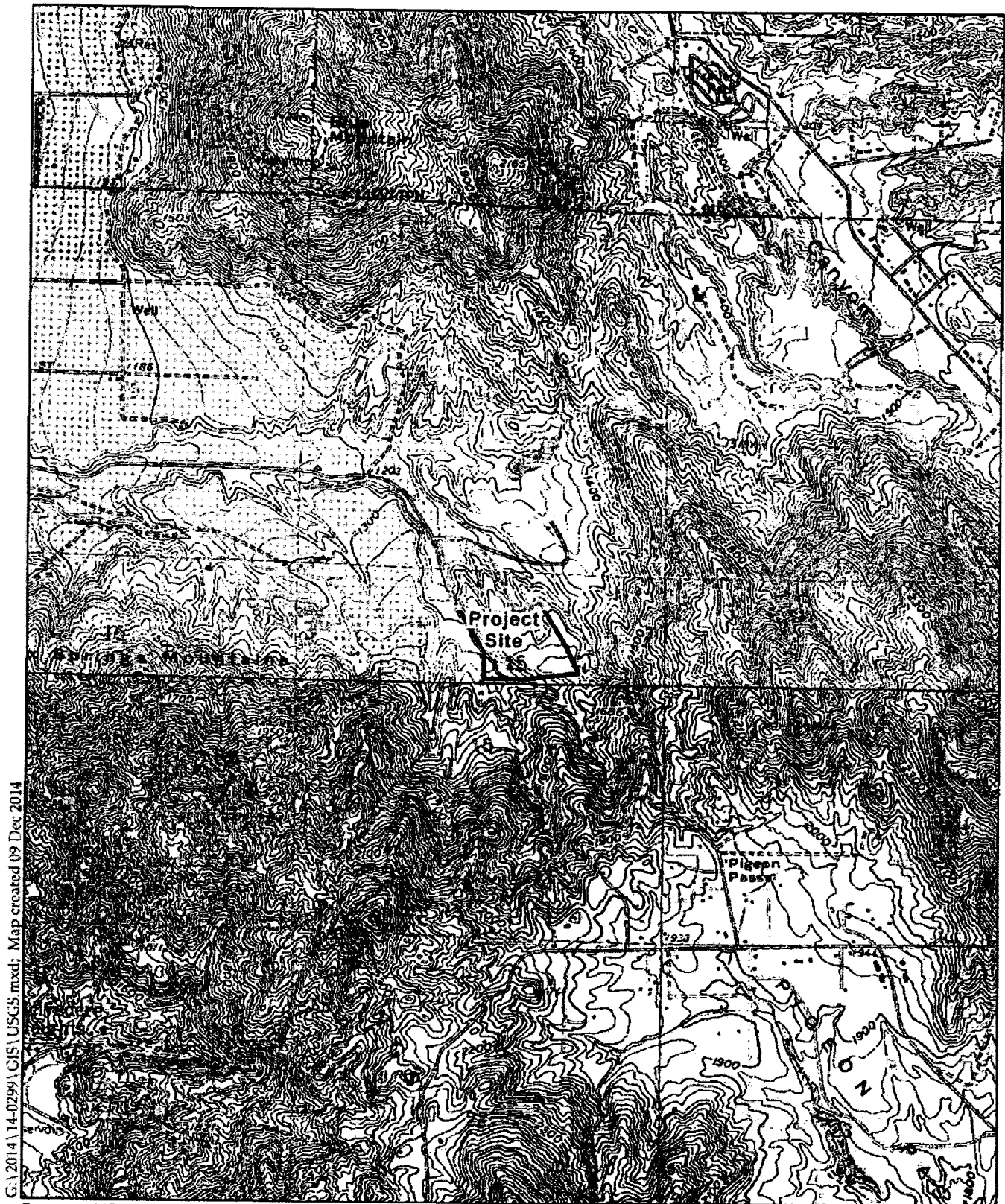
Sources: Riverside Co. GIS, 2014;
Eagle Aerial, 2012.

Figure 2 - Aerial Map

TTM 33410



ALBERT A.
WEBB
ASSOCIATES

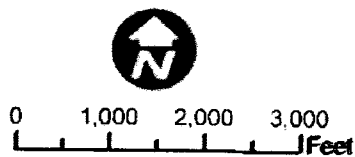


G:\2014\14-0299\GIS\USGS.mxd; Map created 09 Dec 2014

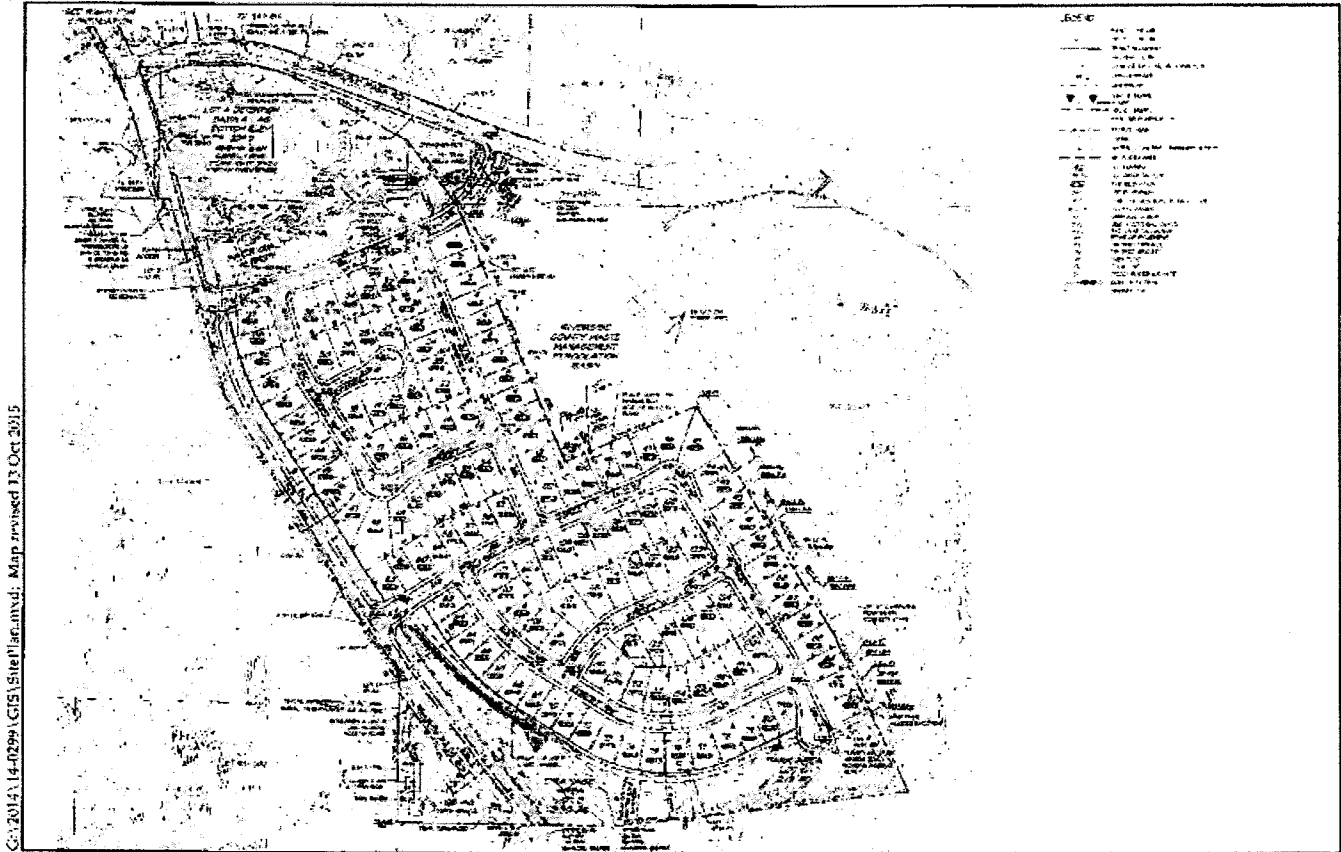
Sources: USGS 7.5min Quad DRG:
SAN BERNARDINO SOUTH / RIVERSIDE EAST

Figure 3 - USGS Topographic Map

TTM 33410



ALBERT A.
WEBB
ASSOCIATES



C:\2015\14-0299\GIS\SitePlan.mxd; Map revised 13 Oct 2015

Source: Webb Associates, Oct. 2015

Figure 4 - Site Plan

TTM 33410



NOT TO SCALE



V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County Land Information System (RCLIS)

Findings of Fact:

- a) The proposed Project is located approximately 3.5 miles east of Interstate 215 and 3 miles north of Highway 60, at the intersection of Pigeon Pass Road and High Grove Dump Road. Neither road is designated as a scenic highway or identified as eligible for designation as a scenic highway. There are no designated scenic highways or identified Scenic Highway Corridors in the Project vicinity. Therefore, no impacts are anticipated.
- b) The site is vacant and there are no trees, rock outcroppings or unique/landmark features. Further, there are no designated scenic vistas in the project area. The area's most prominent natural feature is the Box Springs Mountains. The Project is located at the base of the Box Springs Mountains and adjacent to the Spring Mountain Ranch Specific Plan No. 323 (SP323), which was originally approved on June 5, 2001 and amended on April 17, 2007. SP323 plans for 1,461 dwelling units of residential development north and west of the Project site. The Project will not significantly impede any views of the scenic Box Springs Mountains because it is located at an elevation lower than other planned residential development as part of the the adjacent SP323. Therefore, impacts are less than significant.

Mitigation: None required

Monitoring: None required

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: Riverside County Land Information System (RCLIS); Riverside County Ordinance No. 655 (Ord 655)

Findings of Fact:

The intent of Riverside County Ordinance No. 655 is to restrict the permitted use of certain light fixtures directing undesirable light into the night sky; thereby having a detrimental effect on astronomical observation and research at the Mt. Palomar Observatory. However, the proposed Project is located 50.5 miles from the Mt. Palomar Observatory which is outside of the Mt. Palomar Nighttime Lighting Policy Area. Therefore, the Project is not subject to the provisions relating to the protection of the Mt. Palomar Observatory set forth in COR Ord. 655. Therefore, no impacts are anticipated.

Mitigation: None required

Monitoring: None required

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: Riverside County Ordinance No. 655 (Ord 655); Project Description

Findings of Fact:

a-b) The proposed Project will introduce new sources of nighttime light into the area from residential street lighting, as well as outdoor lighting from residences. However, spill of light onto surrounding properties will be reduced through the inclusion of design features directing light downward or shielded and hooded, addressed through standard County conditions of approval, plan check, and permit procedures. The proposed Project will also introduce new sources of daytime glare due to the new building surfaces and vehicles traveling to and from the site. However, the glare created by the Project's residential development will be consistent with the levels of glare that will be emitted by planned surrounding residential development as part of the adjacent SP323. Therefore, impacts are less than significant.

Mitigation: None

Monitoring: None

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a

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

Source: Riverside County Land Information System (RCLIS); Natural Resources Conservation Service (NRCS); Riverside County Ordinance No. 625 (Ord 655); Department of Conservation Farmland Mapping and Monitoring Program (FMMP)

Findings of Fact:

- a) Based on the state Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (FMMP), the Project site does not contain any Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance. The Project site is designated "Urban and Built Up Land". Smaller portions of the Project site located along the western edge are identified as "Other Land" and "Farmland of Local Importance." Thus, the proposed Project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use. Further, the Project site is not currently being utilized for agricultural uses. Therefore, no impacts are anticipated.
- b) With the exception of a small 0.16 acre parcel in the northwestern corner of the Project site being identified by RCLIS as part of the Highgrove Agricultural Preserve No. 1, no other parcels are identified as being located within an agricultural preserve. In 1996, this parcel was condemned to Riverside County and is part of an existing water detention basin. While this basin is located within the project boundary, the Project does not propose any development to this area and will dedicate this detention basin to the Riverside County Flood Control and Water Conservation District. Further, there are no agricultural uses existing on the Project site or adjacent to the Project site that would conflict with existing agricultural use or a Williamson Act contract. Therefore, no impacts are anticipated.
- c) Property adjacent to the east, south and west of the proposed Project site is currently zoned Light Agriculture (A-1), Light Agriculture – 2½ Acre Minimum (A-1-2½), and Residential Agricultural – 10 Acre Minimum (R-A-10), and Controlled Development – 20 Acre Minimum (W-2-20). Thus, construction of the proposed Project will establish residential land uses within 300 feet of agriculturally zoned property. However, development of the proposed Project is part of the overall land use pattern within the vicinity of the proposed Project and there are no active agricultural uses on or in the vicinity of the project site. As Ordinance No. 625 (Ord 625) was established to protect surrounding agricultural land by establishing that normal agricultural operations on that land are not a nuisance to non-agricultural uses. Lots 1-12, 14-21, 27-33, 37-52, 57-62, 63-76, 96-102, 124-126, and 136-138 are within 300 feet of agricultural zoned property and as a result these lots will be conditioned for an environmental constraint to be placed on each of these lots informing each potential owner that they are within 300 feet of agricultural land. Therefore, impacts are less than significant with mitigation.
- d) The Project site is located in an area that has been characterized by agricultural uses for several decades but is transitioning to residential uses. Most of the agricultural property near the Project site is located within the Spring Mountain Ranch Specific Plan which was adopted by the Board of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Supervisors in 2001. Development of the proposed Project is part of the overall land use pattern that has developed or been approved within vicinity of the proposed Project. Development of the proposed Project will result in the extension of approximately 1500 feet of sewer and water services, but it will be extended to existing sewer and water connections located within the intersection of Pigeon Pass Road and Grazing Lane, located at the southern border of Spring Mountain Ranch. However, the proposed Project will not result in the extension of road improvements into an agricultural area where such services do not currently exist. Thus the proposed Project will not result in changes to the existing environment which will result in conversion of farmland to non-agricultural uses. Therefore, no impacts are anticipated.

Mitigation: The project has been conditioned that all the lots within 300 feet of agriculturally zoned property shall have an environmental constraint notice placed on the final map to inform future residents that they are subject to Ordinance No. 625. (50 PLANNING.13)

Monitoring: Monitoring will occur during the final map process.

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

Source: Riverside County Land Information System (RCLIS)

Findings of Fact:

- a) The proposed Project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Gov't Code section 51104(g)). Thus, the proposed Project will not impact land designated as forest land, timberland or timberland zoned Timberland Production. Therefore, no impacts are anticipated.
- b) The Project site is not located within forest land and will not result in the loss of forest land or conversion of forest land to a non-forest use. Therefore, no impacts are anticipated.
- c) As discussed under items 5(a) and 5(b) above, Project site is not zoned for or being used for or being used as forest land. Thus, the Project will not involve other changes in the existing environment which, due to their location or nature could result in the conversion of forest land to non-forest use. Therefore, no impacts are anticipated.

Mitigation: None required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: None required

AIR QUALITY Would the project

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

Source: AQMP, RCIP Table AQ-2 "Attainment of State and Federal Criteria Air Pollutant Standards", SCAG 2012, SCAQMD CEQA Air Quality Handbook, RCIP Fig AQ-2 "South Coast Air Quality Management District and California Air Resources Board Air Monitoring Network in Riverside County", Air Quality/Greenhouse Gas Analysis (WEBB-A)

Findings of Fact:

a) The Air Quality Management Plan (AQMP) for the South Coast Air Basin sets forth a comprehensive program that will lead the Basin into compliance with all federal and state air quality standards. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections or evaluation of assumed emissions.

The existing 2012 AQMP was developed based on Southern California Association of Governments (SCAG) population projections for the region. The population projections made by SCAG are based on existing and planned land uses as set forth in the various general plans of local governmental jurisdictions within the region. The Project site is currently designated as Community Development: Public Facilities (CD:PF). The proposed Project will involve the development of 138 single-family residences, which will generate approximately 415 residents². According to SCAG's 2012-2035 RTP/SCS Growth Forecast, in 2008, the population projection for unincorporated Riverside County,

² Calculated based upon the County of Riverside General Plan, Appendix E: Socioeconomic Build-Out Projections Assumptions & Methodology, Average Household Size, to determine Project's population as follows: (138 dwelling units) x (3.01 persons per dwelling unit) = 415 persons generated.

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

which was used in the 2012 AQMP, was 349,100 people. The Project will result in an approximate 0.1 percent increase in the total population of unincorporated Riverside County. Therefore, the Project is considered to be consistent with SCAG's population projections and is considered to be consistent with the AQMP. In addition, the Project will comply with all applicable control measures contained within the AQMP. Impacts are less than significant.

- b) The short-term construction emissions and long-term operation emissions from this Project were modeled using the CalEEMod version 2013.2.2 program, as described in the Air Quality/GHG Analysis (WEBB-A) prepared for the proposed Project. Project construction will be subject to SCAQMD Rule 403 for fugitive dust. The AQ/GHG Analysis evaluated Project compliance with Rule 403 by incorporating the option of watering the site three times daily. Short-term emissions consist of fugitive dust and other particulate matter, as well as exhaust emission generated by construction-related vehicles. Maximum daily emissions from Project construction are compared to the SCAQMD daily regional thresholds and shown below in Table 1, CalEEMod Model Results – Short-Term impacts. As reflected, the project will not exceed any of the short-term thresholds.

Table 1, CalEEMod Model Results – Short-Term Impacts

Activity	Maximum Daily Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM-10	PM-2.5
SCAQMD Daily Construction Thresholds	75	100	550	150	150	55
2015						
Grading	6.88	79.35	52.29	0.06	14.72	7.16
Exceeds Threshold Y/N	N	N	N	N	N	N
2016						
Grading	6.57	75.08	50.45	0.06	12.50	6.96
Building Construction	4.76	37.02	34.84	0.07	4.50	2.70
Maximum1	6.57	75.08	50.45	0.07	12.50	6.96
2017						
Building Construction	4.32	34.15	33.09	0.07	4.29	2.50
Exceeds Threshold Y/N	N	N	N	N	N	N
2018						
Building Construction	3.77	30.23	31.38	0.07	3.97	2.20
Architectural Coatings	49.13	2.80	4.04	0.01	0.58	0.30
Paving	1.98	17.36	15.34	0.02	1.12	0.91
Maximum	54.88	50.39	50.76	0.10	5.67	3.41
Exceeds Threshold Y/N	N	N	N	N	N	N

Note: 1 Maximum emissions are the greater of grading or building construction since these activities do not overlap.

Source: Table 2, Albert A. Webb Associates, Air Quality/Greenhouse Gas Analysis.

The maximum emissions from operation of the Project (long-term summer and winter emissions), as set forth in the Air Quality/GHG Analysis, are summarized in Table 2, CalEEMod Model Results – Long-Term Impacts (Summer) and Table 3, CalEEMod Model Results – Long-Term Impacts (Winter) below and are compared to the SCAQMD daily regional thresholds.

Table 2, CalEEMod Model Results – Long-Term Impacts (Summer)

Source	Peak Daily Emissions (lbs/day)					
	VOC	NO _x	CO	SO ₂	PM-10	PM-2.5
SCAQMD Daily Threshold	55	55	550	150	150	55

			Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Area	13.54	0.14	11.81	0.01	0.25	0.25
Energy	0.11	0.96	0.41	0.01	0.08	0.08
Mobile	4.79	15.00	53.23	0.15	10.60	2.98
Total	18.44	16.10	65.45	0.17	10.93	3.31
Exceeds Threshold Y/N	N	N	N	N	N	N

Note: Emissions reported as zero are rounded and not necessarily equal zero.

Source: Table 3, Albert A. Webb Associates, Air Quality/Greenhouse Gas Analysis.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 3, CalEEMod Model Results – Long-Term Impacts (Winter)

Source	Peak Daily Emissions (lbs/day)					
	VOC	NO _x	CO	SO ₂	PM-10	PM _{2.5}
SCAQMD Daily Threshold	55	55	550	150	150	55
Area	13.54	0.14	11.81	0.01	0.25	0.25
Energy	0.11	0.96	0.41	0.01	0.08	0.08
Mobile	4.67	15.63	49.79	0.14	10.60	2.98
Total	18.32	16.73	62.01	0.16	10.93	3.31
Exceeds Threshold Y/N	N	N	N	N	N	N

Note: Emissions reported as zero are rounded and not necessarily equal zero.

Source: Table 4, Albert A. Webb Associates, Air Quality/Greenhouse Gas Analysis

As shown in the tables above, the emissions from both construction and operation of the proposed Project are below all applicable SCAQMD thresholds for all criteria pollutants. Therefore, impacts are less than significant.

- c) The portion of the South Coast Air Basin within which the Project is located is designated as a non-attainment area for ozone, PM-10, and PM-2.5 under state and federal standards. (AQMD, p. 2-1). Since the Project's emissions do not exceed SCAQMD established thresholds of significance as identified in Item 6b, above, the Project will not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment. Therefore, impacts are less than significant.
- d) As part of the SCAQMD's environmental justice program, attention has been focused on localized effects of air quality in both the short and long-term. LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA). The Project is located near the border of SRA 23 and 24.

The LST thresholds are estimated using the maximum daily disturbed area (in acres) and the distance of the Project to the nearest sensitive receptors (in meters). The closest sensitive receptors are the existing residences approximately 1,360 feet (414 meters) southeast of the Project site. However, existing residential land use designations exist west of and adjacent to the Project site. The closest receptor on the LST look-up tables is 25 meters. According to LST methodology, projects with boundaries closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters. Therefore, a receptor distance of 25 meters (85 feet) was used. **Table 4, LST Result for Daily Construction Emissions** summarizes the results below.

Table 4, LST Results for Daily Construction Emissions

Pollutant	Peak Daily Emissions (lbs/day)			
	NO _x	CO	PM-10	PM _{2.5}
LST Threshold for 5 acre at 25 meters	270	1,577	13	8
Grading	79.7	43.1	7.6	4.2
Building Construction	31.9	20.5	1.7	1.6
Paving	33.9	22.0	2.3	2.1
Exceeds Threshold (Y/N)	N	N	N	N

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Table 5, Albert A. Webb Associates, Air Quality/Greenhouse Gas Analysis

As reflected in the table above, emissions from construction of the Project will be below the LST established by SCAQMD. According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site; such as warehouse/transfer facilities. The proposed Project does not include such uses. Therefore, due to the lack of stationary source emissions, no long-term LST analysis is needed.

Therefore, impacts are less than significant.

- e) The proposed Project will involve the construction of sensitive receptors (i.e. residences). However, there are currently no substantial point source polluters within a one mile radius of the Project. Therefore, impacts from point source polluters will be less than significant.
- f) The Project presents the potential for generation of objectionable odors in the form of diesel exhaust during construction in the immediate vicinity of the Project site. Impacts of construction-related odors cannot be quantified because it is subjective to each person's sensitivity to smell. Recognizing the short-term duration and quantity of emissions in the Project area, the Project will not expose substantial numbers of people to objectionable odors. Impacts from short-term construction odors are less than significant.

Mitigation: None required

Monitoring: None required

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Western Riverside County Multiple Species Habitat Conservation Plan, General Biological Resource Assessment Report for Tentative Tract Map 33410 Project (HELIX-A), Determination of Biologically Equivalent or Superior Preservation Report (HELIX-B), and Determination of Biologically Equivalent or Superior Preservation Addendum for TTM 33410 (HELIX-C), Joint Project Review (JPR 08-05-07-02)

Findings of Fact:

a) The proposed Project is located within Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP is a comprehensive multi-jurisdictional effort that includes western Riverside County and multiple cities, including the study area. Rather than address sensitive species on an individual basis, the MSHCP focuses on the conservation of 146 species, proposing a reserve system of approximately 500,000 acres and a mechanism to fund and implement the reserve system. Most importantly, the MSHCP allows participating entities to issue take permits for listed species so that individual applicants need not seek their own permits from the United States Fish and Wildlife Service (USFWS) and/or California Department of Fish and Wildlife (CDFW). The MSHCP was adopted on June 17, 2003 by the Riverside County Board of Supervisors. The Incidental Take Permit was issued by both the USFWS and CDFW on June 22, 2004. As this property is in unincorporated Riverside County, the County is the lead agency/permittee.

The MSHCP consists of a Criteria Area that assists in facilitating the process by which individual properties are evaluated for inclusion and subsequent conservation. In addition to Criteria Area requirements, the MSHCP requires consistency with Sections 6.1.2 (Protection of Species within Riparian/Riverine Areas and Vernal Pools), 6.1.3 (Protection of Narrow Endemic Plant Species), 6.1.4 (Urban Wildlands Interface), 6.3.2 (Additional Survey Needs and Procedures), Appendix C (Standard Best Management Practices), and 7.5.3 (Construction Guidelines). The MSHCP serves as a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP), pursuant to Section (a)(1)(B) of the Endangered Species Act (ESA), as well as the Natural Communities Conservation Plan (NCCP) under the State NCCP Act of 2001.

The MSHCP establishes "Criteria Area" boundaries in order to facilitate the process by which properties are evaluated for inclusion in the MSHCP Conservation. The Criteria Area is an area significantly larger than what may be needed for inclusion in the MSHCP Conservation Area, within which property will be evaluated using MSHCP Conservation Criteria. The Criteria Area is an analytical tool which assists in determining which properties to evaluate for acquisition and conservation under the MSHCP. The Project is located in subunit 2 (Springbrook Wash North) of the Highgrove Area Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and subunit 2 (Reche Canyon) of the Reche Canyon/Badlands Area Plan of the MSHCP; within Criteria Cells 148, 149, and 199.

A General Biological Resource Assessment Survey was conducted and prepared by Helix Environmental Planning for the Project site June 10, 2015 (HELIX) which provided the MSHCP consistency analysis discussed below.

Consistency with MSHCP Section 6.1.1

Pursuant to the provisions of the MSHCP, all discretionary development projects within the Criteria Area are to be reviewed for compliance with the "Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy" (HANS) process or equivalent process. The HANS process "ensures that an early determination will be made of what properties are needed for the MSHCP Conservation Area, that the owners of property needed for the MSHCP Conservation Area are compensated, and that owners of land not needed for the MSHCP Conservation Area shall receive Take Authorization of Covered Species Adequately Conserved through the Permits issues to the County and Cities pursuant to the MSHCP." The Project site is within the MSHCP Highgrove and Reche Canyon/Badlands Area Plans and within criteria areas. A HANS application was submitted to the Riverside County Environmental Programs Department (HANS No. 1108) and reviewed by the Regional Conservation Authority (RCA) for Joint Project Review (JPR 08-05-07-02) pursuant to Section 6.6.2 of the MSHCP. It was determined through approval of HANS1108 on June 4, 2008, that no conservation of the property is required.

Consistency with MSHCP Section 6.1.2

Volume 1, Section 6.1.2 of the MSHCP requires that projects develop avoidance alternatives, if feasible, that would allow for full or partial avoidance of riparian/riverine areas. The Project area includes an unvegetated drainage that runs along the westerly side of Pigeon Pass Road. This drainage would be collected in a storm drain as part of the storm drain and street improvements; however, 0.17 acre of the off-site riparian/riverine drainage would be impacted by Project construction. Therefore, a DBESP which included a Riparian/Riverine and Vernal Pool habitat assessment was conducted as part of the approval process for the HANS and determined that the Project Proponent will have to offset impacts to the riparian/riverine habitat at a 2:1 ratio by either (1) purchasing credits from the RCRC in lieu fee program, (2) purchase credits from an approved mitigation bank, or (3) provide off site project specific mitigation at a location approved by the County and applicable resource agencies. To add, all habitats determined to be under CDFW jurisdiction were also considered to be Riparian/Riverine under the MSHCP. Because the project footprint was approved through HANS 1108, additional surveys are not required for Riparian/Riverine habitats. Further, the study area was assessed for habitat that could support the least Bell's vireo (LBV; *Vireo bellii pusillus*), southwestern willow flycatcher (WIFL; *Empidonax traillii extimus*), and western yellow-billed cuckoo (YBCU; *Coccyzus americanus occidentalis*). Typical habitat for LBV consists of well-developed riparian scrub, woodland, or forest dominated by willows (*Salix* spp.), mule fat (*Baccharis salicifolia*), and western cottonwood (*Populus fremontii*). LBV will also use small patches of trees adjacent to dense riparian habitat. WIFL and YBCU require mature riparian forest with a stratified canopy and nearby water. The MSHCP requires surveys to be conducted for projects that have impacts to suitable habitat for the aforementioned riparian birds. No habitat with potential to support WIFL or YBCU occurs in the study area. The study area includes mule fat scrub with low potential to support LBV.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Both the bald eagle (*Haliaeetus leucocephalus*) and peregrine falcon (*Falco peregrinus*) occur primarily in and adjacent to open water habitats, with the peregrine falcon possibly occurring in riparian areas. The peregrine falcon nests on large cliffs that are generally 200 to 300 feet in height. No open water habitat or large cliffs occur in the study area.

There are 3 species of sensitive fairy shrimp that occur in western Riverside County: Riverside fairy shrimp (*Streptocephalus woottoni*), Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*), and vernal pool fairy shrimp (*Branchinecta lynchi*). The property was surveyed for habitat, such as vernal pools or ephemeral ponds, which could support fairy shrimp. Indicators of potential fairy shrimp habitat that were searched for include basins, ruts, cracked mud, algal mats, and drift lines. No suitable habitat occurs within the study area for these species, and no focused surveys were conducted or are required.

The MSHCP also lists 23 sensitive plant species that have potential to occur in Riparian/Riverine and Vernal Pool habitats. Sensitive plant surveys performed for the project included surveying for the Riparian/Riverine associated plant species. Sensitive plant species were not observed or occur in habitats that do not occur on the Project site.

The proposed project has been conditioned to provide documentation prior to issuance of grading permit that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the document entitled "Determination of Biologically Equivalent or Superior Preservation Analysis Addendum" prepared by Helix Environmental Planning (Riverside County Condition of Approval **60.EPD.005, Mitigation Credits**).

The proposed project has also been conditioned to prepare a Biological Monitoring Work Plan prior to grading permit issuance that includes descriptions of Best Management Practices (BMP), fencing of sensitive areas, and monitoring reports (Riverside County Condition of Approval **60.EPD.006, Bio Monitoring Work Plan**). The proposed project has also been conditioned for a Grading Plan Check prior to issuance of grading permit to ensure that the Grading Plan depict all impacts to Riparian/Riverine areas as mapped on Figure 3 (Vegetation Map/Impacts) of the Determination of Biologically Equivalent or Superior Preservation Report prepared by Helix Environmental Planning, Inc. (Riverside County Condition of Approval **60.EPD.007, Grading Plan Check**). The proposed project will be conditioned to submit a final monitoring report to the Environmental Programs Department (EPD) to review and approve prior to building permit issuance. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats (Riverside County Condition of Approval **80.EPD.004, Bio Monitoring Report**).

The proposed project will be consistent with polices set forth in MSHCP Section 6.1.2 with adherence to County of Riverside Conditions of Approval with the incorporation of Mitigation Measure Bio 1. Impacts will be less than significant with mitigation incorporated.

Consistency with MSHCP Section 6.1.3

Volume 1, Section 6.1.3 of the MSHCP requires that within identified Narrow Endemic Plant Species Survey Areas (NEPSSA), site-specific focused surveys for Narrow Endemic Plants Species will be required for all public and private projects where appropriate soils and habitat are present. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project site does not occur within the NEPSSA. As such, focused surveys are not required. Thus, the proposed Project is consistent with Section 6.1.3 of the MSHCP.

Consistency with MSHCP Section 6.1.4

Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlife Interface*, outlines the minimization of indirect effects associated with locating development in proximity to the MSHCP Conservation Area. To minimize these effects, guidelines in Section 6.1.4 of the MSHCP shall be implemented in conjunction with review of individual public and private development projects in proximity to the MSHCP Conservation Area and address the following: drainage, toxics, lighting, noise, invasive species, barriers, and grading/land development. Existing MSHCP Conservation area abuts the southern boundary of the site so compliance with Section 6.1.4 is required by the County as a Permittee to the MSHCP.

The proposed project site is adjacent to lands currently being conserved by the Regional Conservation Authority; therefore, the proposed project is conditioned to be in compliance with Urban Wildlands Interface Guidelines (UWIG) as described in Section 6.1.4 of the WRCMSHCP (Riverside County Condition of Approval **10.EPD.001, UWIG Compliance**). The proposed project will also be conditioned to erect a temporary fence along the adjacent RCA Conservation Land located along the southern boundary of the project site prior to the issuance of grading permit to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping (Riverside County Condition of Approval **60.EPD.003 Temporary Fencing**). The proposed project will also be conditioned submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas prior to the issuance of grading permit (Riverside County Condition of Approval **60.EPD.004, Fencing Plan**). The proposed project will also be conditioned to erect a permanent fence along the southern boundary of the property prior to the issuance of building permits (Riverside County Condition of Approval **80.EPD.001, Permanent Fence**). Prior to building permit issuance EPD must verify that all lighting is directed away from the RCA Conserved Lands to the south of the project site. Lighting plan must be submitted to EPD for review and approval (Riverside County Condition of Approval, **80.EPD.003, UWIG Lighting**).

The proposed project will be consistent with polices set forth in MSHCP Section 6.1.4 with adherence to County of Riverside Conditions of Approval. Impacts will be less than significant.

Consistency with MSHCP Section 6.3.2

The MSHCP also requires additional surveys for certain species if the Project is located within criteria areas shown on Figure 6-2 (Criteria Area Species Survey Area), Figure 6-3 (Amphibian Species Survey Areas with Critical Area), Figure 6-4 (Burrowing Owl Survey Areas with Criteria Area) and Figure 6-4 (Mammal Species Survey Areas with Criteria Area) of the MSHCP. The Project site is located in a Critical Area Species Survey Area 6 (CASSA) for the following plants and mammals: Nevin's barberry (*Berberis nevinii*), smooth tarplant (*Centromadia pungens*), round-leaved filaree (*California macrophylla* [formerly *Erodium macrophyllum*]), and burrowing owl (*Athene cunicularia*). CASSA surveys were conducted by HELIX, on March 10, 2005. Based on those surveys, no CASSA plant species were observed on the site. Since the project is still consistent with JPR 08-05-07-02, no additional surveys are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Additionally, the Project site is located within the area shown on Figure 6-4 (Burrowing Owl Survey). A burrowing owl habitat and burrow survey were conducted on the Project site on 2005 and 2007 and were evaluated as part of JPR 08-05-07-02. No burrowing owls or burrowing owl signs were observed during the surveys. Burrowing owl is not expected to occur within the burrowing owl study area. Since the site can be colonized by owls in the future until development occurs, pre-construction surveys will be required. The proposed project is conditioned for a preconstruction burrowing owl survey to be completed 30 days prior to the issuance of a grading permit (Riverside County Condition of Approval 60.EPD.002, 30 Day BUOW Survey).

The Project site also lies within the Fee Area Boundary of the Stephens' Kangaroo Rat Habitat Conservation Plan (HCP) for the Western Riverside County prepared by the Riverside County Habitat Conservation Authority (1996). Within this Fee Area, suitable habitat is assumed to be occupied and focused surveys are not required. Mitigation requirements of potentially significant impacts to the Stephens' kangaroo rat are satisfied through payment of fees in accordance with the regulatory requirements of the USFWS approved HCP.

The proposed project will be consistent with polices set forth in MSHCP Section 6.3.2 with adherence to County of Riverside Conditions of Approval and payment of MSHCP fees. Impacts will be less than significant.

MSHCP Appendix C and Section 7.5.3

The MSHCP lists standard best management practices and guidelines to be implemented during project construction that will minimize potential impacts to sensitive habitats in the vicinity of a project. The guidelines relate to water pollution and erosion control, equipment storage, fueling, and staging, dust control, exotic plant control and timing of construction. The Permittee is required to implement measures from Appendix C and Section 7.5.3 for projects. The project will be compliant with Appendix C and Section 7.5.3 of the MSHCP.

The Project is consistent with Sections 6.1.2 (Protection of Species within Riparian/Riverine Areas and Vernal Pools), 6.1.3 (Protection of Narrow Endemic Plant Species), 6.1.4 (Urban Wildlands Interface), 6.3.2 (Additional Survey Needs and Procedures), Appendix C (Standard Best Management Practices), and 7.5.3 (Construction Guidelines) of the MSHCP.

Thus, the proposed Project does not conflict with the MSCHP. Therefore, impacts will be less than significant with adherence to the County of Riverside Conditions of Approval and incorporation of Mitigation Measure Bio 1.

- b-c) There are 25 sensitive plant species known to occur within the Project site; five of which are federally and/or state endangered. The listed endangered species are marsh sandwort (*Arenaria paludicola*), Nevin's barberry (*Berberis nevinii*), Santa Ana River woolly-star (*Eriastrum densifolium ssp. Sanctorum*), slender-horned spineflower (*Dodecahema leptoceras*), and Gambel's watercress (*Rorippa gambelii*). However, none are expected to occur within the Project site. (HELIX-A, p. 13)

There are 42 sensitive animal species known to occur within the Project site; ten of which are federally and/or state endangered. These endangered species include LBV, southern mountain yellow-legged frog (*Rana muscosa*), Southwestern willow flycatcher (*Empidonax traillii extimus*), Stephens' kangaroo

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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rat (*Dipodomys stephensi*), San Bernardino kangaroo rat (*Dipodomys merriami parvus*), Delhi Sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*), Riverside fairy shrimp (*Streptocephalus woottoni*), Santa Ana sucker (*Catostomus santanae*), coastal California gnatcatcher (*Poliptila californica californica*), and Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*). The LBV and Stephens' kangaroo rat both have low potential to occur in the study area, and both are covered species under the MSHCP. None of the other listed species are expected to occur in the study area. (HELIX-A, pp. 17-18).

Since the Project site has had a history of soil disturbing activities, it is not expected that any endangered or threatened species will be encountered but there is a potential for disturbance to nesting bird habitat as 0.3 acres of Eucalyptus woodlands, which provides nesting sites for raptors, is located in the southwest corner of the Project study area. During winter migrations, warbler birds may be found feeding on insects that are attracted to the eucalyptus flowers. Since the proposed project site supports suitable nesting bird habitat, the proposed project site has been conditioned for a preconstruction nesting bird survey if vegetation is removed during the nesting bird season (February 1st through August 31st) (Riverside County Condition of Approval 60.EPD.001, MBTA Survey). The proposed project is also conditioned to submit a report outlining the results of the preconstruction nesting bird survey to Riverside County Planning Department prior to issuance of building permit (80.EPD.002 (MBTA Report))

Impacts will be less than significant with adherence to County of Riverside Conditions of Approval.

- d) Wildlife movement corridors link together areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation by human disturbance, or by the encroachment of urban development. Movement corridors are important as the combination of topography and other natural factors, in addition to urbanization, has fragmented or separated large open space areas. The fragmentation of natural habitat creates isolated 'islands' of vegetation that may not provide sufficient area to accommodate sustainable populations and can adversely impact genetic and species diversity. The project site is not in an area that has been identified as needed for wildlife movement through the MSHCP. Through approval of HANS1108, and JPR 08-05-07-02, since no conservation was required, it can be expected that no significant wildlife corridors were intended for the project site. There are no special linkage corridors within the proposed Project alignment and development of the project will not directly impact or impede the use of any recognized wildlife nursery sites. Therefore, impacts are less than significant.
- e) A jurisdictional delineation, Riparian/Riverine, and vernal pool assessment was originally conducted for the Project site on March 10, 2005 as stated in the Determination of Biologically Equivalent or Superior Preservation (DBESP) report prepared by HELIX February 7, 2008. The results of the surveys, which included on site and off site impact areas, indicated that no vernal pools existed on site, and no vernal pool species were expected to occur. Helix determined there is a total of 0.12 acres of ephemeral drainages and 0.29 acres of off-site southern willow scrub present on site. The jurisdictional delineation concluded that the Project site included 0.09 acres of non-wetland and 0.29 acres of southern willow scrub; CDFW habitat consisted of approximately 0.12 acres of unvegetated streambed and 0.29 acres of southern willow scrub, both of which are considered Riparian/Riverine habitats under section 6.12 of the MSHCP. The 2008 DBESP proposed mitigation for the 0.12 acres of riverine streambed impacts at a 2:1 ratio (0.24 acres). The DBESP also indicated that the 0.269 acres of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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riparian habitat impacts would be mitigated at a 3:1 ratio (0.87 acres). The DBESP identified purchase of credits with the Riverside-Corona Resource Conservation District (RCRCD).

Therefore, the 2008 DBESP and JPR 08-05-07-02 required the purchase of a total of 1.11 credits from the RCRCD in Lieu Fee Program. However, currently the RCRCD does not have in Lieu Fee credits available and the Riparian/Riverine and streambed and swale habitat impact acres have changed from 0.12 acre to 0.17 acre. According to the DBESP Addendum for TTM 33410 (JPR 08 05 07 02; HANS 1108) report prepared by HELIX June 10, 2015, to meet the criteria of a biologically equivalent or superior alternative, the applicant will offset impacts Riparian/Riverine streambed and swale habitat by implementation of (Riverside County Condition of Approval 60.EPD.005, Mitigation Credits) which proposes that the Project Proponent will have to offset impacts to riparian/riverine habitat at a 2:1 ratio by either purchasing credits from the RCRCD in lieu fee program, purchase credits from an approved mitigation bank, or provide off site project specific mitigation at a location approved by the County and applicable resource agencies. Therefore, with implementation of mitigation impacts are less than significant. (HELIX-C, p. 1)

- f) According to Helix, the Project will result in impacts to a total of 0.12 acres of Federal jurisdictional waters along a total of 1,179 linear feet comprised of 0.08 acres of ephemeral dry wash, 0.04 acres of ephemeral dry wash/asphalt lined channel and less than 0.01 acres of ephemeral dry wash culvert. Approximately 0.01 acre of the ephemeral dry wash impacts are temporary impacts from the construction of the required off-site access road. These impacts will require a permit from the USACE under section 404 of the CWA and are considered significant. A minor amount of temporary impacts (0.003 acre of asphalt lined channel) and the associated linear feet (34) of impacts are included in the permanent impacts as rounding of the numbers to the nearest 0.01 acre would result in the same total impacts. (HELIX-A, pp. 10-11)

Further, the Project will result in impacts to 0.50 acre of State jurisdictional waters comprised of 0.49 acre of permanent impacts and 0.01 acre of temporary impacts. As with the Federal waters, a small amount of temporary impacts that are less than 0.01 acres are combined with the permanent impacts. The permanent impacts are comprised of 0.18 acres of mule fat scrub, 0.15 acres of disturbed mule fat scrub, 0.09 acres of swale, and 0.07 acres of ephemeral dry wash. The temporary impacts are comprised of 0.01 acres of ephemeral dry wash. (HELIX-A, p. 28)

Implementation of the proposed Project will result in the loss of federal and state jurisdictional waters. However, the Project will be required to comply with all federal and state regulatory requirements. With implementation of mitigation measure the Project will require a permit from USACE under Section 404 of the CWA, a Section 1602 Streambed Alteration Agreement from CDFW, and a Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB) to reduce impacts to federal and state jurisdictional waters. Obtaining these permits will result in mitigation that is expected to be similar to what the DBESP offered for mitigation (Riverside County Condition of Approval 60.EPD.005, Mitigation Credits). Therefore, with implementation of 60. EPD.05, impacts are less than significant.

- g) The proposed project site is subject to the County of Riverside Oak Tree Management Guidelines. However, no oak trees were observed within the proposed project site. No impacts will occur.

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

Prior to issuance of grading permit, a qualified biologist shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the document entitled, "Determination of Biologically Equivalent or Superior Preservation Analysis Addendum," dated June 10, 2015 prepared by Helix Environmental Planning, Inc. In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include but not be limited to: time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

The applicant shall offset impacts to 0.17 acre of Riparian/Riverine streambed and swale habitat at a 2:1 ratio (0.34 acre) and 0.33 acre of mule fat scrub habitat at a 3:1 ratio (0.99 acre) through one of three options:

- Purchase of credits from the RCRC in Lieu Fee Program;
- Purchase of credits from an approved mitigation bank; or
- Off-site project-specific mitigation at a location approved by the County and Regional Conservation Authority.

Purchase of in Lieu Fee or Mitigation Bank credits would provide preservation within areas targeted for long-term conservation and would benefit species targeted for MSHCP conservation. It is anticipated that this mitigation will provide habitat for a number of the species targeted for conservation under the MSHCP, and will contribute to the long-term MSHCP conservation goals within Riverside County. The third option would be identification of an off-site location that is suitable for restoration of 1.33 acres of riparian and riverine habitats, and restoring that area. The following criteria would need to be met:

- A minimum of 0.99 acre of the site would need to be riparian habitat upon completion of the restoration effort.
- The site would either need to be protected under a conservation easement or restrictive covenant, or given in fee title to the RCA for long-term conservation.
- A detailed restoration plan would need to be developed and submitted to the County Environmental Program Department for review and approval. The plan shall include the following:
 - Detailed plant and seed mix requirements
 - Detailed planting plan requirements
 - 5-year success criteria
 - 5-year maintenance and monitoring requirements
 - Irrigation requirements including the requirements to be off of irrigation for at least 2 years prior to final sign-off (60. Planning. 05)

Monitoring: Riverside County Conditions of Approval 60.EPD.006 (Bio Monitoring Work Plan), 60.EPD.005 (Mitigation Credits), 60.EPD.007(Grading Plan Check) and 80.EPD.004 (Bio Monitoring Report) require biological monitoring and reporting of grading and construction activities

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

8. Historic Resources

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

Source: Cultural Resources Survey (BFSA-2005C); A Phase I Cultural Resources Assessment for the MRF Box Springs Project (BFSA-2016C)

Findings of Fact:

- a) A Cultural Resources Survey was conducted and prepared by Brian F. Smith and Associates for the Project site on April 18, 2005 (BFSA-2005C). An update was conducted February 16, 2016 (BFSA-2016C) concluding that no further archaeological considerations are recommended for the Project beyond those identified in the Cultural Resources Survey. The survey included a records search, field survey, and archaeological evaluation to evaluate the potential for historic resources to exist on site. The records search revealed four prehistoric and four historic sites are located within one mile of the Project site. However, no resources have been recorded within the Project boundary. No prehistoric or historic artifacts, features, or darkened soils were observed within the Project area. Therefore, impacts are less than significant.
- b) A substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation or alteration of the resources or its immediate surroundings such that the significance of an historical resource would be materially impaired. The Cultural Resources Survey concluded that no historical resources exist within the Project site. Therefore, impacts are less than significant.

Mitigation: None required

Monitoring: None required

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Cultural Resources Survey (BFSA-2005C); A Phase I Cultural Resources Assessment for the MRF Box Springs Project (BFSA-2016C)

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

- a) Cultural Resources Survey was conducted and prepared by Brian F. Smith and Associates for the Project site in April 2005 (BFSA-2005C), in which a records search, field survey, and archaeological evaluation were completed to evaluate the potential for archeological resources to exist on site. The archaeological pedestrian survey of the property concluded that no significant archaeological sites are present on the Project site. The update to this survey (BFSA-2015C) presented the same conclusions. Therefore the impact is less than significant.
- b) As discussed above, the cultural resource study concluded that no archaeological resources exist within the Project site. Thus, the Project will not result in impacts to known archaeological sites. Therefore the impact is less than significant.
- c) There are no cemeteries located within the proposed Project boundary. The closest cemetery is the Montecito Memorial Park which is located approximately 3.5 miles north of the Project site. The proposed Project is not expected to disturb any human remains, including those interred outside of formal cemeteries. In addition, the project site does not contain any cultural resources that might contain human remains. In the unlikely event that suspected human remains are uncovered during construction, all activities in the vicinity of the remains shall cease and the contractor shall notify the County Coroner immediately, pursuant to California Health & Safety Code Section 7050.5 and California Resource Protection Code Section 5097.98. Therefore the impact is less than significant.
- d) A request for an SB18 tribal consultation list was sent to the Native American Heritage Commission (NAHC) on May 05, 2015. The NAHCA responded on June 16, 2016 with a list of 13 tribes. Letters were sent out to the tribes on June 24, 2015. Of the 13 tribes, only Soboba and Rincon responded. On July 1, 2015 Rincon deferred to either the Pechanga Band of Luiseno Indians or the Soboba Band of Luiseno Indians. Soboba requested Government-to-Government consultation as well as the request that a monitor from Soboba be present during ground disturbing activities associated with the project. No religious or sacred uses were identified during the consultation meeting. There are no known or documented existing religious or sacred uses within the Project site. Therefore, impacts are less than significant.
- e) As of July 1, 2015, Assembly Bill 52 (AB52), signed into law in 2014, amends CEQA and establishes new requirements for tribal consultation. The law applies to all projects that have a notice of preparation or notice of negative declaration/mitigated negative declaration. It also broadly defines a new resource category of "tribal cultural resource" and establishes a more robust process for meaningful consultation that includes:
 - Prescribed notification and response timelines
 - Consultation on alternatives, resource identification, significance determinations, impact evaluation, and mitigation measures
 - Documentation of all consultation efforts to support CEQA findings

On July 14, 2015, the County of Riverside notified four tribes of this project in accordance with AB52: Pechanga Band of Luiseño Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseño Indians, and Agua Caliente Band of Cahuilla Indians. Of the four tribes, only Soboba requested consultation. Consultation was held between Soboba and the County of Riverside on September 16, 2015 at which

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact
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time the Soboba representative requested tribal monitoring during construction grading. On February 24, 2016, the County of Riverside provided Soboba with a copy of the proposed Project's Cultural Report and record search for their review. After review of the cultural documents another consultation was held on March 7, 2016 which ended with Soboba's representative identifying a concern for potential resources within the vicinity of the proposed Project. As such, Soboba reviewed their in-house database. A final consultation between Soboba and the County of Riverside occurred on March 15, 2016, at which time Soboba representative stated the potential resources were located quite a distance from the Project site, but that there were still concern remains as to possible subsurface resources. As a result, Soboba and the County of Riverside it was agreed that an archaeological monitor will be required to be present during initial brushing and grading. Therefore, because no Tribal Cultural Resources (TCRs) were identified within the proposed Project site or the immediate vicinity of the proposed Project during consultation, the County of Riverside's Planning Department concluded that the proposed Project will not have the potential to pose any significant impacts to TCRs as defined in Section 21073 of the Public Resources Code. Therefore the impact is less than significant.

Mitigation: None required

Monitoring: None required

10. Paleontological Resources

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

Source: Paleontological Resource and Monitoring Assessment (BFSA-2005P); Updated Paleo Letter (BFSA-2015P)

Findings of Fact:

a) The Project site is located within an area that has both a high potential and low potential for paleontological sensitivity. Additionally, a site-specific Paleontological Resources Assessment was prepared by Brian F. Smiths and Associates for the Project site in April 2005 (BFSA-2005P), to evaluate the Project site's potential for paleontological resources. An update to this study was prepared on January 26, 2015 (BFSA-2015P), which identified the same recommendations as identified in the Paleontological Resources Assessment. The result of this assessment determined that the proposed Project may impact surface and subsurface sediment with high potential to contain significant paleontological resources. Implementation of mitigation measure **70. Planning. 02**, ensures that potential impacts to paleontological resources are reduced. Therefore, with implementation of **70. Planning. 02**, impacts are less than significant.

Mitigation: Prior to site grading, a qualified paleontologist will attend a pre-grading meeting with the construction manager to outline the procedures to be followed if paleontological resources have been accidentally discovered during earth-moving operations and to discuss appropriate means to implement mitigation measures the following procedures (70. Planning. 02):

a) Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources by a qualified paleontologist or paleontological monitor. Monitoring will be conducted in areas of grading or excavation in undisturbed older alluvial fan sediments, as well as where over-excavation of the thin veneer of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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younger alluvial sediments will encounter the older alluvial fan deposits in the subsurface. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain or yield fossil resources.

- b) Preparation of recovered specimens to a point of identification and permanent preservation, including screen-washing of sediments to recover small invertebrates and vertebrates. Preparation of individual vertebrate fossils is often more time consuming than for accumulations of invertebrate fossils.
- c) The identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage (e.g., the San Bernardino County Museum). The paleontological program should include a written repository agreement prior to the initiation of mitigation activities.
- d) Preparation of a final mitigation and monitoring report findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location. The report, when submitted to the appropriate Lead Agency, will signify satisfactory completion of the Project program to mitigate impacts to any paleontological resources.

Monitoring: Riverside County conditions of approval requiring implementation of the mitigation measure will be monitored by the Department of Building and Safety and the Planning Department through the permitting process.

GEOLOGY AND SOILS Would the project

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

Source: Geotechnical Investigation for the Proposed 46± Acre Residential Development located on Pigeon Pass Road and Highgrove Pass Road (CHJ-2005); Update to Geotechnical Investigation (CHJ-2015)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) A Geotechnical Investigation was performed by CHJ, Inc., dated January 17, 2004 (CHJ-2005) for the Project site. On January 19, 2015, CHJ prepared and Update to the Geotechnical Investigation (CHJ-2015). The update concluded that all conclusions and recommendations of the 2005 report remain valid and applicable to the Project site. The Project site does not lie within or immediately adjacent to an Alquist-Priolo Earthquake Fault Zone or County fault hazard zone. There is no active faulting on or adjacent to the site. The nearest earthquake fault is the San Jacinto Fault, a system of northwest-trending, right-lateral strike-slip faults, located approximately 2.5 miles to the northeast. In general, Southern California as a whole is a seismically-active region that contains many earthquake faults. The site is located within an area that is subject to strong ground motions due to earthquakes. As a result, the proposed site would be exposed to moderate to strong ground shaking during an earthquake. However, the proposed Project would be required to implement all requirements of the current edition of the California Building Standards Code (CBC), applicable to the Project, which provides criteria for the seismic design of buildings. Seismic design criteria account for peak ground acceleration, soil, profile, and other site conditions; furthermore, they establish corresponding design standards intended to primarily protect public safety and secondly to minimize property damage. Further, the Project will be conditioned to provide a final Geotechnical Investigation prior to grading, which includes site-specific recommendations to address seismic design considerations, geotechnical design considerations, site grading recommendations, construction considerations, foundations design and construction, floor slab design and construction, retaining wall design and construction, and pave design parameters. Therefore, impacts are less than significant.

Mitigation: None required

Monitoring: None required

12. Liquefaction Potential Zone

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

Source: Geotechnical Investigation for the Proposed 46± Acre Residential Development located on Pigeon Pass Road and Highgrove Pass Road (CHJ-2005); Update to Geotechnical Investigation (CHJ-2015); Riverside County Land Information System (RCLIS)

Findings of Fact:

a) Three conditions must take place for liquefaction to occur; shallow groundwater (less than 50 feet), cohesionless soils, and severe ground shaking. The Project site is located in an area as having a low to moderate potential for liquefaction (RCLIS). CHJ identified younger alluvial soils exhibiting potential for significant hydroconsolidation in the western portion of the site. Perched groundwater was observed at a depth of 34 feet within only one of the twelve exploratory boring holes. However, no groundwater was encountered in any of the remaining borings, nor was any evidence of groundwater noted in any of the borings. Thus, only two of three conditions for increased liquefaction susceptibility are expected to exist on site reducing impact to less than significant. With implementation of mitigation measure **80. B5 Grading. 01** any impact would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Prior to grading, a registered Geotechnical Engineering shall be retained and all grading and site preparation shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County (80. BS Grading. 01)

Monitoring: Riverside County conditions of approval requiring implementation of the mitigation measure will be monitored by the Department of Building and Safety through the permitting process.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Geotechnical Investigation for the Proposed 46± Acre Residential Development located on Pigeon Pass Road and Highgrove Pass Road (CHJ-2005); Update to Geotechnical Investigation (CHJ-2015); Riverside County Land Information System (RCLIS)

Findings of Fact:

a) As discussed in Items 11(a) and 11(b) above, as the proposed Project is located within Southern California, it has the potential to be exposed to moderate to strong ground shaking during an earthquake. However, the proposed Project is not located within or adjacent to an Alquist-Priolo Earthquake Fault Zone or County fault hazard zone. Furthermore, the proposed Project is not located in close proximity to an active fault. However, to offset any potential impacts from earthquakes the proposed Project would be required to implement all requirements of the current edition of the California Building Standards Code (CBC) and will be conditioned to provide a final Geotechnical Investigation prior to grading. Therefore, impacts are less than significant.

Mitigation: None required

Monitoring: None required

14. Landslide Risk

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

Source: Geotechnical Investigation for the Proposed 46± Acre Residential Development located on Pigeon Pass Road and Highgrove Pass Road (CHJ-2005); Update to Geotechnical Investigation (CHJ-2015); Riverside County Land Information System (RCLIS)

Findings of Fact:

a) The proposed Project is located east and south of plateau-like erosional terraces formed at the northern base of the Box Springs Mountains and the southeastern base of Blue Mountain. The Project site is roughly planar with slopes generally to the north at gradients of approximately 6 percent to 16 percent. The hillsides near the south and east tract boundary includes bouldery bedrock slopes inclined at relatively steep angles. The bedrock, as exposed in the natural slopes, has a very low susceptibility to deep-seated land sliding. Therefore, impacts are less than significant.

Mitigation: None required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: None required

15. Ground Subsidence

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Geotechnical Investigation for the Proposed 46± Acre Residential Development located on Pigeon Pass Road and Highgrove Pass Road (CHJ-2005); Update to Geotechnical Investigation (CHJ-2015); Riverside County Land Information System (RCLIS)

Findings of Fact:

a) Subsidence refers to the sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. It may be caused by a variety of human and natural activities, including earthquakes. Hydroconsolidation, or soil collapse, typically occurs in recently deposited, Holocene (less than 10,000 years old) soils that were deposited in an arid or semi-arid environment. Soils prone to collapse are commonly associated with man-made fill, wind-laid sands and silts, and alluvial fan and mudflow sediments deposited during flash floods.

The Project site is within a susceptible ground subsidence area. However, the Project area is not located in one of the three documented subsidence areas. Much of the overburden soils at the site had been removed for use at the, now closed, landfill site to the northeast of the site. The removals included old and young alluvial soils. Although the site was used as a borrow area, it is anticipated that the grading activity possibly resulted in areas of fill being placed. Documentation for the placement of the fill is not available and most likely does not exist.

The geology of the site consists of Granitic bedrock, as well as younger and older alluvium. The granitic material forms rocky outcrops where it is exposed along the north side of the Box Springs Mountains. Granitic bedrock was not exposed at the surface, but it was encountered within the exploratory borings at shallow depths.

Based upon the relative compaction of the soils determined during field investigation, and the relative compaction anticipated for the properly compacted fill soils, it is estimated that compaction shrinkage will be approximately 3percent to 8percent for the older alluvial soil, and 15 percent to 20 percent for younger alluvial soils and fills. Subsidence of approximately 0.1 foot for the older alluvial soil and 0.2 foot for the younger alluvial soils are anticipated, and subsidence is not anticipated on the granitic bedrock material.

With implementation of **10. BS Grading. 15**, up to 30-feet of young alluvial soils will be removed from western portion of the site and at least the upper 24-inches of existing soil will be subexcavated. This subexcavated soil may be reused as compacted fill after treatment. Prior to placing fill, areas to receive fill will be scarified to a depth of approximately 12 inches, moisture conditioned to or slightly above optimum moisture content and re-compacted to a minimum of 90 percent relative compaction; 95 percent relative compaction if fill exceeds 10 feet. Further, all potential impacts related to subsidence will be reduced to less than significant through adherence to standard County Building

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Codes. Thus, potential impacts due to soil instability and ground subsidence are reduced through implementation of mitigation measure **80 BS Grading. 01** and **60 BS Grade. 03** and compliance with the CBC. Therefore, impacts are less than significant.

Mitigation: Prior to grading, a registered Geotechnical Engineering shall be retained and all grading and site preparation shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County (10. BS Grading. 15).

Monitoring: Riverside County conditions of approval requiring implementation of the mitigation measure will be monitored by the Department of Building and Safety through the permitting process.

16. Other Geologic Hazards

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

Source: Geotechnical Investigation for the Proposed 46± Acre Residential Development located on Pigeon Pass Road and Highgrove Pass Road (CHJ-2005); Update to Geotechnical Investigation (CHJ-2015); Figure 2 – Aerial Map

Findings of Fact:

a) There are no volcanoes in the proposed Project site vicinity. Although the topography of the site includes steep slopes, the granitic nature of the Project site makes it unlikely to generate a mudflow. Additionally, the USGS topographic map does not depict large bodies of water in proximity to the Project site that could produce earthquake-induced seiche, which would impact the Project site. Therefore, no impacts are anticipated.

Mitigation: None required

Monitoring: None required

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Geotechnical Investigation for the Proposed 46± Acre Residential Development located on Pigeon Pass Road and Highgrove Pass Road (CHJ-2005); Update to Geotechnical Investigation (CHJ-2015); Figure 4 – Site Plan

Findings of Fact:

a) The Project site is situated at the northern base of the Box Springs Mountains. Onsite topography consists of relatively flat terrain, with slopes ranging from 1,260 to 1,400 feet above sea level. Compliance with Ordinance No. 457 is required regardless of the Project's proposed changes to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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topography. Ord 457 will assure cut or fill slopes are constructed appropriately. Compliance with Ord. 457 and the CBC will ensure potential impacts remain less than significant.

- b) There are no slopes greater than 10 feet in height or with slopes greater than 2:1 proposed. Therefore, impacts are less than significant.
- c) There are no known subsurface sewage disposal systems on the Project site. Therefore, no impacts are anticipated.

Mitigation: None required

Monitoring: None required

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S. Department of Agriculture Web Soil Survey (USDA); Ordinance No. 457 (Ord 457)

Findings of Fact:

- a) The Project has the potential to result in the short-term loss of top soil during construction due to runoff and soil erosion. However, this will be minimized through compliance with Ordinance No. 457 (Ord No. 457) for and the National Pollutant Discharge Elimination System (NPDES) general construction permit which requires that a storm water pollution prevention plan (SWPPP) be prepared prior to construction activities and implemented during construction activities. The SWPPP will incorporate applicable Best Management Practices (BMPs) to minimize the loss of topsoil or substantial erosion during Project construction. Therefore impacts are less than significant.
- b) Expansive soils have a significant amount of clay particles or other minerals that have the ability to give up water and shrink or take on water and swell. The soil types located at the Project site are: Handford coarse sandy loam, Monserate sandy loam and Terrace escarpments. All of the soils associated types are considered to be well drained soil types. Additionally, an on-site investigation precluded that soils located within the Project site were sufficiently granular to preclude a potential for significant expansion. Clay-bearing soils were not encountered on-site. Therefore, the proposed Project will not create a substantial risk to life or property and no impacts are anticipated.
- c) The proposed Project site would be served by a sewer system and no septic tanks or alternative wastewater disposal systems would be required. Therefore, no impacts are anticipated.

Mitigation: None required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: None required

19. Erosion

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

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

Source: U.S. Department of Agriculture Web Soil Survey (USDA)

Findings of Fact:

a) Implementation of the proposed Project will involve grading, over-excavation, trenching, temporary stockpiling, and various construction activities in areas of relatively moderate to steep terrain. Standard construction procedures and federal, state, and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its best management practices (BMP) required under the State NPDES general construction permit will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding within the Project site. Therefore, modification of the receiving water (i.e. the Santa Ana River) and clogging of existing and proposed storm drain systems is not expected for this Project. Therefore, impacts are less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. Potential off-site erosion resulting from the proposed Project will be minimized through the implementation of a Water Quality Management Plan (WQMP) required under the State NPDES MS4 permit and by the Riverside County Flood Control and Water Conservation District. By following these regulatory requirements for construction and post-construction activities, the Project is expected result in less than significant increases to on-site or off-site water erosion. Therefore, impacts are less than significant.

Mitigation: None required

Monitoring: None required

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

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

Source: County of Riverside General Plan (COR GP) Figure S-8 "Wind Erosion Susceptibility Map"

Findings of Fact:

a) The proposed Project site is located within a moderate wind erosion susceptibility area. Local and regional regulations require that during the construction phase, all construction will be required (by Riverside County and the Santa Ana Regional Water Quality Control Board NPDES permit) to use Best Management Practices (BMPs), including compliance with South Coast Air Quality Management District's Rule 403, to prevent wind erosion. Compliance with these regulatory requirements will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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reduce to less than significant any wind erosion and/or blowsand impacts caused by development of the proposed Project. No impacts are anticipated.

Mitigation: None required

Monitoring: None required

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: Air Quality/Greenhouse Gas Analysis (WEBB-A),

Findings of Fact:

a) The AQ/GHG Analysis (Appendix A) evaluated the Project's greenhouse gas (GHG) emissions generated from the Project and indicates that an estimated total of 2,561.70 metric tons per year of carbon dioxide (CO₂) equivalents per year (MTCO₂E/yr) will be generated, which includes construction-related emissions amortized over a typical project life of 30 years. As seen in **Table 4, Total Project Related GHG Emissions** below, the Project's GHG emissions are below the SCAQMD recommended screening level of screening level of 3,000 MTCO₂E/yr for non-industrial projects. Therefore, impacts are less than significant.

Table 4, Total Project Related GHG Emissions

Source	Metric Tons per year (MT/yr)			
	CO ₂	CH ₄	N ₂ O	Total Co ₂ E
Amortized Construction	--	--	--	--
Area	36.49	0.00	0.00	36.75
Energy	505.28	0.01	0.00	507.69
Mobile	1,894.31	0.06	0.00	1,850.53
Solid Waste	15.88	0.94	0.00	35.59
Water	47.51	0.24	0.01	54.52
Total	2,454.47	1.25	0.01	2,561.70

Source: Table 8, Albert A. Webb Associates, Air Quality/Greenhouse Gas Analysis

b) Although the Project includes a GPA to change the land use designation from Community Development: Public Facilities (CD:PF) to Community Development: Medium Density Residential (CD:MDR) as stated in response 6.a., above, the proposed Project will result in an approximate increase to the total population of unincorporated Riverside County of 0.1 percent. Further, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project will be subject to a variety of standards and regulations that will reduce the Project's GHG emissions. These include the following:

- a. Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their Climate Change Scoping Plan (December 2008 and updated in May 2014) for AB 32 implementation.
- b. Compliance with County Ordinance No. 859, Water-Efficient Landscaping Standards.
- c. Compliance with the 2013 CalGreen Code (Green Building Standards Code) and 2013 Title 24 (Building Energy Efficiency Standards)

As a result of implementation of, and compliance with these standards and regulations, the Project will further reduce GHG emissions, consistent with the policies and plans of the County and the State AB32 in particular. These standards and regulations further ensure the Project will not conflict with any applicable plans, policies or regulations related to reducing GHG emissions, and that this Project's effect on the attainment of these plans is less than significant. Therefore, impacts are less than significant.

Mitigation: None required

Monitoring: None required

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Phase I Environmental Site Assessment, County of Riverside Tentative Tract Map No. 33410 Southeast of Pigeon Pass Road and Highgrove Dump (EEI-A); Results of Limited Phase II Environmental Site Assessment Proposed Residential Development TTM 33410 Highgrove (EEI-B); Department of Toxic Substance Control (DTSC)

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

- a) The proposed Project is a residential subdivision with associated park and recreational area. This type of development will not generate hazardous wastes. Construction of the proposed Project will require the short term use of petroleum based fuels, lubricants, pesticides, and other similar materials. During construction, petroleum based fuels may be stored at the Project site for the specific purpose of fueling construction equipment. The transportation and storage of hazardous materials, such as fuels, cleaning solvents or pesticides that could occur in conjunction with Project construction, or along roadways near the Project, may result in accidental spills, leaks, toxic releases fires, or explosions. However, hazardous material transport, storage and response to upsets or accidents are primarily subject to federal regulation by the Department of Transportation (DOT) Office of Hazardous Materials Safety in accordance under Title 49 of the Code of Federal Regulations. California regulations applicable to Hazardous material transport, storage and response to upsets or accidents are codified in Title's 8, 13, 22, and 26 of the California Code of Regulations, Chapter 6.95 of the Health and Safety Code (Hazardous Materials Release Response Plans and Inventory), and the California Building Code. As the Project will be subject to all applicable federal, state, and local regulations related to the transportation, use, and disposal of hazardous materials, impacts are less than significant.

- b) A Phase I Environmental Site Assessment was prepared by EEI Geotechnical & Environmental Solutions (EEI-A) dated July 2, 2015, to assess the presence of hazardous substances or petroleum products on the site from past site uses. According to historical records, aerial photographs, and topographic maps, the Project site has been undeveloped in the area of Pigeon Pass Road from 1938. In 1967, the clearing and possible flood irrigation associated with the agricultural uses of the area that was seen in previous photographs was no longer apparent due to the ceasing of agricultural use on the Project site. By 1989, many portions of the Project site had been graded and the adjacent Highgrove Sanitary Landfill had been graded. In addition, a SCE utility easement and access road were visible along the eastern property boundary; however, the orchards and agricultural uses remained in the surrounding area. By 2005 through 2009, a retention basin was seen in the northwestern portion of the Project site along with small structures. The adjacent landfill percolation basin was present to the east; the property to the west and northwest which were previously covered by orchards had been graded. Based on the research conducted by EEI, there are no known leaking underground tanks, oil or gas wells on the site. The site has never been cited or known to have been involved with hazardous waste and/or petroleum generation, treatment, or disposal. (EEI-A, pp. 5-6)

The formerly 280 acre solid waste EPA funded site, Highgrove Sanitary Landfill, located 0.1 miles east of the site, first became operational in the 1960's but was closed July 10, 1998, and final closure construction occurred from September 2000 through October 2001. The Project site was previously utilized as a borrow site for this adjacent landfill. However, the landfill site is currently owned by the County of Riverside Waste Management Department (RCWMD) and is in the post-closure maintenance period. (EEI-A, p. 7)

On June 16, 2015 EEI conducted a site reconnaissance to visually observe the subject property and surrounding properties for conditions indicating a potential recognized as environmental concern. EEI, noted that apart from the adjacent landfill site there were no evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums/containers USTs, ATS, illegal dumping, or improper waste storage/handling were observed on site or on the surrounding properties. (EEI-A, p. 15)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Fifteen groundwater monitoring wells were installed on and off-site between 1987 and 2000 and two additional off-site wells were installed in 2010 at the landfill site. According to EEI the prior landfill created two areas of concern: contaminated groundwater in the Project vicinity and methane gas migration. The underlying groundwaters of the prior landfill are reportedly contaminated above the California Department of Health Services Maximum Contaminant Levels (MCLs) by several volatile organic compounds (VOCs), including within three wells in close proximity to the Project site. However, as groundwater extraction is not a component of the proposed Project, less than significant impacts are expected. (EEI-1, pp. 10-18)

Due to the project site being in close proximity of the Highgrove Sanitary Landfill and based on the environmental concerns within the Phase I ESA, EEI performed a Limited Phase II ESA to further evaluate subsurface conditions at the Project site. On July 10, 2015, EEI installed seven soil vapor probes beneath the Project site at a depth of approximately five feet below ground surface. The seven soil vapor samples were analyzed for VOCs and methane by using the United States Environmental Protection Agency (USEPA) Test Method 8015M and were then compared to California Office of Environmental Health Hazard Assessment (OEHHA) Soil-Gas-Screening Numbers - Residential Scenario. According to the laboratory results, no VOC exceeded the method detection limits, and no methane concentrations exceeded the laboratory detection limit. In addition, EEI attempted to sample shallow groundwater at three locations in an effort to assess potential dissolved phase chemicals of concern beneath the property, but at a depth of 15 feet two locations met boring refusal and one location at 40 feet failed to encounter groundwater. Nevertheless, to further reduce potential impacts relating to contamination mitigation measure 80. Waste. 02 will be implemented. Based on the findings of the investigation, the likelihood of significant hazardous materials existing on or migrating into from the off-site landfill is low. With implementation of 80. Waste. 03, impacts related to hazardous materials are less than significant. (EEI-B, pp. 2-3) (60. Waste. 01, 80. Waste.02, 80. Waste.03, 80. Waste.04)

- c) The County of Riverside has an Emergency Operation Plan (EOP), created by the Riverside County Emergency Management Office. The proposed Project includes street improvements and adequate access for emergency response vehicles and personnel within the Project site, as developed in consultation with County Fire Department personnel. Thus, implementation of the proposed Project will not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan. Therefore, impacts related to emergency operation plans are considered less than significant.
- d) The proposed Project is not located within one-quarter mile of an existing or planned school. The closest school is the Highgrove Elementary School, located at 690 Center Street, in Riverside County which is approximately 2 miles to the northwest of the Project site. Therefore, the project will have no impact.
- e) According to the California Department of Toxic Substance Control (DTSC) EnviroStor database and EEI-A, there was one listed hazardous material sites within one mile of the proposed Project, which was listed on the Federal, State and Regional list of hazardous materials (compiled pursuant to Government Code Section 65962.5). The Highgrove Sanitary Landfill site was listed on the Federal CERCLIS No Further Assessment Planned site, the State and tribal solid waste facilities (SWF) and Landfill site, State and tribal registered storage tank (UST) list, and RCRA Non-Generator. However, as

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stated above in Item 27 b, mitigation measure 80. Waste. 02 will mitigate any potential impacts to less than significant. Therefore, impacts are less than significant with mitigation incorporated. (EEI-A, pp. 7-9)

Mitigation: Prior to grading permit, monitoring by a qualified firm shall be performed to identify the presence of soil discoloration and/or odors suggesting contamination. If suspected contamination is encountered, it is recommended that the area be investigated to determine the depth of impact and whether groundwater is involved which may preclude excavation as a simple remedy. Any impacted material that is excavated should be segregated, characterized, and disposed of off-site. Confirmation samples should also be collected to verify any removals. (80. Waste. 02)

Monitoring: The Department of Building and Safety shall confirm the installation of required vapor gas barriers prior to the issuance of occupancy permits and testing of soil gas probes.

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

Source: County of Riverside Airport Land Use Commission (ALUC); Highgrove Area Plan (HAP)

Findings of Fact:

- a) The Project site is located outside of the Airport Influence Policy Areas for March Air Reserve Base and is not located within an airport master plan. Therefore, no impacts are anticipated.
- b) The proposed Project is not located within an airport master plan so will not require review by the Airport Land Use Commission. Therefore, no impacts are anticipated.
- c) The proposed Project is not located within an airport land use plan and is not located within two miles of a public airport or public use airport. The closest public airport is the Flabob Airport which is located approximately 6.7 miles southeast of the Project site. Thus, the proposed Project will not result in a safety hazard for people living or working near the airport. Therefore, no impacts are anticipated.
- d) The Project is not located near a private airstrip or heliport. Therefore, no impacts are anticipated.

Mitigation: None required

Monitoring: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: RCLIS; Ord 787

Findings of Fact:

a) The proposed Project site is located within an area identified as having a high potential for hazardous wildfires and within a state responsibility area. Wildland-urban interface communities create extremely dangerous and complex fire conditions, posing a threat to public and firefighter safety. As wildland fires meet structural developments, vegetation ceases to burn but catastrophic fire can continue, sustained by structures igniting. Thus, the Project may potentially expose people or structures to a significant risk of loss, injury or death involving wildland fires. However, Ordinance No. 787 (Ord No. 787) requires that any proposed development located within an identified Hazardous Fire Area prepare and implement a Fire Protection Plan (FPP). The FPP will identify the setback/fuel modification distance and measurement criteria for application of fuel modified areas, including determination of fuel-modified vegetation and improvements and maintenance. The County Fire Department will review new developments and fire services to ensure adequate emergency services and facilities to residents and businesses. Further, all new construction is required to comply with the California Fire and Building Codes and County Fire staff will review the design and will require emergency vehicle access, per County Fire Department standards. As conditions of approval will require compliance with all regulatory requirements concerning fire protection, impacts are less than significant.

Mitigation: None required

Monitoring: None required

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Federal Emergency Management Agency (FEMA); Preliminary Hydrology Analysis (WEBB-B); Preliminary Water Quality Management Plan (WEBB-C); Riverside Highland Water Company (RHWC); Riverside Highland Water Company Urban Water Management Plan (RHWC-UWMP)

Findings of Fact:

a) While there are no existing streams or rivers on the proposed Project site, as discussed in Item 7e above, development of the proposed Project will impact jurisdictional features. However, with implementation of mitigation measure **60. EPD.05**, impacts to jurisdictional features are reduced to less than significant. The Project site is in a mass graded condition and currently drains in a north westerly manner. The site receives offsite flows from the surrounding mountainous terrain. Two Major flow lines meet at the existing Highgrove debris basin and continue on to Springbrook wash. Development of the proposed Project will replace vacant land with a residential neighborhood to include roadways, walkways, and structures. Because the majority of the Project site is undeveloped land, the impervious surfaces proposed by the Project will reduce infiltration of rainfall and increase stormwater runoff volumes. However, according to the Preliminary Hydrology Report prepared by Albert A. Webb Associates February 2015 (WEBB-B), the existing site has been mass graded and runoff drains in a north westerly manner. Development of the proposed Project will mimic this condition by collecting offsite runoff in a 96-inch reinforced concrete pipe (RCP) at its southerly boundary allowing the westerly and easterly offsite runoff to flow in the existing natural channels located along the western and eastern boundaries of the Project site. Thus, development of the Project is consistent with the existing drainage conditions and the existing storm drainage pattern is maintained. Further, the construction of storm drain and/or other flood control facilities are required by the County's regulatory requirements and are enforced through the Project's conditions of approval. In accordance with National Pollutant Discharge Elimination System (NPDES) requirements, a Water Quality Management Plan has been developed to identify Best Management Practices (BMPs) to minimize impacts to stormwater runoff. Additionally, prior to the issuance of grading permits, the Project is required to prepare a Stormwater Pollution Prevention Plan (SWPPP) pursuant to the statement General Construction Permit NPDES No. CAS000002, Waste Discharge Requirements Order No. 2012-0006-DWQ that incorporates BMPs to minimize the potential for construction related runoff and erosion. Through compliance with these regulatory requirements, the proposed Project will not result in substantial erosion or siltation. Therefore, with implementation of mitigation measure **60. EPD.05**, impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) In addition to the requirements identified in Item 25(a) above, the site will also comply with the State Water Resources Control Board's General Construction Stormwater Permit 99-08. The WQMP prepared for the site, mandated by the County, conforms to the NPDES Permit R8-2002-0011, issued to the Riverside County Flood Control and Water Conservation District, the County of Riverside, and the incorporated cities of Riverside County within Santa Ana Region for Area-wide Urban Runoff Potential pollutants of concern (POC's) that are expected with residential use include bacteria, nutrients, pesticides, sediments, trash/debris, and oil/grease. The WQMP provides BMPs to adequately treating the Project's runoff. The proposed design will utilize infiltration (ornamental landscaping), low impact development bioretention/biotreatment, and on-site storm drain inlet BMP's to treat anticipated POC's. Thus, impacts as a result of violation to any water quality standards or waste discharge requirements are less than significant.
- c) Potable water service will be provided to the site by the Riverside Highland Water Company (RHWC). RHWC water supply is mainly obtained through groundwater extraction from the Lytle Creek Basin, the San Bernardino Bunker Hill Basin, Rialto-Colton Basin, and the Riverside Basin (RHWC-UWMP). Withdrawals from these basins by RHWD have occurred since being incorporated February 21, 1898. A "Can Serve Letter" was issued by RHWC on February 2005 which states that RHWC can and will serve potable water in ample quantity for domestic use to the proposed Project. The quantity of water required to serve the proposed Project will therefore, not substantially deplete groundwater supplies. Therefore, impacts are less than significant.
- d) The proposed Project will collect offsite runoff at the southerly side of the Project site via a 96 inch reinforced concrete pipe (RCP) sized for bulked flow per the Riverside County Flood Control and Water Conservations Districts (RCFCWCD) hydrology manual. The westerly and easterly offsite runoff flows in existing natural channels along the west and east boundaries of the Project site. Onsite flows will be collected in a series of catch basins and routed via a storm drain network to two proposed onsite bio-retention basins which eventually drain to the Highgrove Regional Detention basin, a master planned facility, located just north of the Project site. The basins are provided for water quality purposes and mitigate for the 2 year- 24 hour storm event as required by the MS4 permit. The proposed storm drain facilities will ultimately convey a 100 year storm event in accordance with RCFCWCD requirements. Therefore, impacts are less than significant.
- e-f) According to the Flood Insurance Rate Map (FIRM) Panel Numbers 06065C0070G issued by the Federal Emergency Management Agency (FEMA), the Project site is not located within a mapped 100-year flood plain or flood hazard area (FEMA). Specifically, the Project site is located within Zone X. Zone X is defined as areas determined to be outside the 0.2 percent annual chance floodplain. Thus, no structures will be placed in a 100-year flood hazard area. Therefore, no impacts are anticipated.
- g) Project construction has the potential to result in sources of polluted runoff from activities such as clearing and grading, stockpiling of soils and materials, concrete pouring, painting, and asphalt surfacing which could have impacts on surface water quality. Construction of projects associated with the proposed Project would involve various types of equipment such as dozers, scrapers, backhoes, other earthmoving equipment, dump trucks, cranes, trucks, concrete mixers, and generators. Pollutants associated with these construction activities that could result in water quality impacts include sediment, trash, and oils. However, potential water quality impacts related to construction of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the proposed Project are limited as a result of the nature of the proposed land uses and established regulatory mechanisms which govern the construction phase of the Project.

During construction, the Project is required to comply with NPDES requirements, as discussed in Item 23(a), above. Preparation of a project-specific SWPPP, in accordance with the NPDES Statewide General Construction Permit, is required to reduce the discharge of pollutants into receiving waters. The General Permit requires development and implementation of a project-specific SWPPP to identify an effective combination of erosion control and sediment control BMPs to minimize or eliminate the discharge of pollutants into receiving waters. Further, BMPs for managing sources of non-storm water discharges and waste are required to be identified in the SWPPP. Thus, through regulatory compliance, impacts to water quality during construction are less than significant.

Development of the proposed Project will add approximately 15.3 acres of impervious surface to the site. By increasing the percentage of impervious surfaces on the site, less water will percolate into the ground and more surface runoff will be generated. Paved areas and streets will collect dust, soil and other impurities that would then be assimilated into surface runoff during rainfall events. Potential pollutants for residential development include bacteria, nutrients, pesticides, sediments, trash/debris, and oil/grease.

For post-construction, a project-specific WQMP containing measures to effectively treat all pollutants of concern and hydrologic conditions of concern, developed in compliance with the County's MS4 permit, has been prepared. Implementation of site design, source control and low impact development (LID) retention BMPs to protect downstream areas from pollutants after construction, will reduce post-construction impacts to less significant.

Therefore, impacts to water quality standards are less than significant.

- h) Areas of standing water may promote increased vectors and/or odors. The Project site includes two water quality basins which may result in potential impacts as basins are designed to capture drainage flows from the site. However, in accordance with Riverside County Flood Control District regulations, basins has been designed to infiltrate water within a period not to exceed 72 hours; thereby reducing the potential for increased vectors or odors. Therefore, impacts are less than significant.

Mitigation: The applicant shall offset impacts to 0.17 acre of Riparian/Riverine streambed and swale habitat at a 2:1 ratio (0.34 acre) and 0.33 acre of mule fat scrub habitat at a 3:1 ratio (0.99 acre) through one of three options (60. EPD.05):

- Purchase of credits from the RCRCD in Lieu Fee Program;
- Purchase of credits from an approved mitigation bank; or
- Off-site project-specific mitigation at a location approved by the County and resource agencies.

Purchase of in Lieu Fee or Mitigation Bank credits would provide preservation within areas targeted for long-term conservation and would benefit species targeted for MSHCP conservation. It is anticipated that this mitigation will provide habitat for a number of the species targeted for conservation under the MSHCP, and will contribute to the long-term MSHCP conservation goals within Riverside County. The third option would be identification of an off-site location that is suitable for restoration of 1.33 acres of riparian and riverine habitats, and restoring that area. The following criteria would need to be met:

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- A minimum of 0.99 acre of the site would need to be riparian habitat upon completion of the restoration effort.
- The site would either need to be protected under a conservation easement or restrictive covenant, or given in fee title to the RCA for long-term conservation.
- A detailed restoration plan would need to be developed and submitted to the Riverside County Environmental Programs Department for review and approval. The plan shall include the following:
 - Detailed plant and seed mix requirements
 - Detailed planting plan requirements
 - 5-year success criteria
 - 5-year maintenance and monitoring requirements
 - Irrigation requirements including the requirements to be off of irrigation for at least 2 years prior to final sign-off

Monitoring: The Riverside County Environmental Programs Department shall condition the proposed Project to ensure that mitigation measure 60. EPD.05 is implemented prior to issuance of occupancy permits.

26. Floodplains

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

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

Source: Air Quality/Greenhouse Gas Analysis (WEBB-B); Preliminary Water Quality Management (WEBB-C)

Findings of Fact:

- a) The proposed Project site was previously mass graded and drains in a north westerly direction. Currently, the site receives offsite flows from the surrounding mountainous terrain and two major flow lines meet at the existing Highgrove debris basin, continuing on to spring brook wash.

The proposed Project will not alter the existing drainage pattern of the site but does have the potential to substantially increase the rate and amount of surface runoff as the proposed Project will introduce approximately 1,332,237 square feet (sf) of impervious surfaces.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Offsite runoff flows into existing natural channels along the west and east boundaries of the project. Hence, **Table 5, Existing Flow Rates 100-Year Storm Event** and **Table 6, Developed Condition Flow Rates 100-Year Storm Event**, depicts the existing and developed runoff flow rates and volumes along the eastern and western boundaries of the proposed Project. Flow rates in the developed condition include bulked flows since the site receives offsite flows from surrounding mountainous terrain.

Table 5, Existing Flow Rates 100-Year Storm Event

Event (Hours)	East		West		Total Peak Flows	Total Volume
	Peak (cfs)	Vol (Ac-ft)	Peak (cfs)	Vol (Ac-ft)		
1	626	30.9	594	28.6	1,220	59.5
3	414	40.7	385	37	799	77.7
6	361	45.9	336	41	697	86.9
24	183	72.5	168	64.8	351	137.3

Source: WEBB-B, Table 1

Bulking results from increasing the clear-water discharge to account for high concentrations of sediment in the flow. Mud and debris flows, which can significantly increase the volume of flow transported from a watershed, most often occur in mountainous areas subject to wildfires with subsequent soil erosion, and in arid regions near alluvial fans and other zones of geomorphic and geologic activity. In areas prone to high sediment and debris concentrations, the use of a bulking factor (BF) can help provide for adequately-sized facilities. As the Project site is located in such an area, Table 6 below provides bulked flow results for the developed condition, anticipating for worst case condition.

Table 6, Developed Condition Flow Rates 100-Year Storm Event

Event (Hours)	West				East				Total Peak Flows	Total Volume
	A		B		C		D			
	Peak (cfs)	Vol (Ac-ft)	Peak (cfs)	Vol (Ac-ft)	Peak (cfs)	Vol (Ac-ft)	Peak (cfs)	Vol (Ac-ft)		
1	632	28	622	30	282	12	1022	50	2,558	120
3	412	36	422	38	170	14	672	66	1,676	154
6	354	40	366	42	146	16	588	74	1,454	172
24	168	64	176	66.8	68	26	296	120	708	277

Source: WEBB-B, Table 3

Peak flow rates and volumes will increase in the developed condition. As reflected in Tables 5 and 6 above, the Project will result in a net increase of 1,338 cubic feet per second (cfs) in peak flow rates and a net increase of 60.5 acre feet (Ac-ft) in flow volumes. However, approximately 50 percent of the Project site will be comprised of either ornamental landscaping or native soil resulting in infiltration. Offsite runoff at the southern portion of the project site will be collected in a 96-inch reinforce concrete pipe (RCP) that has been sized for bulked flow per RCFC&WCD standards. The westerly and easterly offsite flows will continue to flow into the existing natural channels along the eastern and western project boundaries. The onsite flows will be captured in a series of catch basins and routed to a network of storm drain lines which will convey flows to two on-site bio retention basins. These

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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basins drain into the Highgrove Regional Detention Basin, a master planned facility located north of the project site, designed to handle flows from the developed area and eventually discharge into Santa Ana Reach 4 via Springbrook wash. Therefore, impacts are less than significant.

- b) Implementation of the proposed Project would result in the alteration of the site's surface and contours from grading and introduce impervious surfaces that do not currently exist on the site. As discussed in Item 26a above, in the developed 1 hr/100-year storm event condition, the eastern sub area results in peak flows of 652 cfs (4 percent increase) and a net increase of 1,338 cubic feet per second (cfs) in peak flow rates and a net increase of 60.5 acre feet (Ac-ft) in flow volumes would result. However, as further discussed storm drain facilities will be designed to capture these increased flows and volumes to reduce impacts to less than significant levels. Therefore, impacts are less than significant.
- c) There are no dams or levees in the proximity of the proposed Project and the Project site is not located within a Dam Inundation Area. Therefore, no impacts are anticipated.
- d) The closest water body to the Project site is the Santa Ana River, located approximately three and a half mile northwest of the Project site. Storm water from the proposed Project will discharge into the Santa Ana River via the County's storm drain/flood control system. Therefore, impacts are less than significant.

Mitigation: None required

Monitoring: None required

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Source: County of Riverside General Plan (COR GP); Riverside County Land Information System (RCLIS); Figure 4 – Site Plan

Findings of Fact:

a) The proposed Project site is currently vacant land that was used as a borrow area for the Highgrove landfill, which is now closed. The Project site has an existing General Plan Land Use designation of Community Development: Public Facilities (CD: PF). This land use designation reflects the past land uses in the Project vicinity, in relation to the now closed Highgrove Landfill, which closed in 1998. The surrounding land use designations include a mix of urban and rural residential densities. With approval of the General Plan Amendment to change the land use designation from CD:PF to Community Development: Medium Density Residential (CD:MDR), the residential uses will be consistent with the current surrounding land use designations, which consists of the planned Spring Mountain Ranch Specific Plan No. 323 to the north, Light Agriculture – 10 Acre Minimum (A-1-10) and Residential Agricultural – 10 Acre Minimum (R-A-10) to the south, Light Agriculture – 10 Acre Minimum

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(A-1-10) and Controlled Development – 20 Acre Minimum (W-2-20) to the east, and Residential Agricultural – 10 Acre Minimum (R-A-10), Spring Mountain Ranch Specific Plan (SP323), and Light Agriculture – 2 ½ Acre Minimum (A-1- 2½) to the west. Thus, with the planned residential uses planned within the adopted Spring Mountain Ranch Specific Plan located north and west of the proposed Project. Therefore, impacts are less than significant.

b) The proposed Project site is not located within a designated City Sphere of Influence (SOI) and is not within adjacent city or county boundaries. Therefore, no impacts are anticipated.

Mitigation: None required

Monitoring: None required

28. Planning

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

Source: HAP; Riverside County Land Information System (RCLIS); County of Riverside General Plan (COR GP)

Findings of Fact:

a) The Project site is currently zoned Light Agriculture – 2½ Acre Minimum (A-1-2 ½) and Light Agriculture – 10 Acre Minimum (A-1-10). As the proposed Project is not consistent with these zoning classifications, a zone change is required. Change of Zone No. 7321 proposes to change the site's existing zoning to Planned Residential R-4 (Planned Residential). The R-4 zoning classification allows for both single and multiple-family dwelling units, requiring minimum lot sizes of 3,500 square feet with which the Project is consistent. Thus, upon approval of the zone change, the Project site will ensure zoning consistency. Therefore, no impacts are anticipated.

b) The existing surrounding zoning is reflected in Table 7, Existing Surrounding Zoning, below.

Table 7, Existing Surrounding Zoning

Direction from Project	Existing Zoning
North	SP323 ; A-1-10
East	A-1-10; W-2-20
West	A-1-2½; A-1-10; R-A-10; SP323
South	A-1-10; W-2-20; A-1-10; R-A-10

Notes:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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SP = Spring Mountain Ranch Specific Plan No. 323 for residential development
 A-1-10 = Light Agriculture – 10 Acre Minimum
 A-1-2½ = Light Agriculture – 2½ Acre Minimum
 W-2-20 = Controlled Development with 20 acre minimum lot size
 R-A-10 = Residential Agricultural – 10 Acre Minimum

Existing zoning to the north and west of the Project site is designated as Spring Mountain Ranch Specific Plan No. 323 (SP323), which is a master planned development approved by the County of Riverside in 2003. SP323 provides for development of 1,461 residential dwelling units, one school site, 4.75 acres of institutional/special use, 11.73 acres of neighborhood commercial, 13.96 acres of public facilities, and 304.01 acres of open space. Construction of residential units within this specific plan area have already begun. Surrounding parcels have existing agricultural zoning designations. However, all surrounding parcels immediately adjacent to the proposed Project are vacant and do not include any active agricultural operations in which the proposed Project will impede upon. As Riverside County's rural landscape is changing rapidly to that of urban uses, zoning classifications such as R-4 are desirable in that this designation permits development of subdivisions that containing open areas for recreational purposes and/or will aid in preserving the rural atmosphere of the area. As the surrounding area is transitioning to urban development, the proposed zoning will provide complimentary zoning to the existing surrounding zoning and development that has already occurred and been approved in the area. Therefore, impacts are less than significant.

- c) The existing surrounding land uses and General Plan land use designations are reflected in Table 8, Surrounding Land Uses, below.

Table 8, Existing Surrounding Zoning

Direction from Project	Existing General Plan Foundation Component: Land Use Designation	Existing Land Use
North	Open Space: Open Space Recreation (O:O-SR); Community Development: Medium Density (CD:MDR)	Vacant
East	Community Development: Public Facilities (CD:PF)	Vacant
West	Rural: Rural Residential (R:RR); Community Development: Medium Density Residential (CD:MDR); Rural: Rural Mountainous (R:RM)	Vacant
South	Community Development: Public Facilities (CD:PF)	Vacant

The proposed General Plan Amendment (GPA) will change the site's existing General Plan Land Use Designation of Community Development: Public Facilities (CD:PF) to Community Development: Medium Density Residential (CD:MDR). This change will allow for development of single family detached homes with a density range of 2.0 to 5.0 du/ac and lot sizes ranging from 5,500 to 20,000 square feet; with which the Project is consistent. As the surrounding area is developing with similar uses as described in Item 28.b, above, the proposed Project will provide a complementary land use for the Project area. Therefore, impacts are less than significant.

- d) The existing General Plan land use designation of the proposed Project site is Community Development: Public Facilities (CD:PF). As described in Items 28.b and 28.c, above, upon approval of the GPA and CZ, the land use and zoning will be consistent with the proposed Project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project is located within the Highgrove Community Policy Area, which encompasses approximately 2,454 acres of unincorporated land immediately south of San Bernardino County. The Highgrove Policy Area has a mix of urban and rural facilities and amenities. Community Plan goals for the policy area include the following: (1) encourage a varied future pattern of development that will promote greater economic self-sufficiency in Highgrove; (2) identify existing and future residential areas with land use and zoning designations that will discourage incompatible development, encourage reinvestment in homes and businesses, and support property value; (3) enhance the Highgrove community's ability to respond to changing future development conditions through flexible planning policies; (4) recommend future infrastructure improvements necessary to provide for adequate public facilities and services for the Highgrove Community Policy Area; (5) help sustain Highgrove's rural character as the community develops in the future; (6) safeguard the Box Springs Mountains and Springbrook Wash from development impacts that would diminish their value as fish and wildlife habitat or as natural areas for public enjoyment. The proposed Project is consistent with Highgrove's Community Plan Goals and its applicable policies in that it provide a compatible use with the existing and planned surrounding uses while enhancing the area with development of a community trail which will allow for equestrian and biking options for the community. Additionally, the proposed Project will provide adequate infrastructure and open space to serve the needs of residents. Therefore, impacts are less than significant.

- e) The Project site is located in an area that has been characterized by agricultural uses for several decades but is transitioning to residential uses. Project site development will not disrupt or divide the physical arrangement of an established community. Therefore, no impacts are anticipated.

Mitigation: None required

Monitoring: None required

MINERAL RESOURCES Would the project

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

Source: County of Riverside General Plan (COR GP) Figure OS-5 "Mineral Resources Area"

Findings of Fact:

- a-d) The mineral resource zone (MRZ) mapped for this area is MRZ-3. This classification is an area where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. As the Project site has no history of mineral resource

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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recovery uses and does not contain any known mineral resource and is not located within an area that has been classified or designated as a mineral resource area by the State Board of Mining and Geology, no impacts are anticipated. Furthermore, there are no known existing surface mines or designated mineral resource areas located near the Project site and the Project site is not located in an area of proposed, existing or abandoned quarries or mines. Thus, Project development would not expose people or property in the Project area to these hazards Therefore, no impacts are anticipated.

Mitigation: None required

Monitoring: None required

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

Source: Riverside County Land Information System (RLCIS)

Findings of Fact:

- a) The proposed Project site is not located within an airport land use plan and is located outside the noise impact areas identified for airports. Thus, the Project will not expose people residing or working in the Project area to excessive noise levels from airplanes. Therefore, no impacts are anticipated.
- b) The Project site is not located within the vicinity of a private airstrip and thus, would not expose people residing or working in the Project area to excessive airport related noise levels. Therefore, no impacts are anticipated.

Mitigation: None required

Monitoring: None required

31. Railroad Noise

NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Figure 2 - Aerial; Google Earth (GE), Riverside County Land Information System (RCLIS)

Findings of Fact:

The Project does not propose the construction of new or modification of existing rail lines and is not located within the vicinity of a rail line. According to Google Earth, the nearest rail line is located over 2 miles to the west of the Project site. Therefore, no impacts are anticipated.

Mitigation: None required

Monitoring: None required

32. Highway Noise

NA A B C D

Source: Google Earth (GE), Noise Impact Analysis (UC-NIA); Figure 2 – Aerial Map

Findings of Fact:

According to Google Earth, Interstates 215 and 10; and State Routes 60 and 91 are all located over 3 miles to the west of the proposed Project property. The Noise Impact Analysis prepared by Urban Crossroads (UC-NIA) for the proposed Project identifies that the primary source of noise impacts to the Project site will be traffic noise from Pigeon Pass Road. The Project will also experience some background traffic noise impacts from Highgrove Pass Road and the Project's internal streets. However, due to the distance, topography and low traffic volume/speed, traffic noise from these roads will not make a significant contribution to the noise environment. The NIA indicates that the unmitigated exterior noise levels at residential lots adjacent to Pigeon Pass Road will range from 59.5 to 64.9 dBA CNEL. The County of Riverside exterior noise level standard for residential land use is 65 dBA CNEL. Thus, the project does not exceed the County standard. Therefore, impacts are less than significant.

Mitigation: None required

Monitoring: None required

33. Other Noise

NA A B C D

Source: Project Description

Findings of Fact:

There are no other known sources of noise in the area that would be considered an impact to the Project site. Therefore, no impacts are anticipated.

Mitigation: None required

Monitoring: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Noise Impact Analysis (UC-NIA)

Findings of Fact:

a,c) A Noise Impact Analysis (NIA) was prepared by Urban Crossroads dated January 20, 2015 (UC-NIA) for the proposed Project to determine potential impacts. The following discussion summarizes the information found in the NIA as a result of the proposed Project. The primary source of noise impacts to the Project site will be traffic noise from Pigeon Pass Road. The Project will also experience some background traffic noise impacts from Highgrove Pass Road and the Project's internal streets. However, due to the distance, topography and low traffic volume/speed, traffic noise from these roads will not make a significant contribution to the noise environment.

The NIA indicates that the unmitigated exterior noise levels at residential lots and adjacent to Pigeon Pass Road will range from 59.5 to 64.9 dBA CNEL; which does not exceed the County of Riverside 65 dBA CNEL exterior noise level standards for residential land use. However, interior noise levels in units adjacent to Pigeon Pass Road are expected to range from 59.4 to 64.4 dBA CNEL on first floor and range from 59.4 to 64.3 dBA CNEL on the second floor; both of which exceed the County of Riverside's 45 dBA CNEL interior noise level standard for residential use. However, with implementation of mitigation measure **80. E Health. 01**, interior noise levels will be reduced to a range of 34.4 to 39.4 on the first floor and 34.4 to 39.3 on the second floor; thus within the acceptable County standard for interior residential noise levels and impacts will be less than significant with the mitigation incorporated.

b) During the construction phase, the proposed Project may have temporary or periodic increases in ambient noise levels. However, Riverside Ordinance 457 establishes that whenever a construction site is within one-quarter (1/4) mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official. The Project will be required to comply with Ordinance No. 457; thus, limiting temporary construction impacts. Therefore, impacts are less than significant.

d) The Project site operations will not generate excessive groundborne vibrations or groundborne noise levels during normal operations. Groundborne vibrations may be generated infrequently by use of heavy construction machinery. However, this type of noise would be temporary and infrequent. Therefore, impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Prior to the issuance of building permits, a final acoustical study must be prepared and submitted to the Riverside County Department of Public Health to determine the minimum STC ratings of building materials to be used in order to mitigate all interior noise impacts and to verify all of the required mitigation and specify any changes caused by plan revisions (80 E Health. 01).

Monitoring: Monitoring will occur through the Building and Safety plan check process.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Description; Southern California Association of Governments (SCAG); County of Riverside General Plan (COR GP)

Findings of Fact:

- a) The Project site is vacant so there are no existing residential units on the Project site. Thus, the proposed Project will not displace substantial numbers of existing residents requiring the construction of replacement housing. Therefore, no impacts are anticipated.
- b) The proposed Project will result in the construction of approximately 138 dwelling units. Rather than creating a demand for additional housing, the Project will be augmenting the area's housing supply. Therefore, there are no impacts are anticipated.
- c) The Project site consists of vacant land and there are no existing homes slated for demolition. Thus, the proposed Project will not displace substantial numbers of people requiring the construction of replacement housing. Therefore, no impacts are anticipated.
- d) The proposed Project is not located within or in proximity to a Riverside County Redevelopment Project Area. Therefore, no impacts are anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) SCAG (2014) projects the unincorporated area of Riverside County to be 487,514 by 2040. The proposed Project will construct a total of 138 dwelling units generating a total of approximately 415 persons³. The County of Riverside General Plan projects Riverside County's population to nearly double to 2.8 million by the year 2020. The proposed Project will extend infrastructure from its northern boundary throughout the proposed Project. Although the Project will extend services closer to undeveloped property to the south, that property has limited potential for significant densities of future residential development due to general plan designations for public facilities and hillside residential development. Any development on that property that is induced by the proposed Project will not result in substantial population growth within the area. Therefore, impacts are less than significant.

Mitigation: None required

Monitoring: None required

³ Calculated based upon the County of Riverside General Plan, Appendix E: Socioeconomic Build-Out Projections Assumptions & Methodology, Average Household Size, to determine Project's population as follows: (138 dwelling units) x (3.01 persons per dwelling unit) = 415 persons generated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: County of Riverside General Plan Final Program Environmental Impact Report (COR GP FPEIR)

Findings of Fact:

The development of the proposed Project will result in the construction of 138 residential dwelling units. The addition of these structures and residents will increase the number of responses for fire protection services and emergency medical services to the Project site and vicinity. Fire services for the project site are provided by the Riverside County Fire Department which operates in coordination with CAL FIRE, to provide Fire and Emergency Services to residents of unincorporated areas of Riverside County.

The level of service for fire services is expressed in terms of response time, rather than through the use of service ratios or other performance objectives. An impact to fire protection is considered to be significant if a project will result in an increase in fire response time in excess of seven minutes for urban areas. The provision of fire stations varies more as a function of the geographic distribution of structures, rather than population increases. One of the most important criteria for effective firefighting is the response time needed to reach the site of the fire. (COR GP FPEIR, pp 432-433). Fire protection services are provided to the Project site by the Highgrove Station, Station No. 19 located at 469 Center Street, Highgrove, CA 92507. This station is located approximately 1 mile from the Project site with an average response time of 3-5 minutes. As the response time is within the seven minute standard, no impacts are anticipated. Further, the County of Riverside standard for the establishment of a new fire station is the development of 2,000 dwelling units or 3.5 million square feet of commercial or industrial uses (COR GP FPEIR, p. 432). Because no commercial or industrial uses are proposed and only 142 dwelling units are proposed by the Project, the need for new fire facilities is not expected. The Project developer would be required to pay development impacts fees at the time of Project construction; a portion of which can be used for the acquisition of land, buildings, and equipment necessary to mitigate impacts to fire services. While the project is located in a fire hazard area, it will not significantly increase population or response times to the Project site. Therefore, impacts are less than significant.

Mitigation: None required

Monitoring: None required

37. Sheriff Services

Source: County of Riverside General Plan Final Program Environmental Impact Report (COR GP FPEIR)

Findings of Fact:

The development of the proposed Project would result in an incremental increase in the number of residential units and residents in the area. Sheriff's services to the Project site will be provided by the Riverside County Jurupa Valley Sheriff's Department. Development of the proposed Project will incrementally increase the demand for sheriff services. However, due to the Projects limited size and the payment of development

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impact fees required by Ordinance No. 659, which is intended to offset any incremental increases in the need for sheriff services, impacts are less than significant.

Mitigation: None required

Monitoring: None required

38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside Unified School District (RUSD)

Findings of Fact:

The Project site is located within the Riverside Unified School District (RUSD), which provides educational facilities for kindergarten through high school-aged children. The proposed development will impact schools in the RUSD by adding 138 dwelling units; thereby generating additional students within the District. However, Assembly Bill 2926 and Senate Bill 50 assist in providing school facilities to serve students generated by new development projects by allowing school district to collect impact fees from developers of new residential. As such, the developer will be required to pay fees to the District to reduce the Project's potential impacts upon schools. Therefore, impacts are less than significant.

Mitigation: None required

Monitoring: None required

39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: County of Riverside General Plan (COR GP); Ordinance No. 659 (Ord 659)

Findings of Fact:

Library services will be provided by the Riverside County Public Library System. Development of the proposed Project will incrementally increase the demand for library services. However, impacts would be reduced through the requirement of development impact fees as set forth in Ordinance No. 659 which includes a public facilities component that may be used for library facilities. Therefore, impacts are less than significant.

Mitigation: None required

Monitoring: None required

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: County of Riverside General Plan Final Programmatic Environmental Impact Report (COR GP FPEIR)

Findings of Fact:

While the proposed Project will include 138 dwelling units which will be inhabited by approximately 415 individuals⁴; the resulting increase in population is not considered significant. Additionally, there are no

⁴ Calculated based upon the County of Riverside General Plan, Appendix E: Socioeconomic Build-Out Projections Assumptions & Methodology, Average Household Size, to determine Project's population as follows: (138 dwelling units) x (3.01 persons per dwelling unit) = 415 persons generated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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statutory or regulatory standards in California for determining the threshold at which new acute care and emergency medical facilities, or the expansion of existing facilities, will be required. Further, the Riverside County General Plan FPEIR does not specify any specific criteria for determining future needs for public hospital or medical clinics. However, the increased population will result in an increase to the County's tax base, which will provide some additional funding for public medical facilities. The need for additional facilities is based on the findings of the Periodic Medical Needs Assessment, required by Mitigation Measure 4.15.7A of the County General Plan EIR. Therefore, impacts are less than significant.

Mitigation: None required

Monitoring: None required

RECREATION

41. Parks and Recreation

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

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

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: Riverside County Land Information System (RCLIS); Ordinance No. 460 (Ord 460); Economic Development Agency (EDA)

Findings of Fact:

a-c) Development of the proposed Project will result in the construction of 138 medium density residential dwelling units and thus, increase the use of existing surrounding neighborhood and regional parks. Section 10.35 of Ordinance No. 460, which implements the Quimby Act, sets forth requirement for the dedication of land and /or payment of fees devoted to neighborhood/community parks and recreational facilities. New development proposals within the unincorporated portion of Riverside County are required to dedicate five acres of land per 1,000 persons, or pay fees in lieu thereof, for each 1,000 persons for neighborhood/community park and recreational facilities that will serve the proposed developments. For the purposes of identifying the amount of park acreage required to serve the proposed Project, Section 10.35 of Ordinance No. 460 requires the use of the rate of 2.59 persons per dwelling unit. The resulting estimate of 357 persons equates to the need to provide 1.8 acres of neighborhood or community park or the payment of fees in lieu thereof⁵.

The proposed Project includes 2.12 acres of parkland, 1.08 acres of open space and 1.36 acres of community trails for recreational purposes. As the Project will provide sufficient park acreage to meet the Quimby Act requirement, potential impacts will be less than significant. The Project's impacts

⁵ Calculated based upon the County of Riverside Section 10.35 of Ordinance No. 460, to determine Project's dedication of parkland as follows: (138 dwelling units) x (2.59 persons per dwelling unit) x (5 acres of parkland ÷ 1000 persons) = 1.8 acres of required parkland.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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upon regional parks and open space are reduced to below the level of significance through compliance with the provisions of Ordinance No. 659, which includes fees for regional parks and open space.

The Community Services Division of the Riverside County Economic Development Agency oversees the operation of 60 County Service Areas (CSAs), including 21 CSAs with community advisory boards appointed by the Riverside County Board of Supervisors. Each CSA is authorized to provide services based on the needs of each community. County Service Areas (CSA's) are formed to collect special taxes and assessments to provide services to specific areas of the County. CSA jurisdiction covers the entire unincorporated Riverside County and provides municipal services such parks and recreation, landscaping, water and sewer service, streetlights, streetsweeping, enhanced sheriff protection, enhanced fire protection, enhanced ambulance service, road maintenance and drainage and water quality improvements. As the project is located within CSA's 126, it will be levied special charges annually to continue and maintain improvements within these service areas. Therefore, impacts are less than significant.

Mitigation: None required

Monitoring: None required

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Highgrove Area Plan (HAP); County of Riverside General Plan (COR GP); Spring Mountain Ranch Specific Plan No. 323 (SP323)

Findings of Fact:

The current Highgrove Area Plan identifies a Class I Bike/Regional trail in the vicinity just east of the project site and a Regional trail along Pigeon Pass Road on along the western Project boundary. As the County is in the process of updating the general plan, a regional trail continues to be proposed along with western boundary of the project site in the proposed updated Highgrove Area Plan Trails and Bikeway system. The Class I Bike/Regional trail to the east is no longer proposed.

The proposed Project provides a 30-foot regional multi-purpose trail along the western boundary which will connect to the multi-purpose trail to the north proposed as part of the SP323 to provide a regional connection and a 10-foot trail just south of the detention basin in the northern portion of the Project site. Therefore, impacts are less than significant.

Mitigation: None required

Monitoring: None required

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Traffic Impact Analysis (UC-TIA)

a-b) A Traffic Impact Analysis (TIA) was prepared by Urban Crossroads dated January 22, 2015 (UC-TIA) for the proposed Project to determine potential impacts. The following discussion summarizes the information found in the TIA.

Trip generation represents the amount of traffic traveling to and from the Project. Trip generation rates used to estimate Project traffic are identified in Table 3, Trip Generation Rates, and are based upon data collected by the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition, 2012. Table 4, Project Trip Generation Summary presents the daily and peak hour trip generation.

Table 3, Trip Generation Rates

Land Use	Unit ¹	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Single Family Detached Residential Land Use Category: 210	DU	0.19	0.56	0.75	0.63	0.37	1.00	9.52

Source: UC-TIA, Table 4-1

Notes

1. DU = Dwelling Unit

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 4, Project Trip Generation Summary

Land Use	DU's	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Single Family Detached Residential	142	27	80	107	89	53	142	1,352

Source: UC-TIA, Table 4-1

As reflected in Table 3 above, the proposed Project will result in 1,352 daily traffic trips.

Trip distribution is the process of identifying the probable destinations, directions or traffic routes that will be utilized by Project traffic. The potential interaction between the planned land uses and surrounding regional access routes are considered, to identify the route where the Project traffic would distribute. The Project trip distribution was developed based on anticipated travel patterns to and from the Project site for the traffic associated with the proposed residential use. The total volume on each roadway was divided by the total site traffic generation to indicate the percentage of Project traffic that would use each component of the regional roadway system in each relevant direction. Alternative travel modes may be considered to reduce traffic volumes. However, the traffic reducing potential of public transit, walking or bicycling were not considered in this analysis; thus, resulting in conservative traffic projections. Hence, the assignment of traffic from the Project area to the adjoining roadway system is based upon the Project trip generation, trip distribution, and the arterial highway and local street system improvements that are currently in place or that would be constructed by cumulative developments by the time of initial occupancy of the Project.

The Project study area includes ten intersections of which eight exist and two are future planned intersections that do not currently exist. Intersections impacted by the proposed Project lie within the jurisdictions of Riverside County, City of Riverside, and City of Grand Terrace. Riverside County has established a minimum level of service (LOS) "C" on all county maintained roads and conventional highways. As an exception, LOS D may be allowed in Community Development areas, only at intersections of any combination of Secondary Highways, Major Highways, Arterials, Urban Arterials, Expressways, conventional state highways or freeway ramp intersections, and LOS E may be allowed in designated community centers to the extent that it would support transit-oriented development and walk-able communities. The City of Riverside Traffic Impact Analysis Preparation Guide has established a LOS standard of D to be used as the maximum acceptable threshold for the study intersections of Collector or higher classification. The City of Grand Terrace General Plan Circulation Element mandates that the Level of Service for all major intersections in the City should operate at an LOS D or better. Any major intersection that operates at an LOS of E or F is considered to be deficient. As such, study intersections in the City of Riverside and City of Grand terrace will follow the same LOS criteria as those described for the County of Riverside. Hence, LOS D has been considered acceptable at any intersection of any combination of Secondary Highways or greater as identified by the County of Riverside GP Circulation Element. LOS C has been considered acceptable for all other intersections.

Currently, all intersections studied, as identified in the TIA, operate at an acceptable LOS. With implementation of the Project, study area intersections would continue to operate at an acceptable LOS in both the Existing plus Project (EP) and Existing plus Ambient plus Project (EAP) conditions. As Pigeon Pass Road is currently an unpaved Roadway and the intersections of Pigeon Pass Road/Project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Driveway 1 and Pigeon Pass Road/Project Driveway 2, do not currently exist, implementation of mitigation measures 50. Trans 1 through 50. Trans 19 will ensure impacts remain less than significant. Further, improvements along the Project frontage (east side of Pigeon Pass Road) will be required by conditions of approval and applicable County of Riverside development standards. Therefore, impacts are less than significant with mitigation incorporated.

- c) The proposed Project does not include any components that could alter air traffic patterns or increase air traffic. Therefore, no impacts are anticipated.
- d) There are no navigable bodies of water or waterways that support waterborne traffic in proximity to the Project site. There are no rail facilities in the vicinity of the Project site. There is no action proposed for the Project that would alter or be the cause of an alteration in waterborne, rail, or air traffic. Therefore, no impacts are anticipated.
- e) Construction of the proposed Project will not change the current roadway configurations nor alter the area in such a way as to introduce a new hazard or increase hazards. Therefore, no impacts are anticipated.
- f) Potential impacts to road maintenance from Project generated traffic will be offset by established fee mechanisms established by the Riverside County Transportation Department. Therefore, impacts are less than significant.
- g) The Project will be completed in a single phase with anticipated completion in 2018. Grading activities will not require the import or export of soil to or from the Project site. As a result, no grading-related trips will occur during construction. As a condition of permit issuance, County regulations require that the internal driveways associated with the Project, be designed to meet or exceed the County standards for construction and design safety, including adequate turning radii, for emergency vehicles. Implementation of mitigation measures 50. Trans. 10, further ensures County review of Project driveways. Additionally, in accordance with the County's "Improvement Plan Check Policies and Guidelines," a construction traffic control plan will be required for street improvements and Project related construction, further reducing temporary traffic impacts resulting from construction. The control plans are specifically designed to address Project-specific traffic impacts and motorist delays during construction through the effective real-time application of measures and strategies including motorist information, traffic demand and incident management, and planned alternative routes should the County deem necessary. Therefore, impacts are less than significant.
- h) The proposed Project will not reconfigure current roadways that would result in inadequate emergency access. In fact, the proposed Project will improve the currently unimproved Pigeon Pass Road to allow for access to the Project site and provide for secondary emergency access located on the eastern portion of the site. Pursuant to County of Riverside regulations, a construction traffic control plan will be required for street improvements and Project related construction, to reduce temporary traffic impacts resulting from construction. The control plans are specifically designed to address Project-specific traffic impacts and motorist delays during construction through the effective real-time application of measures and strategies including motorist information, traffic demand and incident management, and planned alternative routes should this be deemed necessary by the County. Therefore, impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- i) The Project area is currently served by the Riverside Transit Authority (RTA) which serves the unincorporated Riverside County region and OmniGo which services the City of Grand Terrace. Currently RTA Route 14 and OmniGo Grand Terrace Route 325 serve roadways within the vicinity of the Project area. Transit service is reviewed and updated by RTA periodically to address ridership, budget and community demand needs. Changes in land use can affect these periodic adjustments which may lead to either enhanced or reduced service where appropriate. The improvements of Pigeon Pass Road to its ultimate half section are anticipated to provide safe and efficient pedestrian connections between the proposed Project and surrounding residential and school uses near the site through the construction of sidewalks along the Project frontage. In addition, the bikeway and trail improvements to Pigeon Pass Road along the Project's western frontage would provide connectivity to the planned regional trails. Therefore, impacts are less than significant.

Mitigation: Sight distance at the Project driveways shall be reviewed with respect to standard Caltrans and County of Riverside's sight distance standards at the time of preparation of final grading, landscape, and street improvement plans (50. Trans 16)

Signing/stripping shall be implemented in conjunction with detailed construction plans for the Project site (50. Trans. 13)

The intersection of Pigeon Pass Road / Project Driveway 1 shall include installation of a stop control on the westbound approach and shall be constructed with the following geometrics:

Northbound: One shared through-right turn lane.

Southbound: One shared left-through lane.

Eastbound: N/A

Westbound: One shared left-right turn lane (50. Trans. 14, 50 Trans. 15)

The intersection of Pigeon Pass Road / Project Driveway 2 shall include installation of a stop control on the westbound approach and shall be constructed with the following geometrics:

Northbound: One shared through-right turn lane.

Southbound: One shared left-through lane.

Eastbound: N/A

Westbound: One shared left-right turn lane (50. Trans. 14, 50 Trans. 15)

A minimum of one northbound and one southbound lane shall be constructed along Pigeon Pass Road from the Project to existing paved section of Pigeon Pass Road to provide site access (50. Trans. 18)

Pigeon Pass Road shall be constructed to its ultimate half-section width as a Regional Multi-purpose trail between the Projects northern boundary and the Projects southern boundary (50. Trans 15).

Monitoring: The Transportation Department will ensure that the mitigation measures have been included in site design and constructed prior to releasing occupancy permits for the Project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: County of Riverside General Plan (COR GP); Highgrove Area Plan (HAP)

Findings of Fact:

The current Highgrove Area Plan identifies a Class I Bike/Regional trail in the vicinity just east of the project site and a Regional trail along Pigeon Pass Road on along the western Project boundary. As the County of Riverside is in the process of updating the general plan, a regional trail continues to be proposed along with western boundary of the project site in the proposed updated Highgrove Area Plan Trails and Bikeway system. The Class I Bike/Regional trail to the east is no longer proposed.

However, the proposed Project provides a 30-foot regional multi-purpose trail along the western boundary which provides for a 10 foot bike trail in accordance with the standards for a Class I Bikeway/Regional Trail, and will connect to the multi-purpose trail to the north proposed as part of the SP323. Therefore, impacts are less than significant.

Mitigation: None required

Monitoring: None required

UTILITY AND SERVICE SYSTEMS Would the project

45. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside Highland Water Company (RHWC); City of Riverside Agreement for Wastewater Treatment for Highgrove Community (CSA 152-C)

Findings of Fact:

a-b) In January 2002, Senate Bill (SB) 610 went into effect requiring projects of certain densities to obtain a Water Source Assessment from the water provider to determine whether or not there are sufficient water supplies to serve the proposed projects. The proposed Project includes a total number of dwelling units that is not subject to SB 610 requirements. Water treatment facilities and potable water services will be provided to the Project site by the Riverside Highland Water Company. The RHWC has stated that it can and will serve potable water in ample quantity for domestic use to the proposed Project. Thus, it is not anticipated that the Project will require new or expanded water treatment facilities independently. Therefore, impacts are anticipated to be less than significant.

Mitigation: None required

Monitoring: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Integrated Project (RCIP); City of Riverside Agreement for Wastewater Treatment for Highgrove Community (CSA 152-C)

Findings of Fact:

a-b) The Project site is located in an unincorporated section of Riverside County. The City and the County of Riverside have signed an agreement that states that the City of Riverside will provide wastewater treatment services to the Highgrove community through CSA 152-C. In return, fees will be paid by new residents to the City. Project development will require extension of sewer lines from existing and proposed facilities to on-site users. The proposed Project will increase the amount of sewage that will need to be treated by the City. However, CSA 152-C identifies that the City is obligated to accept, for treatment and disposal, wastewater generated by the Highgrove community in an amount not to exceed 4.4 million gallons per day (MGD). The City will meter wastewater at mutually agreed upon points of connection and notify the County when wastewater exceeds 3.8 MGD; at which time both the City and County shall enter into an agreement, if necessary, to mitigate any future increased growth which may generate wastewater in excess of 4.4 MGD, including the establishment of a temporary moratorium on development in the Highgrove community until the City or another entity is able to provide wastewater treatment in excess of 4.4 MGD. Thus, it is expected that the City of Riverside will have adequate capacity to serve the proposed Project. Therefore, impacts are less than significant.

Mitigation: None required

Monitoring: None required

47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: California Department of Resources Recycling and Recovery (CalR); United States Environmental Protection Agency Report No. EPA530-R-98-010 (USEPA); Figure 4 – Site Plan

Findings of Fact:

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

a-b) Waste Management provides solid waste services to the Project site. Waste Management has the option of hauling waste to any one of three landfills in western Riverside County (El Sobrante, Badlands and Lamb Canyon Landfills) after being sorted at the Robert A. Nelson transfer station. Implementation of the Project will result in the generation of solid waste from construction and operation.

Landfill services will be managed by the Riverside County Waste Management Department. Solid waste from the Project site will be disposed at any one of three landfills in western Riverside County (El Sobrante Landfill, Badlands Landfill, and Lamb Canyon Landfills), after being sorted at the Robert A. Nelson transfer station. Implementation of the project will result in the generation of solid waste from construction and operation.

Construction

The estimated construction-related solid waste generation for the proposed Project is reflected below in Table 5, Estimated Project Construction-Related Solid Waste Generation.

Table 5, Estimated Project Construction-Related Solid Waste Generation

Proposed Land Use	PROPOSED LAND USE		
	DU	Generation Factor (lbs/SF)	Proposed Project Total (tons)
Residential	142	8113	559.8
TOTAL CONSTRUCTION WASTE			559.8
Disposal Facility	Disposal Capacity (tons/year)	Yearly Intake (Total/5 years)	Proposed Project Percent of Yearly Intake
Badlands Landfill	1,460,000	111.96	0.01
El Sobrante Landfill	5,859,710	111.96	0.00
Lamb Canyon Landfill	1,095,000	111.96	0.01
TOTAL	8,414,710	111.96	0.00
Robert A. Nelson Transfer Station	1,460,000		0.01

Source: USEPA

Notes:

¹ DU= square foot

² USEPA, p. 2-4

³ 1 ton=0.0005 lbs

⁴ Daily Disposal capacity multiplied by 365 days per year.

⁵ (Total Construction Waste Generated/5 years of construction/Disposal Facility Capacity) x 100

As reflected above, the proposed Project is anticipated to generate approximately 560 tons of construction related solid waste. However, given the limited contribution of construction related solid waste anticipated to be generated by the Project over an estimated five-year construction period (approximately 0.01 percent of the annual landfill capacity) development of the Project would not substantially contribute to the exceedance of the permitted capacity of the designated landfills from construction.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Additionally, should the construction-related solid waste be processed at the Robert A. Nelson Transfer Station before being sent to a landfill, the Project's construction-related solid waste would only constitute approximately 0.01 percent of the annual permitted intake capacity of the transfer station. Further, the 2010 Edition of the California Green Building Standards Code (CGBSC) that took effect January 1, 2011, requires projects involving construction and demolition to recycle, reuse, compost, and/or salvage a minimum of 50 percent by weight of material or waste generated on site. Projects that have the potential to generate construction and demolition waste are required to complete a Waste Recycling Plan to identify the estimated quantity and location of recycling for construction and demolition waste resulting from the project to meet this goal. Thus, impacts to the existing landfills during construction are less than significant.

Operational Solid Waste

After construction, the Project would generate solid waste over the lifetime of the Project. The estimated operational-related solid waste generation for the proposed Project is reflected below in Table 6, Estimated Operational Project-Related Solid Waste Generation.

Table 6, Estimated Operational Project-Related Solid Waste Generation

PROPOSED LAND USE			
Proposed Land Use	Total Number of Residents	Disposal Factor (tons/resident)	Proposed Project Total (tons/year)
Residential	415	0.41	170.15
TOTAL			170.15
Disposal Facility		Disposal Capacity (tons/year)	Proposed Project Percent of yearly intake
Badlands Landfill		1,460,000	0.01
El Sobrante Landfill		5,859,710	0.00
Lamb Canyon Landfill		1,095,000	0.02
TOTAL		8,414,710	0.00
Robert A. Nelson Transfer Station		1,460,000	0.01

Source: CALR

As reflected above in Table 6, the proposed Project is anticipated to generate approximately 170 tons of solid waste per year. Given the limited contribution of solid waste anticipated to be generated by the Project per year, implementation of the Project would not substantially contribute to the exceedance of the permitted capacity of the designated landfills. Additionally, for the purpose of a careful, conservative analysis, the above calculations do not include any debris or daily solid waste recycling during operation. Even under this assumption, the Project would still not substantially contribute to the landfill capacity.

Further, the proposed Project is regulated by federal, state and local government and would be required to comply with all statutes and regulations related to solid waste. Considering the Project's participation in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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source reduction programs that are required by the County of Riverside (Countywide Integrated Waste Management Plan, Source Reduction and Recycling Element), the yearly solid waste generated by the Project would be reduced overtime. Regardless, all three landfills have the capacity to accommodate the Project's construction and operational related solid waste. Thus, the proposed Project is served by a transfer station and landfill(s) with sufficient permitted capacity to accommodate the Project's solid waste disposal needs. Therefore, impacts are less than significant.

Mitigation: None required

Monitoring: None required

48. Utilities

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

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

Source: Figure 4 – Site Plan

Findings of Fact:

- a-c) The proposed Project will require utility services in the form of electricity, natural gas, and telecommunications. Each utility system is available at the project site and lines will be extended onto the site, which will already be disturbed by grading and other construction activities. Based on the availability of existing public facilities that support local systems, impacts are less than significant. Compliance with the requirements of Southern California Edison, Southern California Gas, and the telephone purveyor will ensure impacts remain less than significant. Therefore, impacts are less than significant.
- d) The Project will require construction of an on-site storm water drainage system to carry flows away from the Project site into the area's storm drain system. The proposed facilities are included within the Project design and are in accordance with Riverside County Flood Control and Water Conservation District requirements. Construction of on-site drainage systems and any potential impacts due to increased storm water runoff from the Project site are addressed in the required Water Quality Management Plan (WQMP). Impacts are reduced to a less than significant through standard design practices. Therefore, impacts are less than significant.
- e) The proposed Project would require the installation of street lighting on the streets proposed within the Project site. Lighting shall be designed in accordance with Ord 460 and Ord 461. Further, the Project is included within CSA 126, which will collect funds from property taxes to offset maintenance costs. Therefore, impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) The proposed Project will require maintenance of new roadways, in the form of street sweeping, and maintenance of the proposed storm drain system, in the form of pipe flushing and yearly catch basin cleaning, and maintenance of roads by the County Transportation Department. Therefore, impacts are less than significant.
- g) No other governmental services are expected to be required for the Project. Therefore, no impacts are anticipated.

Mitigation: None required

Monitoring: None required

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source: Project Description

Findings of Fact:

The proposed Project will meet all requirements of Title 24 California Code of Regulations construction for energy savings. Also, there are no Riverside County adopted energy conservation plans which would be adversely affected by the proposed Project. Therefore, no impacts are anticipated.

Mitigation: None required

Monitoring: None required

OTHER

50. Other: None

Source: Project Description; Above Checklist

Findings of Fact:

No other specific factors have been identified for discussion at this time. Therefore, no impacts are anticipated.

Mitigation: None required

Monitoring: None required

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Project Application Materials

Findings of Fact:

As discussed in the checklist above, the proposed Project does not have the potential to substantially degrade the quality of the environment. The biological survey prepared to determine current biological resources located on the Project site did not find that the Project will substantially degrade biological resources. Further, no archaeological historical resources are found on the Project site. Therefore, impacts are less than significant.

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

Source: Staff review, Project Application Materials

Findings of Fact:

The cumulative impact area for transportation and traffic includes existing, proposed, and approved future projects within the County of Riverside, and cities of Riverside and Grand Terrace. As development in the region would change the intensity of land uses and increase housing, employment, shopping and recreational opportunities, regional traffic volume conditions anticipated have been analyzed. Under the Existing plus Ambient plus Project plus Cumulative (EAPC) condition, the following eight intersections as reflected in **Table 7, Cumulative Intersection Analysis**, were identified to operate at deficient LOS.

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

Table 7, Cumulative Intersection Analysis

No	Intersection Location	Jurisdiction	Traffic Control	Intersection Approach Lanes												Delay (sec)			Level of Service					
				Northbound			Southbound			Eastbound			Westbound			AM	PM	PM	AM	PM				
				L	T	R	L	T	R	L	T	R	L	T	R									
3	Mt. Vernon Ave / Main St - Without Improvements - With Improvements	City of Grand Terrace	AWS TS	0	1	0	0	2	0	0	1	d	0	1	0	0	1	0	60.7	55.3	F	F	C	C
4	Mt. Vernon Ave / Center St - Without Improvements - With Improvements	City of Grand Terrace	AWS TS	0	1	0	0	1	1	0	1	1	0	1	0	0	1	0	56.0	57.8	F	F	C	C
5	Mt. Vernon Ave / Spring St - Without Improvements - With Improvements	County of Riverside	CSS TS	0	1	0	0	1	0	0	1	0	0	1	0	0	1	0	>100.0	>100.0	F	F	C	C
6	Mt. Vernon Ave / Pigeon Pass Rd - Without Improvements ⁴ - With Improvements	County of Riverside	AWS TS	0	2	1	2	2	0	0	0	0	0	0	d	1	0	d	40.3	60.7	E	F	B	B
7	Mt. Vernon Ave / Palmyrita Ave - Without Improvements ⁴ - With Improvements	County of Riverside	AWS TS	0	1	0	1	1	1	1	2	d	0	1	0	0	1	0	41.4	70.8	E	F	B	C
8	Palmyrita Ave / Pigeon Pass Rd - Without Improvements - With Improvements	County of Riverside	CSS TS	0	1	0	0	1	0	0	1	0	0	1	0	0	1	0	>100.0	>100.0	F	F	B	B

Source: UC-TIA, Table 7-2

Bold = Deficiency

Notes:

1. When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane, there must be sufficient width for right turning vehicles to travel outside the through lanes.
2. Per the 2010 HCM, overall average intersection delay and LOS for the worst individual movement (or movements sharing a single lane) are shown.
3. CSS = Cross-street Stop; TS = Traffic Signal; **TS** = Improvement
4. Signalized heads were installed, but not operational (covered) at the time of preparation of the traffic analysis.