

1 cumulatively considerable, as these intersections already operate at a deficient LOS
2 under existing conditions:

- 3 • Intersection #11 – Briggs Road at Scott Road: LOS F (AM and PM peak
4 hours);
- 5 • Intersection #35 – Winchester Road (SR-79) at Murrieta Hot Springs Road:
6 LOS F (AM and PM peak hours); and
- 7 • Intersection #37 – Winchester Road (SR-79) at Nicolas Road: LOS F (AM
8 and PM peak hours). (DEIR, p. 4.16-37 and 4.16-38).

9 **EAP 2019 Conditions**

10 The Project would result in significant direct impacts to the following intersections under
11 EAP (2019) conditions, in addition to the intersection identified above for EAP (2018)
12 conditions:

- 13 • Intersection #20 – Leon Road at Scott Road: LOS E (AM peak hour); LOS F
14 (PM peak hour).

15 Additionally, the Project also would contribute to impacts identified under Existing (2016)
16 and/or EAP (2018) conditions; accordingly, Project impacts to the following facilities would
17 be cumulatively considerable under EAP (2019) conditions:

- 18 • Intersection #11 – Briggs Road at Scott Road: LOS F (AM and PM peak
19 hours);
- 20 • Intersection #26 – Briggs Road at Max Gilliss Boulevard at Leon Road: LOS
21 F (PM peak hour);
- 22 • Intersection #35 – Winchester Road (SR-79) at Murrieta Hot Springs Road:
23 LOS F (AM and PM peak hours); and
- 24 • Intersection #37 – Winchester Road (SR-79) at Nicolas Road: LOS F (AM
25 and PM peak hours). (DEIR, p. 4.16-38).

26 **Existing Plus Ambient Plus Project Plus Cumulative (EAPC) 2018 Conditions**

27 Under EAPC (2018) conditions, the Project would result in cumulatively-considerable
28 impacts to the following facilities under EAPC (2018) conditions:

- 1 • Intersection #3 – I-215 Southbound Ramps at Scott Road: LOS F (AM peak
- 2 hour); LOS E (PM peak hour);
- 3 • Intersection #5 – I-215 Northbound Ramps at Scott Road: LOS F (AM peak
- 4 hour); LOS E (PM peak hour);
- 5 • Intersection #7 – Antelope Road at Scott Road: LOS E (AM and PM peak
- 6 hours);
- 7 • Intersection #8 – Meniffee Road at Scott Road: LOS E (AM peak hour); LOS
- 8 F (PM peak hour);
- 9 • Intersection #11 – Briggs Road at Scott Road: LOS F (AM and PM peak
- 10 hours);
- 11 • Intersection #14 – Briggs Road at Baxter Road: LOS E (AM peak hour only);
- 12 • Intersection #20 – Leon Road at Scott Road: LOS F (AM and PM peak
- 13 hours);
- 14 • Intersection #26 – Briggs Road at Max Gilliss Boulevard at Leon Road: LOS
- 15 F (AM and PM peak hours);
- 16 • Intersection #33 – Winchester Road (SR-79) at Via Mira Mosa/Auld Road:
- 17 LOS F (PM peak hour only); and
- 18 • Intersection #34 – Winchester Road (SR-79) at Hunter Road: LOS E (AM
- 19 and PM peak hours).
- 20 • Intersection #35 – Winchester Road (SR-79) at Murrieta Hot Springs Road:
- 21 LOS F (AM and PM peak hours); and
- 22 • Intersection #37 – Winchester Road (SR-79) at Nicolas Road: LOS F (AM
- 23 and PM peak hours). (DEIR, p. 4.16-38).

24 **EAPC (2019) Conditions**

25 The Project would result in deficiencies (i.e., LOS E or worse) at the following study
 26 intersections; Project impacts to these facilities would be cumulatively considerable:

- 27 • Intersection #31 – Winchester Road (SR-79) at Max Gilliss Boulevard at
- 28 Thompson Road: LOS E (AM and PM peak hours);

- Intersection #33 – Winchester Road (SR-79) at Via Mira Mosa at Auld Road: LOS E (AM peak hour); and
- Intersection #34 – Winchester Road (SR-79) at Hunter Road: LOS F (AM and PM peak hours). (DEIR, p. 4.16-39).

Horizon Year (2040) Conditions

The proposed Project would result in deficiencies (i.e., LOS E or worse) at the following study area intersections; Project impacts to these facilities would be cumulatively considerable:

- Intersection #7 – Antelope Road at Scott Road: LOS E (AM and PM peak hours);
- Intersection #8 – Menifee Road at Scott Road: LOS E (AM peak hour), LOS F (PM peak hour);
- Intersection #11 – Briggs Road at Scott Road: LOS F (AM and PM peak hours);
- Intersection #12 – Briggs Road at Keller Road: LOS F (AM and PM peak hours);
- Intersection #14 – Briggs Road at Baxter Road: LOS E (AM peak hour);
- Intersection #20 – Leon Road at Scott Road: LOS F (AM and PM peak hours);
- Intersection #21 – Leon Road at Keller Road: LOS F (AM and PM peak hours);
- Intersection #26 – Briggs Road at Max Gilliss Boulevard at Leon Road: LOS F (AM and PM peak hours);
- Intersection #31 – Winchester Road (SR-79) at Max Gilliss Boulevard at Thompson Road: LOS E (AM and PM peak hours);
- Intersection #33 – Winchester Road (SR-79) at Via Mira Mosa at Auld Road: LOS E (AM peak hour), LOS F (PM peak hour);
- Intersection #34 – Winchester Road (SR-79) at Hunter Road: LOS F (AM

1 and PM peak hours);

- 2 • Intersection #35 – Winchester Road (SR-79) at Murrieta Hot Springs Road:
3 LOS F (AM and PM peak hours); and
- 4 • Intersection #37 – Winchester Road (SR-79) at Nicolas Road: LOS F (AM
5 and PM peak hours). (DEIR, p. 4.16-39).

6 2. Finding: Implementation of Mitigation MM 4.16-1 through MM 4.16-21 and
7 Transportation/Traffic Regulatory Requirements RR-32 and RR-33 would reduce
8 Project impacts to all study area intersections under all study scenarios to below a
9 level of significance, with exception of the intersection of Winchester Road (State
10 Route 79) at Nicolas Road (Intersection #37), which would remain cumulatively
11 significant and unavoidable under long-term (2040) conditions. However, impacts
12 to the following intersections would remain significant and unavoidable in the near
13 term because the identified improvements may not be in place at the time of Project
14 occupancy:

- 15 • Menifee Road at Scott Road (Intersection #8): Significant Unavoidable
16 Impact under EAPC 2018 and EAPC 2019 conditions.
- 17 • Menifee Road at Clinton Keith Road (Intersection #10): Significant
18 Unavoidable Impact under EAP (2018), EAP (2019), EAPC (2018), and
19 EAPC (2019) conditions.
- 20 • Briggs Road at Keller Road (Intersection #12): Significant Unavoidable
21 Impact under Horizon Year (2020) conditions.
- 22 • Briggs Road at Scott Road (Intersection #11): Significant Unavoidable
23 Impact under EAP (2018), EAP (2019), EAPC (2018), and EAPC (2019)
24 conditions.
- 25 • Briggs Road at Baxter Road (Intersection #14): Significant and Unavoidable
26 Impact under EAPC (2018) and EAPC (2019) conditions.
- 27 • Leon Road at Scott Road (Intersection #20): Significant Unavoidable Impact
28 under EAP (2019), EAPC (2018) and EAPC (2019) conditions.

- 1 • Leon Road at Keller Road (Intersection #21): Significant Unavoidable
2 Impact under Horizon Year (2020) conditions.
- 3 • Briggs Road at Max Gilliss Boulevard/Leon Road (Intersection #26):
4 Significant Unavoidable Impact under EAP (2018), EAP (2019), EAPC
5 (2018), and EAPC (2019) conditions.
- 6 • Winchester Road (SR-79) at Max Gillis Boulevard/Thompson Road
7 (Intersection #31): Significant Unavoidable Impact under EAP (2018), EAP
8 (2019), EAPC (2018), and EAPC (2019) conditions.
- 9 • Winchester Road (SR-79) at Via Mira Mosa/Auld Road (Intersection #33):
10 Significant Unavoidable Impact under EAPC 2018 and EAPC 2019
11 conditions.
- 12 • Winchester Road (SR-79) at Hunter Road (Intersection #34): Significant
13 Unavoidable Impact under EAPC 2018 and EAPC 2019 conditions.
- 14 • Winchester Road (SR-79) at Murrieta Hot Springs Road (Intersection #35):
15 Significant Unavoidable Impact under EAP (2018), EAP (2019), EAPC
16 (2018), and EAPC (2019) conditions.
- 17 • Winchester Road (SR-79) at Nicolas Road (Intersection #37): Significant
18 Unavoidable Impact under EAP (2018), EAP (2019), EAPC (2018), EAPC
19 (2019), and Horizon Year (2040) conditions. Impacts under Horizon Year
20 (2040) conditions would remain Significant and Unavoidable even with
21 implementation of mitigation as there are no additional improvements that
22 are feasible at this location beyond what is identified in the required
23 mitigation for EAP (2018), EAP (2019), EAPC (2018), and EAPC (2019)
24 conditions.

25 Impacts to the following intersections would remain significant and unavoidable because the
26 facilities are under the jurisdiction of Menifee, Murrieta, and/or Caltrans, and the County of
27 Riverside cannot compel another agency to implement required improvements. To the
28 extent that required improvements are implemented by Menifee, Murrieta, Temecula, or

1 Caltrans, the identified improvements may not be in place at the time of Project occupancy;
2 thus, Project impacts to the following intersections would be significant and unavoidable
3 under near- and/or long-term conditions:

- 4 • Murrieta Road at Clinton Keith Road (Intersection #2): Significant
5 Unavoidable Impact under Horizon Year (2040) conditions. If implemented
6 by the City of Murrieta, the improvements identified in Mitigation Measure
7 MM 4.16-10 would reduce these impacts to less-than-significant levels.
- 8 • Interstate 215 (I-215) Southbound (SB) Ramps at Scott Road (Intersection
9 #3): Significant Unavoidable Impact under EAPC (2018), EAPC (2019), and
10 Horizon Year (2040) conditions. If implemented by the City of Menifee or
11 Caltrans prior to Project occupancy, the improvements identified by the
12 Transportation Uniform Mitigation Fee (TUMF) for this intersection would
13 reduce these impacts to less-than-significant levels.
- 14 • I-215 Northbound (NB) Ramps at Scott Road (Intersection #5): Significant
15 Unavoidable Impact under EAPC (2018), EAPC (2019), and Horizon Year
16 (2040) conditions. If implemented by the City of Menifee or Caltrans prior
17 to Project occupancy, the improvements identified by TUMF for this
18 intersection would reduce these impacts to less-than-significant levels.
- 19 • Antelope Road at Scott Road (Intersection #7): Significant Unavoidable
20 Impact under EAPC (2018), EAPC (2019), and Horizon Year (2040)
21 conditions. If implemented by the City of Menifee prior to Project
22 occupancy, the improvements identified by TUMF for this intersection would
23 reduce these impacts to less-than-significant levels.
- 24 • Winchester Road (SR-79) at Nicolas Road (Intersection #37): Significant
25 Unavoidable Impact under EAP (2018), EAP (2019), EAPC (2018), EAPC
26 (2019), and Horizon Year (2040) conditions. In the event that the City of
27 Temecula implements the improvements identified by Mitigation Measures
28 MM 4.16-8 and 4.16-21 prior to Project occupancy, near-term impacts would

1 be reduced to less-than-significant levels. Impacts under long term- (2040)
2 conditions would remain significant and unavoidable because improvements
3 needed to achieve a level of service (LOS) D would require the elimination
4 of pedestrian crosswalks, which is not feasible at this location due to the
5 proximity of the adjacent high school. Elimination of the crosswalks would
6 result in dangerous conditions for high school students and is therefore not
7 proposed.

8 3. Mitigation and/or County Regulations and Design Requirements (RR):

9 **Transportation/Traffic Regulatory Requirement RR-32 states:**

10 Prior to issuance of occupancy permits for the first phase of the proposed
11 development, the Project Applicant shall pay fees in accordance with the County's
12 Development Impact Fee Ordinance (Ordinance No. 659), the Transportation
13 Uniform Mitigation Fee Program (Ordinance No. 826), and the County's Road and
14 Bridge Benefit District (RBBD).

15 *Timing/Implementation:* Prior to final building inspection for the 1st phase of
16 development

17 *Enforcement Monitoring:* Riverside County Building and Safety Department

18 **Mitigation Measure MM 4.16-1 states:**

19 Prior to the issuance of grading permits or improvement plans affecting Leon Road,
20 the Project Applicant shall prepare and the County of Riverside shall approve a
21 temporary traffic control plan. The temporary traffic control plan shall comply with
22 the applicable requirements of the California Manual on Uniform Traffic Control
23 Devices. A requirement to comply with the temporary traffic control plan shall be
24 noted on all grading and building plans and also shall be specified in bid documents
25 issued to prospective construction contractors.

26 *Timing/Implementation:* Prior to grading permit issuance or improvement plans
27 affecting Leon Road

28 *Enforcement Monitoring:* Riverside County Building and Safety Department

1 The following is the applicable regulation within Riverside County. Although this
2 requirement technically does not meet CEQA's definition for mitigation, it is
3 imposed herein to ensure Project compliance.

4 **Transportation/Traffic Regulatory Requirement RR-33 states:**

5 Prior to issuance of occupancy permits for the second phase of the proposed
6 development, the Project Applicant shall pay fees in accordance with the County's
7 Development Impact Fee Ordinance (Ordinance No. 659), the Transportation
8 Uniform Mitigation Fee Program (Ordinance No. 826), and the County's Road and
9 Bridge Benefit District (RBBB).

10 *Timing/Implementation:* Prior to final building inspection for the 2nd phase of
11 development

12 *Enforcement Monitoring:* Riverside County Building and Safety Department

13 **Mitigation Measure MM 4.16-2 states:**

14 Prior to issuance of occupancy permits for the first phase of the proposed
15 development (i.e., prior to issuance of the occupancy permit for the 308th dwelling
16 unit), the Project Applicant shall ensure that overlap phasing is implemented at the
17 eastbound right-turn lane for the traffic signal located at the intersection of Briggs
18 Road at Max Gilliss Boulevard and Leon Road (Intersection #26).

19 *Timing/Implementation:* Prior to final building inspection for the first phase of
20 development

21 *Enforcement Monitoring:* Riverside County Building and Safety Department

22 **Mitigation Measure MM 4.16-3 states:**

23 Prior to issuance of occupancy permits for the first phase of the proposed
24 development (i.e., prior to issuance of the occupancy permit for the 308th dwelling
25 unit), the Project Applicant shall make a fair share monetary contribution to the
26 County of Riverside, to be held in trust, to install a second eastbound left-turn lane
27 at the intersection of Menifee Road and Scott Road (Intersection #8). The County of
28 Riverside shall establish a fair-share funding program for this improvement and shall

1 only use the funds paid by the Project Applicant for the purpose of implementing this
2 improvement. The Project's fair share of the above-listed improvement is 3.3%.

3 *Timing/Implementation:* Prior to final building inspection for the first phase of
4 development

5 *Enforcement Monitoring:* Riverside County Building and Safety Department

6 **Mitigation Measure MM 4.16-4 states:**

7 Prior to issuance of occupancy permits for the first phase of the proposed
8 development (i.e., prior to issuance of the occupancy permit for the 308th dwelling
9 unit), the Project Applicant shall make a fair-share monetary contribution to the
10 County of Riverside, to be held in trust, to restripe the intersection of Briggs Road at
11 Scott Road (Intersection #11) to provide a southbound left and shared through-right
12 turn lane. The County of Riverside shall establish a fair-share funding program for
13 this improvement and shall only use the funds paid by the Project Applicant for the
14 purpose of implementing this improvement. The Project's fair share of the above-
15 listed improvement is 7.6%.

16 *Timing/Implementation:* Prior to final building inspection for the first phase of
17 development

18 *Enforcement Monitoring:* Riverside County Building and Safety Department

19 **Mitigation Measure MM 4.16-5 states:**

20 Prior to issuance of occupancy permits for the first phase of the proposed
21 development (i.e., prior to issuance of the occupancy permit for the 308th dwelling
22 unit), the Project Applicant shall make a fair-share monetary contribution to the
23 County of Riverside, to be held in trust, to restripe the eastbound approach to the
24 intersection of Briggs Road at Baxter Road (Intersection #14) to provide left,
25 through, and dual right-turn lanes. The County of Riverside shall establish a fair-
26 share funding program for this improvement and shall only use the funds paid by the
27 Project Applicant for the purpose of implementing this improvement. The Project's
28 fair share of the above-listed improvement is 20.3%.

1 *Timing/Implementation:* Prior to final building inspection for the first phase of
2 development

3 *Enforcement Monitoring:* Riverside County Building and Safety Department

4 **Mitigation Measure MM 4.16-6 states:**

5 Prior to issuance of occupancy permits for the first phase of the proposed
6 development (i.e., prior to issuance of the occupancy permit for the 308th dwelling
7 unit), the Project Applicant shall make a fair-share monetary contribution to the
8 County of Riverside, to be held in trust, for the following improvements to the
9 intersection of Leon Road and Scott Road (Intersection #20):

- 10 • Construct northbound left-turn lane;
- 11 • Construct southbound left-turn lane;
- 12 • Construct eastbound left-turn lane; and
- 13 • Construct westbound left-turn lane.

14 The County of Riverside shall establish a fair share funding program for the
15 improvements to the intersection of Leon Road and Scott Road (Intersection #20)
16 listed above and shall only use the funds paid by the Project Applicant for the purpose
17 of implementing these improvements. In the event that a funding program has been
18 established for some – but not all – of the above-listed improvements, then only the
19 unallocated funds shall be returned to the Project Applicant. The Project’s fair share
20 of the above-listed improvements is 5.3%.

21 *Timing/Implementation:* Prior to final building inspection for the first phase of
22 development

23 *Enforcement Monitoring:* Riverside County Building and Safety Department

24 **Mitigation Measure MM 4.16-7 states:**

25 Prior to issuance of occupancy permits for the first phase of the proposed
26 development (i.e., prior to issuance of the occupancy permit for the 308th dwelling
27 unit), the Project Applicant shall make a fair-share monetary contribution to the
28 County of Riverside, to be held in trust, for the following improvements to the

1 intersection of Winchester Road (SR-79) at Murrieta Hot Springs Road (Intersection
2 #35):

- 3 • Modify traffic signal to provide overlap phasing on the southbound right-turn
4 lane;
- 5 • Eliminate pedestrian crosswalk on the east leg of the intersection;
- 6 • Construct a second southbound right-turn lane with overlap phasing; and
- 7 • Provide overlap phasing on northbound, eastbound, and westbound right turn
8 lanes.

9 The County of Riverside shall establish a fair share funding program for the
10 improvements to the Winchester Road (SR-79) at Murrieta Hot Springs Road
11 intersection listed above and shall only use the funds paid by the Project Applicant
12 for the purpose of implementing these improvements. In the event that a funding
13 program has been established for some – but not all – of the above-listed
14 improvements, then only the unallocated funds shall be returned to the Project
15 Applicant. The Project’s fair share of the above-listed improvements is 4.0%.

16 *Timing/Implementation:* Prior to final building inspection for the first phase of
17 development

18 *Enforcement Monitoring:* Riverside County Building and Safety Department

19 **Mitigation Measure MM 4.16-8 states:**

20 Prior to issuance of occupancy permits for the first phase of the proposed
21 development (i.e., prior to issuance of the occupancy permit for the 308th dwelling
22 unit), the Project Applicant shall make a fair-share monetary contribution to the
23 County of Riverside, to be held in trust, for the following improvements to the
24 intersection of Winchester Road (SR-79) at Nicolas Road (Intersection #37):

- 25 • Construct a second northbound left-turn lane;
- 26 • Construct second southbound left-turn lane;
- 27 • Construct southbound right-turn lane with overlap phasing; and
- 28 • Provide overlap phasing on the northbound, eastbound, and westbound right-

1 turn lanes.

2 The County of Riverside shall establish a fair share funding program for the
3 improvements to the Winchester Road (SR-79) at Nicolas Road intersection listed
4 above and shall only use the funds paid by the Project Applicant for the purpose of
5 implementing these improvements. In the event that a funding program has been
6 established for some – but not all – of the above-listed improvements, then only the
7 unallocated funds shall be returned to the Project Applicant. The Project’s fair share
8 of the above-listed improvements is 2.8%.

9 *Timing/Implementation:* Prior to final building inspection for the first phase of
10 development

11 *Enforcement Monitoring:* Riverside County Building and Safety Department

12 **Mitigation Measure MM 4.16-9 states:**

13 Prior to issuance of occupancy permits for the first phase of the proposed
14 development, the Project Applicant shall assure the installation of a traffic signal at
15 the intersection of Leon Road and Scott Road (Intersection #20) with appropriate fee
16 credits towards the Traffic Signal Mitigation Program Ordinance (Ordinance No.
17 748).

18 *Timing/Implementation:* Prior to final building inspection for the first phase of
19 development

20 *Enforcement Monitoring:* Riverside County Building and Safety Department

21 **Mitigation Measure MM 4.16-10 states:**

22 Prior to issuance of occupancy permits for the second phase of the proposed
23 development (i.e., prior to issuance of the occupancy permit for the 753rd dwelling
24 unit), the Project Applicant shall make a fair-share monetary contribution to the
25 County of Riverside, to be held in trust, for the following improvements to the
26 intersection of McElwain Road at Clinton Keith Road (Intersection #2):

- 27 • Construct a northbound left-turn lane;
28 • Construct a northbound through lane;

- Construct a southbound through lane;
- Construct an eastbound right-turn lane; and
- Construct a westbound left-turn lane.

The County of Riverside shall establish a fair share funding program for the improvements to the McElwain Road at Clinton Keith Road intersection listed above and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. In the event that a funding program has been established for some – but not all – of the above-listed improvements, then only the unallocated funds shall be returned to the Project Applicant. The Project’s fair share of the above-listed improvements is 4.2%.

Timing/Implementation: Prior to final building inspection for the first phase of development

Enforcement Monitoring: Riverside County Building and Safety Department

Mitigation Measure MM 4.16-11 states:

Prior to issuance of occupancy permits for the second phase of the proposed development (i.e., prior to issuance of the occupancy permit for the 753rd dwelling unit), the Project Applicant shall make a fair-share monetary contribution to the County of Riverside, to be held in trust, for the following improvements to the intersection of Menifee Road at Scott Road (Intersection #8):

- Construct a southbound right-turn lane with overlap phasing;
- Construct a second northbound left turn lane;
- Provide for overlap phasing on the northbound right-turn lane;
- Construct a second southbound left-turn lane;
- Construct a second southbound through lane;
- Construct a third eastbound through lane;
- Construct an eastbound right-turn lane;
- Construct a second westbound left-turn lane;
- Construct a third westbound through lane; and

- Construct a westbound right-turn lane.

The County of Riverside shall establish a fair share funding program for the improvements to the Menifee Road at Scott Road intersection listed above and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. In the event that a funding program has been established for some – but not all – of the above-listed improvements, then only the unallocated funds shall be returned to the Project Applicant. The Project’s fair share of the above-listed improvements is 2.3%.

Timing/Implementation: Prior to final building inspection for the second phase of development

Enforcement Monitoring: Riverside County Building and Safety Department

Mitigation Measure MM 4.16-12 states:

Prior to issuance of occupancy permits for the second phase of the proposed development (i.e., prior to issuance of the occupancy permit for the 753rd dwelling unit), the Project Applicant shall make a fair-share monetary contribution to the County of Riverside, to be held in trust, for the following improvements to the intersection of Briggs Road at Keller Road (Intersection #12):

- Construction of a traffic signal;
- Construction of a northbound left-turn lane;
- Construction of a southbound left-turn lane;
- Construction of an eastbound left-turn lane; and
- Construction of a westbound left-turn lane.

The County of Riverside shall establish a fair share funding program for the improvements to the Briggs Road at Keller Road intersection listed above and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. In the event that a funding program has been established for some – but not all – of the above-listed improvements, then only the unallocated funds shall be returned to the Project Applicant. The Project’s fair share of the

1 above-listed improvements is 4.3%.

2 *Timing/Implementation:* Prior to final building inspection for the second phase of
3 development

4 *Enforcement Monitoring:* Riverside County Building and Safety Department

5 **Mitigation Measure MM 4.16-13 states:**

6 Prior to issuance of occupancy permits for the second phase of the proposed
7 development (i.e., prior to issuance of the occupancy permit for the 753rd dwelling
8 unit), the Project Applicant shall make a fair-share monetary contribution to the
9 County of Riverside, to be held in trust, for the following improvements to the
10 intersection of Leon Road at Scott Road (Intersection #20):

- 11 • Construct a second northbound left-turn lane;
- 12 • Construct a second eastbound left-turn lane; and
- 13 • Provide overlap phasing on the southbound and eastbound right-turn lanes.

14 The County of Riverside shall establish a fair share funding program for the
15 improvements to the Leon Road at Scott Road intersection listed above and shall
16 only use the funds paid by the Project Applicant for the purpose of implementing
17 these improvements. In the event that a funding program has been established for
18 some – but not all – of the above-listed improvements, then only the unallocated
19 funds shall be returned to the Project Applicant. The Project's fair share of the
20 above-listed improvements is 5.3%.

21 *Timing/Implementation:* Prior to final building inspection for the second phase of
22 development

23 *Enforcement Monitoring:* Riverside County Building and Safety Department

24 **Mitigation Measure MM 4.16-14 states:**

25 Prior to issuance of occupancy permits for the second phase of the proposed
26 development (i.e., prior to issuance of the occupancy permit for the 753rd dwelling
27 unit), the Project Applicant shall make a fair-share monetary contribution to the
28 County of Riverside, to be held in trust, for the following improvements to the

1 intersection of Leon Road at Keller Road (Intersection #21):

- 2 • Construct a traffic signal;
- 3 • Construct a northbound left-turn lane;
- 4 • Construct a southbound left-turn lane;
- 5 • Construct an eastbound left-turn lane; and
- 6 • Construct a westbound left-turn lane.

7 The County of Riverside shall establish a fair share funding program for the
8 improvements to the Leon Road at Keller Road intersection listed above and shall
9 only use the funds paid by the Project Applicant for the purpose of implementing
10 these improvements. In the event that a funding program has been established for
11 some – but not all – of the above-listed improvements, then only the unallocated
12 funds shall be returned to the Project Applicant. The Project’s fair share of the
13 above-listed improvements is 16.9%.

14 *Timing/Implementation:* Prior to final building inspection for the second phase of
15 development

16 *Enforcement Monitoring:* Riverside County Building and Safety Department

17 **Mitigation Measure MM 4.16-15 states:**

18 Prior to issuance of occupancy permits for the second phase of the proposed
19 development (i.e., prior to issuance of the occupancy permit for the 753rd dwelling
20 unit), the Project Applicant shall make a fair-share monetary contribution to the
21 County of Riverside, to be held in trust, for the following improvements to the
22 intersection of Winchester Road (SR-79) at Scott Road/Washington Street
23 (Intersection #28):

- 24 • Construct a second southbound left-turn lane;
- 25 • Construct a second westbound through lane; and
- 26 • Construct a westbound right-turn lane with overlap phasing.

27 The County of Riverside shall establish a fair share funding program for the
28 improvements to the Winchester Road (SR-79) at Scott Road/Washington Street

1 intersection listed above and shall only use the funds paid by the Project Applicant
2 for the purpose of implementing these improvements. In the event that a funding
3 program has been established for some – but not all – of the above-listed
4 improvements, then only the unallocated funds shall be returned to the Project
5 Applicant. The Project's fair share of the above-listed improvements is 0.8%.

6 *Timing/Implementation:* Prior to final building inspection for the second phase of
7 development

8 *Enforcement Monitoring:* Riverside County Building and Safety Department

9 **Mitigation Measure MM 4.16-16 states:**

10 Prior to issuance of occupancy permits for the second phase of the proposed
11 development (i.e., prior to issuance of the occupancy permit for the 753rd dwelling
12 unit), the Project Applicant shall make a fair-share monetary contribution to the
13 County of Riverside, to be held in trust, for the following improvements to the
14 intersection of Winchester Road (SR-79) at Keller Road (Intersection #29):

- 15 • Construct an eastbound left-turn lane; and
- 16 • Construct a westbound left turn lane.

17 The County of Riverside shall establish a fair share funding program for the
18 improvements to the Winchester Road (SR-79) at Keller Road intersection listed
19 above and shall only use the funds paid by the Project Applicant for the purpose of
20 implementing these improvements. In the event that a funding program has been
21 established for some – but not all – of the above-listed improvements, then only the
22 unallocated funds shall be returned to the Project Applicant. The Project's fair share
23 of the above-listed improvements is 1.0%.

24 *Timing/Implementation:* Prior to final building inspection for the second phase of
25 development

26 *Enforcement Monitoring:* Riverside County Building and Safety Department

27 **Mitigation Measure MM 4.16-17 states:**

28 Prior to issuance of occupancy permits for the second phase of the proposed

1 development (i.e., prior to issuance of the occupancy permit for the 753rd dwelling
2 unit), the Project Applicant shall make a fair-share monetary contribution to the
3 County of Riverside, to be held in trust, for the following improvements to the
4 intersection of Winchester Road (SR-79) at Jean Nicholas Road/Skyview Road
5 (Intersection #30):

- 6 • Construct a second northbound left-turn lane; and
- 7 • Construct a second westbound left-turn lane.

8 The County of Riverside shall establish a fair share funding program for the
9 improvements to the Winchester Road (SR-79) at Jean Nicholas Road/Skyview Road
10 intersection (Intersection #30) listed above and shall only use the funds paid by the
11 Project Applicant for the purpose of implementing these improvements. In the event
12 that a funding program has been established for some – but not all – of the above-
13 listed improvements, then only the unallocated funds shall be returned to the Project
14 Applicant. The Project's fair share of the above-listed improvements is 2.3%.

15 *Timing/Implementation:* Prior to final building inspection for the second phase of
16 development

17 *Enforcement Monitoring:* Riverside County Building and Safety Department

18 **Mitigation Measure MM 4.16-18 states:**

19 Prior to issuance of occupancy permits for the second phase of the proposed
20 development (i.e., prior to first building inspection for the 753rd dwelling unit), the
21 Project Applicant shall make a fair-share monetary contribution to the County of
22 Riverside, to be held in trust, for the following improvements to the intersection of
23 Winchester Road (SR-79) at Thompson Road (Intersection #31):

- 24 • Construct a second northbound left-turn lane;
- 25 • Construct a northbound right-turn lane;
- 26 • Construct a second eastbound left-turn lane;
- 27 • Construct a second westbound through lane;
- 28 • Construct a second eastbound through lane;

- Construct a second westbound left-turn lane;
- Construct a second southbound left-turn lane;
- Construct a westbound right-turn lane; and
- Provide overlap phasing on the southbound and westbound right-turn lanes.

The County of Riverside shall establish a fair share funding program for the improvements to the Winchester Road (SR-79) at Thompson Road intersection listed above and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. In the event that a funding program has been established for some – but not all – of the above-listed improvements, then only the unallocated funds shall be returned to the Project Applicant. The Project’s fair share of the above-listed improvements is 4.8%.

Timing/Implementation: Prior to final building inspection for the second phase of development

Enforcement Monitoring: Riverside County Building and Safety Department

Mitigation Measure MM 4.16-19 states:

Prior to issuance of occupancy permits for the second phase of the proposed development (i.e., prior to issuance of the occupancy permit for the 753rd dwelling unit), the Project Applicant shall make a fair-share monetary contribution to the County of Riverside, to be held in trust, for the following improvements to the intersection of Winchester Road (SR-79) at Via Mira Mosa/Auld Road (Intersection #33):

- Construct a second southbound left-turn lane;
- Construct a second westbound left-turn lane;
- Construct a westbound right-turn lane with overlap phasing; and
- Construct a southbound right-turn lane.

The County of Riverside shall establish a fair share funding program for the improvements to the Winchester Road (SR-79) at Via Mira Mosa/Auld Road intersection listed above and shall only use the funds paid by the Project Applicant

1 for the purpose of implementing these improvements. In the event that a funding
2 program has been established for some – but not all – of the above-listed
3 improvements, then only the unallocated funds shall be returned to the Project
4 Applicant. The Project’s fair share of the above-listed improvements is 3.9%.

5 *Timing/Implementation:* Prior to final building inspection for the second phase of
6 development

7 *Enforcement Monitoring:* Riverside County Building and Safety Department

8 **Mitigation Measure MM 4.16-20 states:**

9 Prior to issuance of occupancy permits for the second phase of the proposed
10 development (i.e., prior to issuance of the occupancy permit for the 753rd dwelling
11 unit), the Project Applicant shall make a fair share monetary contribution to the
12 County of Riverside, to be held in trust, to install a third westbound through lane at
13 the intersection of Winchester Road (SR-79) at Murrieta Hot Springs Road
14 (Intersection #35). The County of Riverside shall establish a fair share funding
15 program for this improvement and shall only use the funds paid by the Project
16 Applicant for the purpose of implementing this improvement. The Project’s fair
17 share of the above-listed improvement is 4.0%.

18 *Timing/Implementation:* Prior to final building inspection for the second phase of
19 development

20 *Enforcement Monitoring:* Riverside County Building and Safety Department

21 **Mitigation Measure MM 4.16-21 states:**

22 Prior to issuance of occupancy permits for the second phase of the proposed
23 development (i.e., prior to issuance of the occupancy permit for the 753rd dwelling
24 unit), the Project Applicant shall make a fair-share monetary contribution to the
25 County of Riverside, to be held in trust, for the following improvements to the
26 intersection of Winchester Road (SR-79) at Nicolas Road (Intersection #37):

- 27 • Construct a second eastbound left-turn lane; and
28 • Modify traffic signal to provide 130-second cycle length for AM, PM, and

1 Saturday night peak hours.

2 The County of Riverside shall establish a fair share funding program for the
3 improvements to the Winchester Road (SR-79) at Nicolas Road intersection listed
4 above and shall only use the funds paid by the Project Applicant for the purpose of
5 implementing these improvements. In the event that a funding program has been
6 established for some – but not all – of the above-listed improvements, then only the
7 unallocated funds shall be returned to the Project Applicant. The Project’s fair share
8 of the above-listed improvements is 2.8%.

9 *Timing/Implementation:* Prior to final building inspection for the second phase of
10 development

11 *Enforcement Monitoring:* Riverside County Building and Safety Department

- 12 4. Rationale: With implementation of County Regulation and Design Requirement RR-32 and
13 RR-33, and Mitigation Measures MM 4.16-1 through MM 4.16-21, impacts would remain
14 significant on both a direct and cumulatively-considerable basis (DEIR, p. S-82). The
15 evidence supporting these conclusions includes the discussion of these impacts in Section
16 S.0, Executive Summary, and Section 4.16, Transportation and Traffic of the Draft EIR.

17 *Impact: Conflict with an Applicable Congestion Management Program.*

18 *Threshold b: Project operation would conflict with an applicable congestion management*
19 *program, including, but not limited to level of service standards and travel demand*
20 *measures, or other standards established by the county congestion management agency for*
21 *designated roads or highways.*

- 22 1. Project Impact(s):

23 The proposed Project would result in direct and/or cumulatively-considerable
24 impacts to CMP facilities as summarized below.

25 **EAP (2018) Conditions**

26 The Project would contribute to, but would not directly cause, deficiencies at the
27 CMP intersections of Winchester Road (SR-79) at Murrieta Hot Springs Road
28 (Intersection #35) and Nicolas Road (Intersection #37); Project impacts to these

1 intersections represent cumulatively-considerable impacts.

2 The mainline segments would operate at an acceptable LOS D or better in the EAP
3 (2018) scenario, and no impact would occur. (DEIR, p. 4.16-40).

4 Ramp merges and diverges would operate at an acceptable LOS in the EAP (2018)
5 scenario, except for the following ramp; impacts to the following ramp would
6 represent a direct impact of the proposed Project:

- 7 • I-215 Freeway – Southbound, Off-Ramp at Clinton Keith Road – LOS E (PM
8 peak hour only). (DEIR, p. 4.16-40).

9 **EAP (2019) Conditions**

10 All CMP intersections with I-215 facilities would operate at an acceptable LOS D or
11 better under EAP (2019) conditions except at the intersections of Winchester Road
12 (SR-79) at Murrieta Hot Springs Road (Intersection #35) and Nicolas Road
13 (Intersection #37). Project impacts to these intersections represent cumulatively-
14 considerable impacts.

15 Ramp merges and diverges would operate at an acceptable LOS in the EAP (2019)
16 scenario, except for the following ramps:

- 17 • I-215 Freeway – Southbound, Off-Ramp at Scott Road – LOS E (PM peak
18 hour only); and
- 19 • I-215 Freeway – Southbound, Off-Ramp at Clinton Keith Road – LOS E (PM
20 peak hour only). (DEIR, p. 4.16-40).

21 **EAPC (2018) Conditions**

22 All CMP intersections with I-215 facilities would operate at an acceptable LOS D or
23 better under EAPC (2018) conditions, except for the following intersections:

- 24 • Intersection #3 – I-215 Southbound Ramps / Scott Road: LOS F (AM peak
25 hour); LOS E (PM peak hour);
- 26 • Intersection #5 – I-215 Northbound Ramps / Scott Road: LOS F (AM peak
27 hour); LOS E (PM peak hour);

28 It should be noted that interchange improvements at the above-listed intersections

1 would be complete by EAPC (2019) conditions; however, for EAPC (2018)
2 conditions, Project-related impacts would be cumulatively considerable as these
3 improvements would not be in place by 2018. (DEIR, p. 4.16-41).

4 In addition, all study intersections with Winchester Road (SR-79) would operate at
5 an acceptable LOS D under EAPC (2018) conditions, with exception of the
6 following:

- 7 • Intersection #33 – Winchester Road (SR-79) / Via Mira Mosa / Auld Road:
8 LOS F (PM peak hour only); (DEIR, p. 4.16-40).
- 9 • Intersection #34 – Winchester Road (SR-79) / Hunter Road: LOS E (AM and
10 PM peak hours);
- 11 • Intersection #35 – Winchester Road (SR-79) / Murrieta Hot Springs Road:
12 LOS F (AM and PM peak hours); and
- 13 • Intersection #37 – Winchester Road (SR-79) / Nicolas Road: LOS F (AM and
14 PM peak hours). (DEIR, p. 4.16-41).

15 Project impacts to the above-listed intersections would be cumulatively considerable
16 under EAPC (2018) conditions.

17 Cumulative impacts to off-ramps in the EAPC (2018) scenario would be less than
18 significant.

19 The mainline segments would operate at an acceptable LOS in the EAPC (2018)
20 scenario; therefore, Project impacts would be less than significant.

21 The following ramp merges and diverges would operate at an unacceptable LOS in
22 the EAPC (2018), representing cumulatively-considerable impacts:

- 23 • I-215 Freeway – Southbound, Off-Ramp at Scott Road – LOS E (PM peak
24 hour only); and
- 25 • I-215 Freeway – Southbound, Off-Ramp at Clinton Keith Road – LOS E (PM
26 peak hour only). (DEIR, p. 4.16-41).

27 **EAPC (2019) Conditions**

28 The Project would result in deficiencies (LOS E or F) at the following study

1 intersections with Winchester Road (SR-79) under EAPC (2019) conditions, and
2 Project impacts would be cumulatively considerable:

- 3 • Intersection #31 – Winchester Road (SR-79) / Max Gilliss
4 Boulevard/Thompson Road: LOS E (AM and PM peak hours);
- 5 • Intersection #33 – Winchester Road (SR-79) / Via Mira Mosa/Auld Road:
6 LOS E in the AM peak hour and LOS F in the PM peak hour;
- 7 • Intersection #34 – Winchester Road (SR-79) / Hunter Road: LOS F (AM and
8 PM peak hours);
- 9 • Intersection #35 – Winchester Road (SR-79) /Murrieta Hot Springs Road:
10 LOS F (AM and PM peak hours); and
- 11 • Intersection #37 – Winchester Road (SR-79) / Nicolas Road: LOS F (AM and
12 PM peak hours). (DEIR, p. 4.16-41).

13 The following mainline segments would operate at an unacceptable LOS in the
14 EAPC (2019) scenario, and Project impacts would be cumulatively-considerable:

- 15 • I-215 Freeway Southbound – North of Scott Road – LOS E (PM peak hour
16 only); and
- 17 • I-215 Freeway Southbound – Scott Road to Clinton Keith Road – LOS E (PM
18 peak hour only). (DEIR, p. 4.16-41.)

19 The following ramp merges and diverges would operate at an unacceptable LOS in
20 the EAPC (2019) scenario, representing a cumulatively-considerable impact (Urban
21 Crossroads, 2017b, p. 138):

- 22 • I-215 Freeway – Southbound, Off-Ramp at Scott Road – LOS E (PM peak
23 hour only);
- 24 • I-215 Freeway – Southbound, Loop On-Ramp (Upstream) at Scott Road –
25 LOS E (PM peak hour only);
- 26 • I-215 Freeway – Southbound, Loop On-Ramp (Downstream) at Scott Road
27 – LOS E (PM peak hour only); and
- 28 • I-215 Freeway – Southbound, Off-Ramp at Clinton Keith Road – LOS E (PM

1 peak hour only). (DEIR, p. 4.16-42.)

2 **Horizon Year (2040) Conditions**

3 The contribution of Project traffic would cause Intersection #31 – Winchester Road
4 (SR-79) at Max Gilliss Boulevard/Thompson Road to operate deficiently (LOS E or
5 F) under the Horizon Year (2040) scenario, and therefore the Project would result in
6 a significant direct impact on Intersection #31.

7 The Project would contribute 50 or more peak hour trips to the following study
8 intersections with Winchester Road (SR-79) under Horizon Year (2040) conditions,
9 and would therefore result in cumulatively-considerable impacts to these facilities:

- 10 • Intersection #28 – Winchester Road (SR-79) / Scott Road/Washington Street:
11 LOS F (AM and PM peak hours);
- 12 • Intersection #29 – Winchester Road (SR-79) / Keller Road: LOS F (AM and
13 PM peak hours);
- 14 • Intersection #30 – Winchester Road (SR-79) / Jean Nicholas Road/Skyview
15 Road Street: LOS F (AM and PM peak hours);
- 16 • Intersection #31 – Winchester Road (SR-79) / Max Gilliss
17 Boulevard/Thompson Road: LOS F (AM peak hour) and LOS E (PM peak
18 hour).
- 19 • Intersection #33 – Winchester Road (SR-79) / Via Mira Mosa/Auld Road: L
20 LOS F (AM and PM peak hours);
- 21 • Intersection #34 – Winchester Road (SR-79) / Hunter Road: LOS F (AM and
22 PM peak hours);
- 23 • Intersection #35 – Winchester Road (SR-79) /Murrieta Hot Springs Road:
24 LOS F (AM and PM peak hours); and
- 25 • Intersection #37 – Winchester Road (SR-79) / Nicolas Road: LOS F (AM and
26 PM peak hours). (DEIR, p. 4.16-42).

27 Although the proposed Project would not contribute toward a freeway segment LOS
28 deficiency that would not otherwise occur without the contribution of Project traffic,

1 the proposed Project would contribute 50 or more vehicular trips during the AM
2 and/or PM peak hour to all of the I-215 Freeway segments analyzed which are
3 calculated to operate at LOS E or F without the contribution of Project traffic.
4 Accordingly, the Project would result in cumulatively-considerable impacts to all of
5 the freeway segments analyzed under the Horizon Year (2040) scenario. (DEIR, p.
6 4.16-42.)

7 All I-215 Freeway ramp merge and diverge areas at Scott Road and Clinton Keith
8 Road would operate at unacceptable LOS under either weekday AM or PM peak
9 hours for Horizon Year (2040) Without and With Project traffic conditions.
10 Therefore, the contribution of Project traffic to these freeway segments represents
11 cumulatively-considerable impacts under Horizon Year (2040) Without Project
12 conditions. (DEIR, p. 4.16-42.)

- 13 2. Finding: Implementation of Mitigation MM 4.16-7 through MM 4.16-9, and MM
14 4.16-15 through MM 4.16-21 and Transportation/Traffic Regulatory Requirements
15 RR-32 and RR-33 would reduce the Project's significant direct and cumulatively-
16 considerable impacts to less-than-significant levels, with exception of the
17 intersection of Winchester Road (SR-79) at Nicolas Road (Intersection #37), which
18 would remain significant and unavoidable under long-term (2040) conditions. The
19 Mitigation Measures and Regulatory Requirements reflect changes or alternations
20 that the County has required, or incorporated into the Approved Project that would
21 avoid or substantially lessen the potentially significant impact as defined in the EIR
22 (CEQA Guidelines § 15091(a)(1)). However, because the necessary improvements
23 would be implemented by Caltrans, and because Caltrans does not have a fee
24 program in place for the required improvements, Project impacts to all Congestion
25 Management Plan (CMP) intersections would be significant and unavoidable in the
26 near term until the required improvements are in place.

- 27 3. Mitigation and/or County Regulations and Design Requirements (RR):
28 Transportation/Traffic Design Requirement RR-32 and RR-33, would apply. In

1 addition, Mitigation Measures MM 4.16-7 through MM 4.16-9, and MM 4.16-15
2 through MM 4.16-21, would apply. No additional compliance with County
3 regulations, design requirements, or mitigation is required.

- 4 4. Rationale: With implementation of County Regulation and Design Requirement RR-
5 32 and RR-33, and Mitigation Measures MM 4.16-7 through MM 4.16-9, and MM
6 4.16-15 through MM 4.16-21, impacts would remain significant direct and
7 cumulatively considerable (DEIR, p. S-94). The evidence supporting these
8 conclusions includes the discussion of these impacts in Section S.O, Executive
9 Summary, and Section 4.16, Transportation and Traffic of the Draft EIR.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered, consistent with
11 CEQA's requirements, the impacts of the Project together with all other pending or approved projects within
12 the affected area for each resource area, and finds that:

13 **A. Aesthetics Cumulative Impacts.**

14 **Cumulative Impact Finding:** Not cumulatively-considerable.

15 As described in the Draft EIR's Aesthetics Section (Section 4.1), for aesthetic issues the
16 basis for cumulative impact evaluation would be limited to a geographic area that extends a
17 relatively short distance from the Project site. Based on viewshed analyses conducted in
18 Google Earth Pro by T&B Planning (maximum viewshed radius of approximately six miles
19 from the approximate center of the Project site). The Project's cumulative study area for
20 purposes of scenic views is limited to these surrounding areas, as areas beyond this study
21 area would not be in the same viewshed as the proposed Project. The Project site is not
22 located near any officially designated scenic highways. The site is visible from small
23 segments of I-215 to the west, and SR-79 to the south, both of which are County Eligible
24 Scenic Highways. Only distant views of the Project site would be visible from County
25 Eligible facilities due to distance and intervening landscaping and development. Moreover,
26 the proposed Project has incorporated a variety of design guidelines and development
27 standards into proposed SP No. 312A2 to ensure that the proposed Project would not be
28 visually offensive from off-site viewing locations. Therefore, the proposed Project would

1 not result in a cumulatively-considerable impact to nearby scenic highway corridors.

2 The proposed Project would remove several isolated rock outcroppings, while preserving
3 several other rock outcroppings on the northwest portion of the Project site. However, these
4 rock outcroppings on site do not comprise major elements of the Project's viewshed and are
5 only visible to locations immediately adjacent to the northern portions of the site. Because
6 the Project would not result in the removal of any visually prominent scenic resources, the
7 Project's impacts to scenic resources would be less-than-cumulatively considerable.

8 The proposed Project is located within Zone B of the Mt. Palomar Nighttime Lighting Policy
9 Area (Riverside County, 2015c, Figure 4.4.1), which extends to a 45-mile radius around the
10 Mt. Palomar Observatory; thus, for purposes of analysis herein, the Project's cumulative
11 study area considers the 45-mile radius. As discussed under the analysis of Aesthetics
12 Threshold c), the Project would be subject to compliance with the French Valley Specific
13 Plan Design Guidelines related to lighting and would be subject to Riverside County
14 Ordinance No. 655. All other developments within the Mt. Palomar Nighttime Lighting
15 Policy Area would be required to comply with the lighting provisions of Ordinance No. 655.
16 Accordingly, Project impacts due to nighttime use of the Mt. Palomar observatory would be
17 less-than-cumulatively considerable.

18 The proposed Project has been designed to comply with the County Ordinance No. 348,
19 County Ordinance No. 655, County Ordinance No. 915, and measures have been
20 incorporated into the Specific Plan to further ensure that Project lighting elements do not
21 adversely affect nighttime views in the local area. Additionally, there are no components of
22 the proposed Project that would produce substantial amounts of glare, such as mirrored
23 windows. Therefore, a cumulatively-considerable impact would not occur. (DEIR, pp. 4.1-
24 13 to 4.1-14; see also DEIR § 4.1.)

25 **B. Agriculture and Forestry Resources Cumulative Impacts.**

26 **Cumulative Impact Finding:** Not cumulatively-considerable.

27 As described in the Draft EIR's Agriculture and Forestry Section (Section 4.2), the Project
28 site and off-site improvement areas do not contain land classified by the Farmland Mapping

1 and Monitoring Program (FMMP) as Prime Farmland, Unique Farmland, or Farmland of
2 Statewide Importance (Farmland) (DOC, 2012; RCIT, 2016). No Prime Farmland, Unique
3 Farmland, or Farmland of Statewide Importance is located in the Project vicinity.
4 Accordingly, the Project has no potential to result in the conversion of Prime Farmland,
5 Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Therefore,
6 a cumulatively-considerable impact associated with conversion of Prime Farmland, Unique
7 Farmland, or Farmland of Statewide Importance to non-agricultural use would not occur.
8 Implementation of the proposed Project would not conflict with any existing agricultural
9 zoning on-site, nor would it conflict with any Williamson Act contracts or Agricultural
10 Preserves. Proposed grading to the west of Planning Areas 26 and 32 would temporarily
11 impact Winchester Agricultural Preserve No. 28, which is considered Prime Agricultural
12 Land under the Williamson Act; however, due to the temporary nature of these impacts, the
13 long-term viability of agricultural operations at this off-site property would not be impacted.
14 As such, cumulatively-considerable impacts associated with agricultural zoning, Williamson
15 Act contracts, and Agricultural Preserves would not occur.
16 There are no forest lands, timberlands, or Timberland Production zones in the Project
17 vicinity, nor are any lands under active production as forest land. Therefore, cumulatively-
18 considerable impacts to forest land would not occur with Project implementation.
19 Although the Project would introduce non-agricultural uses within 300 feet of agriculturally-
20 zoned property, the Project would be required to comply with Ordinance No. 625 in the
21 event that agricultural operations commence in the surrounding area prior to Project
22 implementation. If other lands in the cumulative study area similarly would introduce non-
23 agricultural uses within 300 feet of agriculturally-zoned property, such uses also would be
24 subject to the requirements of Ordinance No. 625. Therefore, the Project's proposal to
25 introduce residential, public facility (school), recreation, and open space/drainage land uses
26 within 300 feet of agriculturally-zoned property represents a less-than-cumulatively
27 considerable impact.
28 Although the introduction of non-agricultural uses on-site has the potential to indirectly

1 encourage other lands in the Project vicinity to convert from agricultural to non-agricultural
2 use, the proposed Project would not cause other changes in the existing environment that
3 could result in the conversion of Farmland to a non-agricultural use. Mandatory compliance
4 with County Ordinance No. 625 would reduce any potential indirect impacts associated with
5 indirect conversion of lands from agricultural to non-agricultural use to less-than-significant
6 levels. Therefore, a cumulatively-considerable impact associated with changes to the
7 existing environment that could result in conversion of Farmland to non-agricultural use
8 would not occur.(DEIR, pp. 4.2-11 to 4.2-12; see also DEIR § 4.2.)

9 **C. Air Quality Cumulative Impacts.**

10 **Cumulative Impact Finding:** Cumulatively considerable.

11 As described in the Draft EIR's Air Quality Section (Section 4.3), The Project's operational
12 emissions would exceed the SCAQMD Regional Thresholds for VOCs and NOx.
13 Additionally, the Project site would be developed with more intense land uses than was
14 accounted for by the 2012 AQMP. The Project's impacts due to a conflict with the 2012
15 AQMP are therefore considered to be significant. It is likely that other projects within the
16 SoCAB also may result in conflicts with the SCAQMD AQMP; accordingly, the Project's
17 impacts due to a conflict with the AQMP would be cumulatively considerable. Regardless,
18 Mitigation Measure MM 4.3-1 and County Regulations and Design Requirements RR-5
19 through RR-9 would be applicable to the Project.

20 During construction activities, the Project's emissions of NOx would exceed the
21 SCAQMD's Regional Thresholds. Additionally, the Project's operational emissions of
22 VOCs and NOx also would exceed the SCAQMD's Regional Thresholds. The Project's
23 operational emissions also would substantially contribute to the region's air quality
24 violations of criteria pollutants (ozone) and would result in a cumulatively-considerable net
25 increase of a pollutant (ozone) for which the SoCAB is considered non-attainment. Pursuant
26 to SCAQMD guidance, the Project's direct impacts due to an exceedance of the Regional
27 Thresholds also are considered cumulatively considerable.

28 The Project's emissions during construction would exceed the SCAQMD's localized

1 significance thresholds for NO₂ and PM₁₀. Should other construction activities occur in the
2 Project vicinity concurrent with Project construction, then the Project's potential to expose
3 nearby sensitive receptors also would represent a cumulatively-considerable impact.
4 Cumulatively-considerable impacts to sensitive receptors under long-term operating
5 conditions, including potential impacts due to a CO "Hot Spot," would not occur.

6 There are no substantial point-source emitters within one mile of the Project site;
7 accordingly, cumulatively considerable impacts due to the introduction of sensitive receptors
8 within one mile of an existing substantial point-source emitter would not occur.

9 The Project does not involve any uses that would produce substantial amounts of odors.
10 Construction-related odors would be temporary, short-term, and intermittent in nature and
11 would cease upon completion of the respective phase of construction and is thus considered
12 less-than-cumulatively considerable. The Project and cumulative developments in the
13 surrounding areas would be required to comply with the County's solid waste regulations
14 (or similar regulations of surrounding jurisdictions), and must also comply with SCAQMD
15 Rule 402, both of which would ensure that long-term operational odor impacts are less-than-
16 cumulatively considerable. (DEIR, pp. 4.3-30 to 4.3-31; see also DEIR § 4.3.)

17 **D. Biological Resources Cumulative Impacts.**

18 **Cumulative Impact Finding:** Cumulatively considerable.

19 This cumulative impact analysis considers development of the proposed Project in
20 conjunction with other development projects located within the purview of the Western
21 Riverside County MSHCP. As described in the Draft EIR's Biological Resources Section
22 (Section 4.4), with implementation of the required mitigation, the Project would be fully
23 consistent with the MSHCP. Other cumulative developments in the Project vicinity would
24 similarly be required to demonstrate compliance with the MSHCP, and must implement
25 mitigation measures if necessary to ensure compliance with the MSHCP. Because the
26 Project and other cumulative developments would be required to comply with the MSHCP,
27 cumulatively-considerable impacts would be less than significant.

28 The Project would not result in substantial adverse effects to endangered or threatened

1 species, nor would it modify any habitat known to support federally threatened or
2 endangered species. Accordingly, the Project would not have a cumulatively considerable
3 impact on federally endangered or threatened species.

4 Because the impacts to the graceful tarplant would be authorized under the MSHCP,
5 cumulatively considerable impacts to this species would be less than significant. The Project
6 also would result in the removal of burrowing owl habitat, which represents a significant
7 cumulatively-considerable impact of the proposed Project for which mitigation would be
8 required. Other species observed on site, including the white-tailed kite, loggerhead shrike,
9 northwestern San Diego pocket mouse, San Diego black-tailed jackrabbit, and the northern
10 harrier, would be less-than-cumulatively considerable as these species are fully protected
11 under the MSHCP. Finally, the Project's potential to impact raptors and nesting birds
12 protected by the MBTA represents a cumulatively-considerable impact for which mitigation
13 would be required. Regardless, Mitigation Measures MM 4.4-1 through MM 4.4-5 and
14 County Regulations and Design Requirements (RR) RR-10 and RR-11 would apply to the
15 Project.

16 The Project would not result in a cumulatively-considerable impact on the movement of any
17 species or on established native resident or migratory wildlife corridors. Additionally, the
18 Project would not have a cumulatively considerable impact on the use of native wildlife
19 nursery sites.

20 The Project would permanently remove 0.34 acre of riparian/riverine resources consisting
21 of 6,459 linear feet of shallow ephemeral streambed features (Drainage Complex 1 Drainage
22 2, and Drainage Complex 3) present on the northern portion of the Project site. Although
23 these features do not support riparian vegetation and would support water flow only during
24 and shortly after rainfall, these resources nonetheless are considered riparian/riverine
25 resources, impacts to which would be cumulatively-considerable. Mitigation in the form of
26 compensatory mitigation would be required to reduce these impacts to less-than-significant
27 levels. Mitigation Measure MM 4.4-3 would apply to the Project.

28 The results of the jurisdictional delineation concluded that there are 0.34 acre of shallow

1 ephemeral streambed features subject to federal regulation occurring on-site. These
2 resources are considered federally protected streambeds as defined by Section 404 of the
3 Clean Water Act, impacts to which would be cumulatively-considerable. Mitigation in the
4 form of compensatory mitigation would be required to reduce these impacts to less-than-
5 significant levels. Accordingly, the Project would have a substantial adverse effect on
6 federally protected wetlands as defined by Section 404 of the Clean Water Act through direct
7 removal, filling, hydrological interruption, or other means, and cumulatively-considerable
8 impacts would occur.

9 The proposed Project would not conflict with any local policies or ordinances protecting
10 biological resources; accordingly, a cumulatively-considerable impact due to a conflict with
11 such local policies or ordinances would not occur. (DEIR, pp. 4.4-23 to 4.4-25; see also
12 DEIR § 4.4.)

13 **E. Cultural Resources Cumulative Impacts.**

14 **Cumulative Impact Finding:** Not cumulatively-considerable.

15 The cumulative impact analysis considers development of the proposed Project in
16 conjunction with other development projects and planned development in the vicinity of the
17 Project site, including buildout of the Riverside County General Plan Land Use Plan and
18 buildout of nearby portions of the cities of Menifee and Murrieta. As described in the Draft
19 EIR's Cultural Resources Section (Section 4.5), the Project site contains one historical
20 resource (Site RIV-6507/H). Site RIV-6507/H was found not to be significant under CEQA
21 criteria. As such, the Project would result in a less-than-significant impact to historic
22 resources on a cumulative level. The Project would not impact any known archaeological
23 resources that are significant under CEQA Guidelines criteria. Regardless, there is a
24 potential that archaeological resources meeting the CEQA definition of a significant
25 resource may be buried beneath the surface and unearthed during the Project's construction
26 activities. Impacts to such resources have the potential to be significant if they are not
27 properly identified and treated. Other development projects in the traditional use area of the
28 Luiseño Indians also have the potential to adversely affect archaeological resources that are

1 significant under CEQA. Thus, the Project's potential impacts to significant archaeological
2 resources, should such resources be unearthed during the Project's ground-disturbing
3 construction activities, would be cumulatively considerable and require mitigation. After
4 mitigation impacts would be less than cumulatively considerable.

5 Due to mandatory compliance with the provisions of California Health and Safety Code
6 §7050.5 as well as Public Resources Code §5097 et. seq., any human remains encountered
7 during ground disturbing activities would be treated in an appropriate manner. Because
8 other development projects within the region similarly would be required to comply with
9 state law, any cumulative impact associated with the discovery of human remains would be
10 less than significant.

11 Archaeological resource Site RIV-6505 contains pictographs (rock art) which are considered
12 sacred to the Luiseño Indians. However, the Project has been designed to avoid impacts to
13 Site RIV-6505 through preserving the archaeological resource site within an open space
14 conservation area (Planning Area 40). As such, the Project has no potential to result in
15 cumulatively considerable impacts to existing religious or sacred uses.

16 The Project has been redesigned so as to completely avoid direct or indirect impacts to the
17 pictograph and other features at RIV-6505; thus, cumulatively considerable impacts to this
18 tribal cultural resource (TCR) would not occur. The Project would, however, result in direct
19 impacts to bedrock milling features associated with Site RIV-6506 and P-33-011259.
20 Although not significant under CEQA, these features are considered sensitive by the tribes
21 and should be preserved when feasible. Other development projects in the traditional use
22 area of the Cahuilla Band of Indians and the Pechanga Tribe also have the potential to
23 adversely affect cultural resources, including TCRs. There is also the potential for
24 archaeological resources to be unearthed during the Project's ground-disturbing construction
25 activities which may qualify as a TCR under the Public Resources Code definition.
26 Therefore, the Project's potential impacts to TCRs during the Project's construction
27 activities would be cumulatively considerable and require mitigation. Mitigation Measures
28 MM 4.5-1 through MM 4.5-8, and County Regulation and Design Requirement (RR) RR-

1 12 would apply to the Project. After the implementation of mitigation measures and RR-12,
2 cumulative impacts would be less than significant. (DEIR, pp. 4.5-12 to 4.5-13; see also
3 DEIR § 4.5.)

4 **F. Geology and Soils Cumulative Impacts.**

5 **Cumulative Impact Finding:** Not cumulatively-considerable.

6 As described in the Draft EIR's Geology and Soils Section (Section 4.6), with exception of
7 erosion hazards, potential geologic hazards and soils effects are inherently restricted to the
8 areas proposed for development and would not contribute to cumulative impacts associated
9 with other existing, planned, or proposed development. That is, thresholds including fault
10 rupture, seismic ground shaking, liquefaction, landslides, expansive soils and other geologic
11 hazards would involve effects to (and not from) the proposed development, and are specific
12 to on-site conditions. Accordingly, addressing these potential hazards for the proposed
13 development would involve using measures to conform to existing requirements, and/or site-
14 specific design and construction efforts that have no relationship to, or impact on, off-site
15 areas. Because of the site-specific nature of these potential hazards and the measures to
16 address them, there would be no connection to similar potential issues or cumulative effects
17 to or from other properties.

18 During both near-term construction and long-term operation, measures would be
19 incorporated into the Project's design to ensure that significant erosion hazards do not occur.
20 Other developments within the cumulative study area would be required to comply with
21 similar requirements, such as the need to obtain an NPDES permit and mandatory
22 compliance with the resulting SWPPPs and WQMPs. All projects in the cumulative study
23 area also would be required to demonstrate that measures have been incorporated into those
24 respective projects to ensure that development does not result in substantial increases in the
25 amount or rate of runoff, which could in turn increase soil erosion. All projects in the
26 cumulative study area also would be required to comply with Riverside County Ordinance
27 No. 484 and SCAQMD Rule 403, which would preclude wind-related erosion hazards
28 during construction. Therefore, because the Project would not result in significant erosion

1 impacts, and because other projects within the cumulative study area would be subject to
2 similar requirements to control erosion hazards during construction and long-term operation,
3 cumulative impacts associated with wind and water erosion hazards are evaluated as less
4 than significant. (DEIR, pp. 4.6-13 to 4.6-14; see also DEIR § 4.6.)

5 **G. Greenhouse Gas Emissions Cumulative Impacts.**

6 **Cumulative Impact Finding:** Not cumulatively-considerable.

7 As described in the Draft EIR's Greenhouse Gas Emissions Section (Section 4.7), an
8 individual project such as the proposed Project does not have the potential to result in direct
9 and significant Global Climate Change (GCC) -related effects in the absence of cumulative
10 sources of GHGs. The CEQA Guidelines also emphasize that the effects of GHG emissions
11 are cumulative, and should be analyzed in the context of CEQA's requirements for
12 cumulative impacts analysis. Accordingly, the Project-specific impact analysis provided
13 within this subsection reflects a cumulative impact analysis of the Project's GHG emissions,
14 and concludes that because the proposed Project would produce total annual GHG emissions
15 (11,655.80 MTCO₂e per year) at buildout year (2019) that would exceed the CAP's initial
16 screening threshold of 3,000 MTCO₂e, the Project would result in a cumulatively-
17 considerable impact with respect to its GHG emissions. However, with implementation of
18 the specific CAP measures required by Mitigation Measure MM 4.7-1, and compliance with
19 County Regulations and Design Requirements RR-17 and RR-18, the Project would achieve
20 consistency with the County's CAP, and the Project's cumulatively considerable impacts
21 due to its GHG emissions would be reduced to below a level of significance. The Project
22 would not result in a cumulatively-considerable conflict with an applicable plan, policy, or
23 regulation adopted for the purpose of reducing the emissions of GHGs. (DEIR, p. 4.7-25;
24 see also DEIR § 4.7.)

25 **H. Hazards and Hazardous Materials Cumulative Impacts.**

26 **Cumulative Impact Finding:** Not cumulatively-considerable.

27 Because the issue of hazards and hazardous materials tend to be site-specific in nature, the
28 cumulative study area includes existing and planned developments within a one-mile radius

1 of the Project site. A one-mile radius is appropriate because that is the standard distance
2 used in regulatory database searches of properties that may generate or store toxic materials.
3 As described in the Draft EIR's Hazards and Hazardous Materials Section (Section 4.8),
4 short-term cumulative impacts associated with the routine transport, use, or disposal of
5 hazardous materials, and cumulative impacts associated with reasonably foreseeable upset
6 and accident conditions involving the release of hazardous materials into the environment,
7 would be less-than-cumulatively considerable. Additionally, there are no long-term
8 operational conditions associated with the Project with the potential to result in significant
9 cumulative effects associated with the storage, use, disposal, transport, or upset and accident
10 conditions involving hazardous materials; thus, no cumulatively considerable impacts would
11 occur under long-term conditions.

12 The Project site does not contain any emergency facilities nor would it impact an emergency
13 evacuation route. Other cumulative developments would be reviewed by the County of
14 Riverside to ensure no interference with emergency access and evacuation routes would
15 occur. Accordingly, the Project has no potential to result in cumulatively considerable
16 impacts associated with emergency evacuation plans or evacuation routes, and cumulatively-
17 considerable impacts would not occur.

18 Based on the Project's proposed residential, school, and recreation uses, the Project does not
19 have the potential to emit hazardous emissions, or handle hazardous or acutely hazardous
20 materials, substances, or waste within one-quarter mile of an existing or proposed school.
21 Therefore, the Project would not cumulatively contribute to a significant hazards/hazardous
22 materials impact on any public or private schools.

23 The Project site is not located on the list of hazardous materials sites compiled pursuant to
24 Government Code § 65962.5. Therefore, the Project has no potential for cumulatively-
25 considerable impacts associated with existing site contamination.

26 The Project was found to be consistent with the French Valley ALUCP, subject to conditions
27 that would be enforced by the County as part of the Project's conditions of approval. Thus,
28 the Project would be consistent with an Airport Master Plan, and impacts would be less than

1 significant. Because other developments in the cumulative study area also would be required
2 to be subject to ALUC review for any planned residential development within the ALUCP
3 hazard areas, the Project's inconsistency with an Airport Master Plan would be less than
4 significant, and thus would be less-than-cumulatively considerable.

5 Based on a determination issued by the ALUC on January 12, 2017, the Project was found
6 to be consistent with the French Valley Airport ALUCP, subject to conditions that would be
7 enforced by the County as part of the Project's conditions of approval. Because other
8 developments within the cumulative study area also would be required to be subject to
9 ALUC review for developments within the various hazard zones of the French Valley
10 Airport, the Project's requirement of review by the ALUC and the Project's potential to
11 expose residents or workers to airport-related hazards would be less than cumulatively
12 considerable.

13 The Project would not result in safety hazards due to proximity to a private airstrip. There
14 are no components of the proposed Project that would result in a cumulatively-considerable
15 impact due to safety hazards in proximity of a private airstrip.

16 There are no components of the proposed Project that could result in a cumulatively-
17 considerable impact due to wildland fire hazards. (DEIR, pp. 4.8-19 to 4.8-21; see also
18 DEIR § 4.8.)

19 **I. Hydrology and Water Quality Cumulative Impacts.**

20 **Cumulative Impact Finding:** Not cumulatively-considerable.

21 For purposes of evaluating the Project's cumulatively considerable impacts to hydrology and
22 water quality, the cumulative study area encompasses the Santa Margarita watershed, which
23 would receive runoff from the Project site. This area includes the cities of Temecula, Hemet,
24 Murrieta, and Oceanside, the Fallbrook Naval Weapons Station, a portion of the U.S. Marine
25 Corp Camp Pendleton Base, a portion of the unincorporated Riverside County, as well as
26 portions of San Diego County. The analysis assumes buildout of these cities and
27 unincorporated lands in accordance with the applicable General Plan land use designations.
28 As described in the Draft EIR's Hydrology and Water Quality Section (Section 4.9), other

1 projects within the cumulative study area similarly would be required to demonstrate through
2 site-specific hydrology and hydraulic analyses that drainage would not substantially increase
3 as a result of development. As with the proposed Project, these cumulative developments
4 would be required to comply with RCFCWCD requirements for storm drainage systems and
5 post-development runoff. Therefore, since other projects within the cumulative study area
6 would be required to comply with similar measures as the proposed Project, cumulatively
7 significant impacts would not be likely to occur.

8 During construction activities, the proposed Project and other projects within the cumulative
9 study area would be required to obtain a NPDES permit that would regulate construction
10 activities to ensure that polluted runoff does not occur. Since construction activities would
11 be fully regulated pursuant to the NPDES, cumulatively significant impacts during
12 construction would be precluded.

13 Under long-term operating conditions, the Project and other cumulative development
14 projects also would be required to comply with the NPDES permit requirements for post-
15 construction activities, which require, among other measures, the preparation of a site-
16 specific WQMP that ensures the ongoing protection of the watershed basin by requiring
17 structural and programmatic controls. In addition, as each development proceeds, site-
18 specific BMPs must be developed to further reduce the potential for polluted runoff.
19 Therefore, since long-term operational development for all projects within the cumulative
20 study area would be regulated through the NPDES permit, long-term cumulatively
21 significant impacts to water quality would not occur.

22 The proposed Project is consistent with the EMWD's Urban Water Management Plan, and
23 there are no components of the Project that would conflict, on a direct or cumulative basis,
24 with the EMWD's Groundwater Management Plan policies.

25 The Project's required long-term operational WQMP would ensure that runoff from the
26 Project site does not contain substantial pollutants that could impair surface or groundwater
27 quality. Other developments within the cumulative study area would also be required to
28 implement operational WQMPs, and also would be required to demonstrate that overall

1 runoff does not substantially change in terms of peak volumes or total volumes of runoff.
2 Accordingly, the Project's impacts to groundwater supply, recharge, and quality would be
3 less-than-cumulatively considerable.

4 There are no conditions associated with the proposed Project that would affect upstream or
5 downstream flood potential, and mandatory compliance with RCFCWCD requirements for
6 site drainage by other projects within the cumulative study area would preclude the potential
7 for other projects to increase the flood potential on-site. Although a portion of the Project
8 site may be affected by flood hazards, the Project has been designed to reduce these potential
9 effects to a level below significance. Accordingly, a significant cumulative impact
10 associated with flood hazards would not occur.

11 BMPs proposed as part of the Project all would occur on-site within areas proposed for
12 disturbance by the Project. There are no direct or cumulative impacts that would result from
13 construction of these BMPs, except as otherwise noted in the direct and cumulative analyses
14 provided throughout this EIR. Where significant impacts are identified, mitigation measures
15 have been imposed on the Project to ensure that such impacts are reduced to less-than-
16 significant levels. Accordingly, cumulatively significant impacts associated with the
17 Project's BMPs would not occur.

18 The proposed Project would have no potential to cumulatively contribute to surface runoff
19 that could contribute to flooding on- or off-site, nor would Project runoff contribute to the
20 alteration of the course of a stream or a river. Accordingly, cumulatively significant impacts
21 would not occur.

22 There are no dams upstream from the Project site; accordingly, cumulatively significant dam
23 inundation hazards would not occur. Other projects located in the area would be required to
24 comply with RCFCWCD requirements in order to reduce flooding hazards resulting from
25 the failure of a levee or dam. Therefore, the proposed Project would not be subject to
26 flooding from the failure of a levee or dam, and a cumulatively significant impact would not
27 occur.

28 Because the Project would not result in a substantial change in the amount of runoff from

1 the site, the Project has no potential to cumulatively contribute to changes in the amount of
2 surface water in any water body. Accordingly, cumulatively significant impacts would not
3 occur. (DEIR, pp. 4.9-23 to 4.9-24; see also DEIR § 4.9.)

4 **J. Land Use and Planning Cumulative Impacts.**

5 **Cumulative Impact Finding:** Not cumulatively-considerable.

6 As described in the Draft EIR's Land Use and Planning Section (Section 4.10), when
7 considered in the context of other past, present, and reasonably foreseeable developments
8 within nearby portions of the French Valley community, the Project's proposed change to
9 the site's land use designation also would not result in any cumulatively considerable
10 impacts to the environment beyond what is already evaluated, disclosed, and mitigated by
11 this EIR. Accordingly, a cumulatively significant impact would not occur.

12 Cumulatively-considerable impacts due to a potential conflict with the City of Murrieta pre-
13 zoning designations would be less-than-cumulatively considerable. There are no
14 components of the Project that have the potential to adversely affect land uses in the City of
15 Menifee. Accordingly, impacts due to a conflict with land uses in the City of Menifee would
16 be less-than-cumulatively considerable. The Project proposes a change of zone that would
17 provide zoning regulations consistent with the Project's proposed land uses. Accordingly, a
18 cumulatively-considerable impact would not occur.

19 The proposed Project would be required to comply with County Ordinance No. 625, which
20 would ensure that impacts to surrounding agricultural properties would not occur. The
21 remaining surrounding land uses are residential in nature, and a significant impact due to an
22 incompatibility with these such land uses would not occur. There are no conditions in the
23 Project's cumulative study area that would result in significant cumulative effects due to
24 incompatibility between zoning classifications. Accordingly, a cumulatively-considerable
25 impact would not occur.

26 The proposed residential uses on-site would not conflict with the existing residential and
27 rural residential land uses to the north and east. There are no conditions in the Project's
28 cumulative setting that would result in a significant cumulative impact due to

1 incompatibilities between existing and planned surrounding land uses. Accordingly, a
2 cumulatively significant impact would not occur. The Project has no potential to result in
3 cumulatively-considerable impacts due to a conflict with applicable land use policies, and
4 impacts would be less than significant. The Project has no potential to result in cumulatively
5 significant impacts associated with the physical arrangement of an established community
6 (including a low-income or minority community). (DEIR, pp. 4.10-22 to 4.10-23; see also
7 DEIR § 4.10.)

8 **K. Noise Cumulative Impacts.**

9 **Cumulative Impact Finding:** Not cumulatively-considerable.

10 The cumulative impact analysis considers construction and operation of the proposed Project
11 in conjunction with other development projects in the vicinity of the Project site resulting
12 from full General Plan buildout and buildout in the surrounding areas. As described in the
13 Draft EIR's Noise Section (Section 4.11), the Project would have no potential to
14 cumulatively contribute to impacts associated with noise from any public airports, public
15 use airports, or private airstrip. Additionally, the Project does not lie within two miles of a
16 public airport or public use airport or a private airstrip. Cumulatively-considerable impacts
17 would not occur. The nearest rail corridor to the Project site is located approximately 5.8
18 miles (30,624 feet) to the north (Google Earth, 2016). Accordingly, a cumulatively-
19 considerable impact due to railroad noise would not occur.

20 Cumulatively-considerable impacts due to Project-related traffic noise off-site would be less
21 than significant. Implementation of the proposed Project would, however, expose future on-
22 site residences to highway-related noise levels that exceed the County's interior and exterior
23 noise level limits. Although mitigation is required to address these impacts, these impacts
24 would occur to the Project from surrounding roadways. As such, the Project has no potential
25 for cumulatively-considerable impacts due to interior or exterior noise limit exceedances.
26 Impacts due to a substantial permanent increase in noise levels would be less than significant.
27 It is unlikely that construction noise on-site would combine with other sources of
28 construction-related noise, as areas to the south of the Project site are currently under

1 construction and are not likely to be under construction concurrent with the Project.
2 Accordingly, impacts would be less than significant. With compliance with Mitigation
3 Measures MM 4.11-1 through MM 4.11-7, cumulatively considerable impacts due to a
4 violation of an applicable noise standard would not occur and vibration-related impacts
5 would be less-than-cumulatively considerable. (DEIR, pp. 4.11-48 to 4.11-49; see also
6 DEIR § 4.11.)

7 **L. Paleontological Resources Cumulative Impacts.**

8 **Cumulative Impact Finding:** Not cumulatively-considerable.

9 Cumulative impact analysis considers development of the proposed Project in conjunction
10 with other development projects and planned development in the vicinity of the Project site,
11 including buildout of the Riverside County General Plan Land Use Plan and buildout of
12 nearby portions of the City of Menifee and City of Murrieta. As described in the Draft EIR's
13 Paleontological Resources Section (Section 4.12), the proposed Project has the potential to
14 impact paleontological resources that may be buried beneath the ground surface of the
15 Project site. As other developments in the Project region occur, it is possible that these
16 projects may result in impacts to paleontological resources if found buried beneath the
17 ground surface. Thus, the Project's potential impacts to subsurface paleontological
18 resources are cumulatively significant and require mitigation. With implementation of
19 Mitigation Measures MM 4.12-1 through MM 4.12-4, potential impacts would be less-than-
20 cumulatively considerable. (DEIR, p. 4.12-4; see also DEIR § 4.12.)

21 **M. Population and Housing Cumulative Impacts.**

22 **Cumulative Impact Finding:** Not cumulatively-considerable.

23 Build-out of the Project site is expected to generate a resident population that is slightly
24 greater than the Riverside County General Plan's expected population projections. Thus,
25 the potential cumulative impacts of population and housing growth are analyzed in the
26 context of RCTLMA projections as they pertain to the unincorporated Riverside County
27 General Plan area. As described in the Draft EIR's Population and Housing Section (Section
28 4.13), implementation of the Project would not require the need for construction of

1 replacement housing elsewhere and would not result in cumulatively considerable impacts
2 to the region. The Project would not create a demand for additional housing, thus, a
3 cumulatively-considerable impact would not occur. The Project is not located within a
4 County Redevelopment Project Area. Thus, the Project has no potential to cumulatively
5 contribute to a significant impact on a County Redevelopment Project Area. The Project
6 would cumulatively contribute to an exceedance of official regional and local population
7 projections, however this nominal increase would not represent a significant cumulative
8 impact. Additionally, the Project would cumulatively contribute to population growth in the
9 area. However, the Project's direct cumulative contribution to population growth in the area
10 would be nominal, and would not represent a significant impact. The Project's proposed
11 school site would not indirectly cause population growth. Accordingly, the Project's
12 cumulatively-considerable impact due to population increase would be less than significant.
13 (DEIR, pp. 4.13-6 to 4.13-7; see also DEIR § 4.13.)

14 **N. Public Services Cumulative Impacts.**

15 **Cumulative Impact Finding:** Not cumulatively-considerable.

16 As described in the Draft EIR's Public Services Section (Section 4.14), the proposed Project
17 and all cumulative developments within unincorporated Riverside County would be required
18 to contribute DIF fees pursuant to County Ordinance No. 659. Mandatory DIF fee
19 contributions by the Project and cumulative developments would ensure that adequate
20 funding is provided to the Riverside County Fire Department for the acquisition of additional
21 facilities, equipment, and personnel. Accordingly, the proposed Project's impact to the
22 Riverside County Fire Department is evaluated as less than significant on a cumulative basis.
23 The proposed Project and all cumulative developments would be required to contribute DIF
24 fees pursuant to County Ordinance No. 659, which would help to provide for adequate
25 equipment and personnel in the Project area. Therefore, with mandatory payment of DIF
26 fees, Project impacts to police protection services would be less than significant on a
27 cumulative basis.

28 The Project and all cumulative developments would be required to contribute fees to the

1 MUSD and PUHSD in accordance with Public Education Code §17072.10-18. Pursuant to
2 the Leroy F. Greene School Facilities Act of 1998, payment of school impact fees constitutes
3 complete mitigation for project-related impacts to school services. Therefore, although the
4 Project's impacts to school services would be cumulatively considerable, cumulative
5 impacts would be less than significant with contribution of mandatory school impact fees.
6 Impacts due to the construction of new or expanded library facilities are too speculative for
7 evaluation in this EIR (CEQA Guidelines § 15145). Environmental effects of such library
8 facilities and associated mitigation would be identified through a future CEQA process
9 required in association with any future proposals for new or expanded library facilities.
10 However, the Project and all cumulative developments would contribute property taxes and
11 would be required to contribute DIF fees to Riverside County pursuant to County Ordinance
12 659, which could be used for the purpose of acquiring book titles and/or additional library
13 square footage. Any mitigation measures required for new or expanded library facilities also
14 could be funded, in part, from property taxes allocated by Riverside County to such purposes.
15 Therefore, because environmental impacts associated with new or expanded library facilities
16 cannot be known at this time and would be determined in the future once Riverside County
17 identifies a specific proposal for new or expanded library facilities, Project impacts to library
18 services and facilities are evaluated as less than significant on a cumulative basis.

19 The proposed Project and all cumulative developments would be required to comply with
20 County Ordinance No. 659, which requires a development impact fee payment to the County
21 that is partially allocated to public health services and facilities. With mandatory compliance
22 with Ordinance No. 659, the Project's impacts to health services and facilities would be less
23 than significant on a cumulative basis. (DEIR, pp. 4.14-13 to 4.14-15; see also DEIR §
24 4.14.)

25 **O. Recreation Cumulative Impacts.**

26 **Cumulative Impact Finding:** Not cumulatively-considerable.

27 The cumulative impact analysis considers development of the proposed Project in
28 conjunction with other development projects and planned development in the vicinity of the

1 Project site, including build-out of the Riverside County General Plan Land Use Plan and
2 buildout of surrounding areas (City of Menifee to the north, and City of Murrieta to the south
3 and west). This study area was selected because people tend to utilize community recreation
4 facilities that are near where they live. Because the site is near the City of Menifee boundary,
5 consideration of nearby portions of Menifee are included in this analysis. Additionally, the
6 study area includes the VWRPD because the Project has a potential to conflict with the
7 VWRPD standard of 5.0 acres of parkland per 1,000 persons, which could represent a
8 cumulatively considerable impact. As described in the Draft EIR's Recreation Section
9 (Section 4.15), other developments in the vicinity also would be required to demonstrate
10 compliance with the VWRPD standards and/or the standards set forth in Riverside County
11 Ordinance No. 460. Accordingly, it is unlikely that future Project residents would utilize
12 parkland resources outside of the Specific Plan boundaries to the point that physical
13 deterioration of such facilities would occur or would be accelerated. Impacts would
14 therefore be less-than-cumulatively considerable. There are no potential impacts to the
15 environment that would occur that are unique to parkland construction on site. Accordingly,
16 impacts due to on-site parkland construction would be less-than-cumulatively considerable.
17 Other developments within the VWRPD and surrounding areas would be required to
18 demonstrate the adequacy of proposed parkland, or would be required to contribute in-lieu
19 fees for any parkland deficiencies. Accordingly, impacts associated with a conflict with a
20 CFD or Community Parks and Recreation Plan would be less-than-cumulatively
21 considerable. The Project does not directly abut any planned trail segments, nor would the
22 Project interfere with or split any existing trails. Accordingly, cumulatively considerable
23 impacts would not occur. (DEIR, pp. 4.15-6 to 4.15-7; see also DEIR § 4.15.)

24 **P. Transportation and Traffic Cumulative Impacts.**

25 **Cumulative Impact Finding:** Cumulatively considerable.

26 As described in the Draft EIR's Transportation and Traffic Section (Section 4.16), even with
27 the required implementation of Mitigation Measures MM 4.16-1 through MM 4.16-21 and
28 compliance with County Regulation and Design Requirements RR-32 and RR-33, the

1 proposed Project would result in cumulatively-considerable impacts to intersections under
2 the EAP (2108), EAPC (2018), EAP (2019), EAPC (2019), and Horizon Year (2040)
3 Conditions.

4 Although the Project would be required to implement Mitigation Measures 4.16-7 through
5 MM 4.16-9, and MM 4.16-15 through MM 4.16-21, as well as comply with County
6 Regulations and Design Requirements RR-32 and RR-33, the Project would have
7 cumulatively considerable impacts to CMP facilities/intersections under EAP (2018), EAPC
8 (2018), EAP (2019), EAPC (2019), and Horizon Year (2040) Conditions.

9 There are no components of the proposed Project that would result in a change in air traffic
10 patterns, including either an increase in traffic levels or a change in location that results in
11 substantial safety risks; cumulatively-considerable impacts would not occur. There are no
12 components of the proposed Project that would result in the alteration of waterborne, rail or
13 air traffic; cumulatively-considerable impacts would not occur. Cumulatively-considerable
14 impacts to design features or incompatible uses would not occur. No adverse environmental
15 effects would result from the Project's future need for road maintenance, and a cumulatively-
16 considerable impact would not occur. Other projects that may be under construction
17 simultaneous with the proposed Project similarly would be required to adhere to a traffic
18 control plan. As a result, impacts during the Project's construction would be less-than-
19 cumulatively considerable. Due to the provision of a master plan of circulation within the
20 property as proposed by SP 312A2, the proposed Project would have no potential to result
21 in inadequate emergency access during long-term operation of the Project; a cumulatively-
22 considerable impact would not occur. The Project would not conflict with any adopted
23 policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or
24 otherwise substantially decrease the performance or safety of such facilities. As such, the
25 Project has no potential for cumulatively-considerable impacts to these facilities. (DEIR,
26 pp. 4.16-32 to 4.16-37; see also DEIR § 4.16.)

27 **Q. Utilities and Service Systems Cumulative Impacts.**

28 **Cumulative Impact Finding:** Not cumulatively-considerable.

1 The cumulative study area for water supply and water service-related issues is the EMWD
2 service area. As described in the Draft EIR's Utilities and Service Systems Section (Section
3 4.17), Because EMWD is projected to have adequate water supply for projected growth
4 through at least the Year 2040 in normal, dry, and multiple-dry years, cumulatively-
5 considerable effects to water supply would not result from construction or operation of the
6 proposed Project. Although the Project has the potential to cumulatively contribute to the
7 demand for new/expanded waste water treatment facilities, the construction of which could
8 significantly impact the environment, it is too speculative for evaluation in the absence of a
9 proposed expansion or development plan (CEQA Guidelines §15145). Therefore, the
10 Project's cumulative impacts to waste water treatment facilities are evaluated as less than
11 significant. The Project's impacts to solid waste are less-than-cumulatively considerable.
12 The proposed Project would adhere to regulations set forth in the CIWMP and other local
13 and state regulations (including AB 341 and AB 939) during both construction and long-
14 term operations. Other cumulative developments would also be required to comply with
15 such regulations. As such, the Projects would not have cumulative impacts with respect to
16 compliance with federal, state, and local statutes and regulations related to solid wastes,
17 including the CIWMP. A significant cumulative impact associated with the provision of
18 facilities to serve the proposed Project would not occur. There are no adopted energy
19 conservation plans that are applicable to the proposed Project. Therefore, the Project would
20 have no potential to conflict with an adopted energy conservation plan. (DEIR, pp. 4.17-19
21 to 4.17-20; see also DEIR § 4.17.)

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the following
23 alternatives identified in EIR No. 551 in light of the environmental impacts which cannot be avoided or
24 substantially lessened and has rejected those alternatives as failing to meet most of the Project's objectives,
25 as failing to reduce or avoid the Project's significant impacts, and/or or as infeasible for the reasons
26 hereinafter stated:

- 27 A. Pursuant to Public Resources Code Section 21002 and the State CEQA Guidelines section
28 15126.6(a), an EIR must assess a reasonable range of alternatives to the project action or

1 location. Section 15126.6(a) places special emphasis on focusing the discussion on
2 alternatives which provide opportunities for eliminating any significant adverse
3 environmental impacts, or reducing them to a level of insignificance, even if the alternative
4 would impede to some degree the attainment of the project objectives, or would be costlier.
5 In this regard, the EIR must identify an environmentally superior alternative among the other
6 alternatives. As with cumulative impacts, the discussion of alternatives is governed by the
7 "rule of reason." The EIR need not consider an alternative whose effect cannot be reasonably
8 ascertained, or does not contribute to an informed decision-making and public participation
9 process. The range of alternatives is defined by those alternatives, which could feasibly
10 attain the objectives of the project. As directed by State CEQA Guidelines section
11 15126.6(a), an EIR shall include alternatives to the project that could feasibly accomplish
12 most of the basic objectives of the Project.

13 B. The Project has been developed to achieve the following objectives:

- 14 1. Establish a master-planned community in the French Valley area of unincorporated
15 Riverside County a manner that is sensitive to the environment as well as visually
16 compatible with surrounding land uses.
- 17 2. To develop a residential community with a design that takes topographic, geologic,
18 hydrologic, and environmental opportunities and constraints into consideration to
19 minimize alterations to natural landforms, where practical.
- 20 3. To expand the French Valley Specific Plan area in order to relocate a school site
21 within the Specific Plan boundaries to provide for a location that is adequately served
22 by existing or proposed transportation facilities.
- 23 4. To increase the available housing supply within unincorporated Riverside County
24 and to provide a diverse housing stock by providing a variety of detached single
25 family residential lots in traditional subdivision layouts that will be marketable
26 within the evolving economic profile of surrounding communities of Temecula,
27 Menifee, and Murrieta, as well as within unincorporated Riverside County.
- 28 5. To increase the range of housing types allowed on site by designating three planning

1 areas for Medium High Density Residential land uses.

- 2 6. To provide a system of public and community facilities, including one school site,
3 private community recreation center, public parks, paseos, and trails to support
4 development in an efficient and timely manner and meet the needs of project
5 residents and residents of surrounding communities.
- 6 7. To require project design elements such as architecture, landscaping, color, paving,
7 walls, fencing, signage, entry treatments, and other similar design features that would
8 ensure the community is developed in a manner that is aesthetically pleasing.
- 9 8. To ensure compatibility of on-site land uses with surrounding communities and
10 establish development phasing that results in logical coordinated growth.
- 11 9. To establish a land use plan that is consistent with the provisions of the French Valley
12 Airport Comprehensive Land Use Plan related to building height and residential
13 densities associated with the mapped Compatibility Zones identified on-site.

14 As directed in State CEQA Guidelines section 15126.6(a), an EIR shall include alternatives
15 to the project that could avoid or substantially reduce one or more of the significant effects.
16 Because not all significant effects can be substantially reduced to a less-than-significant
17 level, either by adoption of mitigation measures, Project Design Features, existing
18 regulations, or by standard conditions of approval, the following section considers the
19 feasibility of the Project alternatives as compared to the proposed Project. As explained
20 below, these findings describe and reject, for reasons documented in the Final EIR No. 551
21 and summarized below, each one of the Project alternatives. The evidence supporting these
22 findings is presented in Section 6.0, *Alternatives*, of the Draft EIR and elsewhere in the
23 administrative record as a whole.

24 C. Alternative 1- No Project/No Development Alternative (NP/NDA)

- 25 1. Alternative 1 evaluated no development/disturbance on the Project site beyond that
26 which occurs under existing conditions. As such, the approximately 221.5-acre
27 Project site would continue to consist of vacant land that has been subject to regular
28 discing as part of on-going fire abatement activities, with a mobile home, detached

1 garage, and various storage sheds located within the northeast portions of the Project
2 site. The areas of rock outcroppings that occur on the northwest portion of the Project
3 site would remain, as would the dirt road trending southwest to northeast that is
4 located in the southern area of the Project site. Under Alternative 1, no
5 improvements would be made to the Project site and none of the Project's roadway,
6 utility, and other infrastructure improvements would occur. Alternative 1 was
7 selected by the Lead Agency to compare the environmental effects of the proposed
8 Project with an alternative that would leave the Project site in its existing condition.

9 2. With respect to the NP/NDA, Project objectives are not attained because no
10 development would occur under the NP/NDA. With respect to the significant
11 unavoidable impacts of the Project, the NP/NDA would avoid all of the unavoidable
12 significant impacts of the Project; however, since the NP/NDA would not construct
13 the stormwater drainage improvements and water quality retention basins that are
14 proposed by the Project, it would not result in the reduced quantity and rate of
15 stormwater flows and reduction of pollutants in stormwater runoff that would be
16 achieved by the proposed Project. Additionally, the NP/NDA would result in
17 increased impacts in the area of Land Use and Planning, because it would not develop
18 the Project site in accordance with the land uses envisioned in the Riverside County
19 General Plan or the approved French Valley Specific Plan No. 312 Amendment No.
20 1.

21 3. The Board of Supervisors rejects Alternative 1, the No Project/No Development
22 Alternative on the following ground, which individually provides sufficient
23 justification for rejection of this alternative: (1) Alternative 1 would not meet any of
24 the Project objectives. Therefore, Alternative 1 is eliminated from further
25 consideration.

26 D. Alternative 2- No Project/Existing Specific Plan Land Use Designations Alternative
27 (NP/ESPA)

28 1. Alternative 2 evaluated development of the Project site in accordance with the site's

1 existing approved French Valley Specific Plan (SP No. 312) and General Plan land
2 use designations. Within the existing approved specific plan boundaries, SP No. 312
3 currently allows for the development of a total of 604 dwelling units across
4 approximately 158 acres of the Project site at an overall residential density of 3.8
5 dwelling units per acre (du/ac). SP No. 312 designates approximately 33.2 acres of
6 the site for Medium Density Residential (MDR) land use minimum lot sizes of 8,000
7 square feet (sq. ft.), which allows for an overall density of 3.3 du/ac and a total of
8 110 dwelling units. Approximately 93.9 acres of the Project site are designated as
9 MDR with minimum lot sizes of 7,200 sq. ft., which allows for an overall density of
10 3.8 du/ac and a total of 357 dwelling units. Approximately 30.9 acres of the Project
11 site are designated MDR with minimum lot sizes of 6,000 sq. ft., which allows for
12 an overall density of 4.4 du/ac and a total of 137 dwelling units. Additionally, SP
13 No. 312 allows for development of a 10.4-acre elementary school within Planning
14 Area 24 on the southern portion of the Project site, approximately 7.6 acres of Open
15 Space-Recreation (Parks), approximately 5.8 acres of Open Space-Water (Drainage),
16 11.4 acres of detention basins, and 5.7 acres of circulation roadways.

17 The Project proposes to incorporate 22.8 acres into the Specific Plan, including 21.9
18 acres of land abutting the northeast boundary of the approved SP No. 312 (currently
19 designated as LDR by the Riverside County General Plan), 0.2 acre of land abutting
20 the eastern boundary of the approved SP 312 (currently designated as MDR by the
21 Riverside County General Plan), and 0.7 acre of land on the western boundary of the
22 Project site (currently designated as MDR). Due to the size and configuration of the
23 0.2-acre and 0.7-acre additions to the boundaries of SP No. 312, no additional
24 residential units would be constructed. For the 21.9 acres currently designated for
25 LDR by the General Plan, which allows for 0.5-acre lots or larger, up to 43 homes
26 could be constructed. Thus, under Alternative 2 a total of 647 residential units would
27 be developed on-site (604 dwelling units within the approved SP No. 312 plus 43
28 dwelling units within the 22.8 acres proposed to be added to SP No. 312). Alternative

1 2 was selected by the Lead Agency to compare the environmental effects of the
2 proposed Project against what could reasonably occur on the Project site if the site
3 were developed in accordance with the specifications provided in the approved SP
4 No. 312 and existing General Plan land use designations.

5 2. With respect to the Project objectives, the NP/ESP would meet most of the Project's
6 objectives, though in some cases less effectively than the proposed Project. The
7 NP/ESPA would establish a master-planned community (residential, school, and
8 open space land uses) as effectively as the proposed Project. The NP/ESPA
9 effectively takes topographic, geologic, hydrologic, and environmental opportunities
10 and constraints into consideration to minimize alterations to natural landforms in a
11 manner that is generally as effective as the Project. The approved SP No. 312 would
12 not expand the French Valley Specific Plan area in order to relocate the school site.
13 The NP/ESPA would increase the available housing supply within unincorporated
14 Riverside County and provide a diverse housing stock by providing a variety of
15 detached single family residential lots in traditional subdivision layouts that would
16 be marketable within the evolving economic profile of surrounding communities of
17 Temecula, Menifee, and Murrieta, as well as within unincorporated Riverside
18 County. However, the Project's intention behind amending the approved SP No. 312
19 is to further increase the stock of housing and enhance the marketability of the
20 master-planned community. Accordingly, the NP/ESPA would not achieve this
21 objective as effectively as the proposed Project would. The NP/ESPA does not meet
22 the objective of increasing the range of housing types allowed on site by designating
23 three planning areas for Medium High Density Residential land uses; the objective
24 would be achieved by the Project through the proposed amendment to SP No. 312.
25 The proposed Project would more effectively accomplish the objective of providing
26 a system of public and community facilities, including one school site, private
27 community recreation center, public parks, paseos, and trails to support development
28 in an efficient and timely manner and meet the needs of project residents and

1 residents of surrounding communities. This is because the NP/ESPA does not
2 include a private community recreation center. All of the remaining Project
3 objectives would be equally met under the NP/ESPA and the proposed Project,
4 including objectives related to reinforcing community identity and character through
5 design; integrating with the character of the surrounding communities; providing for
6 a long-range comprehensive planning approach; and achieving consistency with the
7 French Valley Airport Comprehensive Land Use Plan.

8 3. Development of Alternative 2 would result in increased impacts to the following
9 issue areas: cultural resources, and hydrology and water quality. The NP/ESPA
10 would result in similar impacts as the proposed Project in the following issue areas:
11 aesthetics; agriculture and forest resources; biological resources; geology and soils;
12 hazards/hazardous materials; noise (near-term); and paleontological resources. The
13 NP/ESPA would result in reduced impacts in comparison to the proposed Project in
14 the following issue areas: air quality (near-term and long-term); greenhouse gas
15 emissions; land use and planning; noise (long-term); population and housing; public
16 services; recreation; transportation/traffic; and utilities and service systems.

17 4. The Board of Supervisors rejects Alternative 2, the No Project/Existing Specific Plan
18 Land Use Designations Alternative on the following grounds, which individually
19 provides sufficient justification for rejection of this alternative: (1) Alternative 2
20 would result in increased impacts to cultural resources, and hydrology and water
21 quality; and (2) Alternative 2 fails to meet Project objective E, to increase the range
22 of housing types allowed on site and Project objective F, to provide a system of
23 public and community facilities. Therefore, Alternative 2 is eliminated from further
24 consideration.

25 E. Alternative 3- Reduced Project Alternative (RPA)

26 1. Alternative 3 evaluated development of the Project site with a reduced number of
27 dwelling units in order to reduce the Project's significant and unavoidable air quality
28 impacts due to VOC and NO_x emissions to less-than-significant levels, while also

1 reducing the Project's cumulatively-considerable and unavoidable traffic impacts.
2 All of the Planning Areas planned for residential uses under the currently proposed
3 Project would also be planned for residential uses under the RPA. Under the RPA,
4 the Project site would be developed with 164.7 acres of Medium Density Residential
5 (MDR) which allows for a density range between 2.0-5.0 du/ac. The total number
6 of dwelling units on-site would be reduced by 313 units, from 753 dwelling units as
7 proposed by the Project to 440 dwelling units. The overall residential density would
8 be reduced from 3.8 under the proposed Project to 2.8 du/ac under the RPA. As with
9 the proposed Project, the RPA would include an 11.6-acre school site, 10.7 acres of
10 Open Space-Recreation (Parks), 11.8 acres of Open Space-Water (Drainage), 4.4
11 acres of Open Space-Conservation, and 18.3 acres of circulation roadways.

12 Alternative 3 was selected by the Lead Agency to compare the environmental effects of the
13 proposed Project against an alternative that would reduce the Project's significant
14 and unavoidable air quality impacts to a level below significant by reducing the total
15 number of units on the Project site. The reduction in the number of dwelling units
16 allowed under this alternative also would serve to reduce the Project's significant
17 and unavoidable cumulatively-considerable impacts to transportation/traffic.

18 2. The RPA would meet most of the Project's objectives, though in some cases less
19 effectively than the proposed Project. The RPA would establish of a master-planned
20 community (residential, school, and open space land uses) nearly as effectively as
21 the proposed Project, although the reduced density under the RPA would undermine
22 the mixed-use character (i.e., residential, school, and recreational uses) planned for
23 the community. The RPA effectively takes topographic, geologic, hydrologic, and
24 environmental opportunities and constraints into consideration to minimize
25 alterations to natural landforms in a manner that is generally as effective as the
26 Project. The RPA would expand the French Valley Specific Plan area in order to
27 relocate a school site within the Specific Plan boundaries to provide for a location
28 that is adequately served by existing or proposed transportation facilities. The RPA

1 would increase the available housing supply within unincorporated Riverside County
2 that would be marketable within the evolving economic profile of surrounding
3 communities of Temecula, Menifee, and Murrieta, as well as within unincorporated
4 Riverside County but to a much lesser degree than the proposed Project; thus, the
5 RPA would not achieve this objective to expand housing opportunities as effectively
6 as the proposed Project. The RPA does not meet the objective of increasing the range
7 of housing types allowed on site by designating three planning areas for Medium
8 High Density Residential land uses. All of the remaining Project objectives would
9 be equally met under the RPA and the proposed Project, including objectives related
10 to providing public and communities facilities; reinforcing community identity and
11 character through design; integrating with the character of the surrounding
12 communities; providing for a long-range comprehensive planning approach; and
13 achieving consistency with the French Valley Airport Comprehensive Land Use
14 Plan.

- 15 3. Development of the RPA would result in similar impacts to the proposed Project
16 under the following issue areas: aesthetics; agriculture and forest resources;
17 biological resources; cultural resources; geology and soils; hazards and hazardous
18 materials; hydrology and water quality; land use and planning; paleontological
19 resources; and recreation. Implementation of the RPA would result in decreased
20 impacts to the following issue areas: air quality; greenhouse gas emissions; noise;
21 population and housing; public services; transportation and traffic; and utilities and
22 service systems. Implementation of the RPA would reduce the proposed Project's
23 significant and unavoidable impacts to air quality to less-than-significant levels, and
24 would also reduce the Project's significant and unavoidable impacts to transportation
25 and traffic; however, impacts to traffic would remain significant and unavoidable
26 due to the unknown timing of required roadway improvements, and the lack of
27 feasible improvements to reduce long-term (2040) impacts to the intersection of
28 Winchester Road (SR-79) at Nicolas Road (Intersection #37). Such a reduction in

1 air quality and transportation impacts would result in the reduction of air quality
2 pollutants, greenhouse gases, transportation and traffic, and energy consumption.

- 3 4. The Board of Supervisors rejects Alternative 3, the Reduced Project Alternative on
4 the following grounds, which individually provides sufficient justification for
5 rejection of this alternative: (1) Alternative 3 fails to meet the objective of increasing
6 the range of housing types allowed on site by designating three planning areas for
7 Medium High Density Residential land uses; (2) Alternative 3 would result in traffic
8 impacts that would remain significant and unavoidable due to the unknown timing
9 of required roadway improvements, and therefore would not meet the intent of
10 Project Alternatives under CEQA to reduce or avoid significant environmental
11 effects; and Alternative 3 would result in an inefficient development of the subject
12 property by substantially reducing density, thereby shifting a portion of the County's
13 housing demand (and associated traffic) to other off-site locations. Therefore,
14 Alternative 3 is eliminated from further consideration.

15 F. Alternative 4- Reduced VMT Alternative (RVMTA)

- 16 1. Alternative 4 evaluated development of the Project site with two Mixed Use Planning
17 Areas in order to reduce the Project's vehicle miles travelled (VMT), thereby
18 assisting the County in meeting its emission reduction targets per Assembly Bill 32
19 / Senate Bill 32 (AB/SB 32). The RVMTA has been identified to reduce Project-
20 related VMTs through the collocation of commercial retail, higher-density residential
21 uses, school uses, and recreational uses. Specifically, the RVMTA would develop
22 two Planning Areas along Leon Road (PA 24 and PA 30) as Mixed Use Planning
23 Areas on 31.0 acres, which would allow for a total of 152 multi-family residential
24 dwelling units at a target density of 4.9 du/ac and 75,000 s.f. of commercial/office
25 space. The total number of dwelling units on-site would increase from 753 as
26 currently proposed, to 835 dwelling units, resulting in a density of 5.1 du/ac across
27 164.7 acres of the Project site. As with the proposed Project, the RVMTA would be
28 developed with an 11.6-acre school site, 10.7 acres of Open Space-Recreation

1 (Parks), 11.8 acres of Open Space-Water (Drainage), 4.4 acres of Open Space-
2 Conservation, and 18.3 acres of circulation roadways. Alternative 4 was selected by
3 the Lead Agency to compare the environmental effects of the proposed Project
4 against an alternative that would reduce the Project's VMTs and would help
5 Riverside County meet their greenhouse gas reduction targets per AB 32 and SB 32.

6 2. With respect to the Project objectives, the RVMTA would meet some of the
7 objectives, though in some cases less effectively than the proposed Project. The
8 RVMTA would establish a master-planned community (residential, commercial,
9 school, and open space land uses) more effectively than the proposed Project. The
10 RVMTA effectively takes topographic, geologic, hydrologic, and environmental
11 opportunities and constraints into consideration to minimize alterations to natural
12 landforms in a manner that is generally as effective as the Project. The RVMTA
13 would expand the French Valley Specific Plan area in order to relocate a school site
14 within the Specific Plan boundaries to provide for a location that is adequately served
15 by existing or proposed transportation facilities. The RVMTA would more
16 effectively increase the available housing supply within unincorporated Riverside
17 County that would be marketable within the evolving economic profile of
18 surrounding communities of Temecula, Menifee, and Murrieta, as well as within
19 unincorporated Riverside County. The RVMTA and the Project would similarly
20 meet the objective of increasing the range of housing types allowed on site by
21 designating three planning areas for Medium High Density Residential land uses. As
22 with the proposed Project, the RVMTA would meet the objective of ensuring
23 compatibility of on-site land uses with surrounding communities by locating
24 proposed commercial and multi-family uses away from the rural residential areas
25 located north of the Project site. The RVMTA would not achieve consistency with
26 the French Valley Airport Comprehensive Land Use Plan due to the planned
27 densities. All of the remaining Project objectives would be equally met under the
28 RVMTA and the proposed Project, including objectives related to providing public

1 and communities facilities; reinforcing community identity and character through
2 design; and providing for a long-range comprehensive planning approach.

3 3. Development of the RVMTA would result in increased impacts to the following issue
4 areas: hazards and hazardous materials; land use and planning; population and
5 housing; public services; and utilities and service systems. The RVMTA would
6 result in similar impacts to the proposed Project under the following issue areas:
7 aesthetics; agriculture and forest resources; biological resources; cultural resources;
8 geology and soils; greenhouse gas emissions; hydrology and water quality;
9 paleontological resources; and recreation. Implementation of the RVMTA would
10 result in decreased impacts to air quality, noise, and traffic at a regional scale.
11 Alternative 4 also would help the County of Riverside in achieving their VMT
12 reduction goals as required by AB 32/SB 32. The increased density and mixed-uses
13 on-site would better support alternative transportation and internal trips within the
14 Specific Plan area as compared to the proposed Project, and would reduce the
15 average VMT within the local region as compared to the proposed Project. Such a
16 reduction in average VMT would result in a concomitant reduction in air quality
17 pollutants, greenhouse gases, and energy consumption; however, the increased
18 density proposed by the RVMTA would increase energy consumption as compared
19 to the proposed Project.

20 4. The Board of Supervisors rejects Alternative 4, the Reduced VMT Alternative on the
21 following grounds, which individually provides sufficient justification for rejection
22 of this alternative: (1) Although transportation/traffic impacts would potentially be
23 reduced under Alternative 4, impacts would still be cumulatively considerable; (2)
24 implementation of the RVMTA would result in reduced air quality impacts as
25 compared to the proposed Project due to the reduction in traffic, although long-term
26 operational emissions of VOCs and NO_x would remain significant and unavoidable;
27 (3) Alternative 4 fails to meet Project objective I, to establish a land use plan that is
28 consistent with the provisions of the French Valley Airport Comprehensive Land

1 Use Plan related to building height and residential densities . Therefore, Alternative
2 4 is eliminated from further consideration.

3 G. Environmentally Superior Alternative

4 Section 15126.6(e)(2) of the State CEQA Guidelines indicates that an analysis of alternatives
5 to a proposed Project shall identify an environmentally superior alternative among the
6 alternatives evaluated in an EIR. This issue is evaluated in Section 6.0, *Alternatives to the*
7 *Proposed Project*, of the DEIR. Here, Alternative 3, the Reduced Project Alternative is the
8 environmentally superior alternative.

9 The Draft EIR also considered alternatives that were considered and rejected from further
10 analysis on grounds they were infeasible. First, alternative sites were considered in the Draft
11 EIR, but then rejected from further analysis because based on a review of aerial photography,
12 the Riverside County General Plan Land Use Map and a list of approved/pending
13 development proposals within the Southwest Area Plan (SWAP) of Riverside County and
14 nearby portions of the City of Menifee, City of Murrieta, and City of Temecula that are
15 included in the Project's Traffic Impact Analysis, there are no other available, undeveloped
16 properties of similar size (i.e., approximately 221.5 acres) and physical characteristics that
17 are zoned for residential development. Additionally, if alternative sites located within the
18 SWAP of Riverside County not zoned for residential development are considered, there
19 would not be any site that would allow for a master-planned residential community of the
20 size and scope of the proposed Project that would result in a substantial reduction of
21 environmental impacts without creating new equivalent or more severe impacts to the
22 environment. Development of the Project in an alternate location would have similar
23 impacts (i.e., air quality and transportation/traffic) as would occur with implementation of
24 the Project at its proposed location, with the potential for even greater impacts (i.e., in the
25 issue areas of biological resources, cultural resources, geology/soils, hydrology and water
26 quality, and paleontological resources). Since the significant and unavoidable impacts that
27 are listed above are associated with the generation of air quality impacts and
28 transportation/traffic impacts that are a result of the Project design itself, and not necessarily

1 the physical setting or characteristics of the Project site, implementing the Project at
2 alternatives sites would not substantially reduce its impacts. Therefore, development of the
3 Project site as proposed by the Project would result in less environmental impacts in the local
4 area than would result from the development of another property. (See DEIR, p. 6-14 and
5 6-16.) For these reasons, an alternative sites analysis is not required for the proposed Project.
6 (Ibid.)

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has, pursuant to State CEQA
8 Guidelines section 15093, balanced the "economic, legal, social, technological, and other benefits" of the
9 Project, against the unavoidable adverse environmental effects described herein, and has determined that
10 each and every one of the following benefits individually outweigh and render acceptable each and every
11 one of those environmental effects:

- 12 A. The proposed Project would support an estimated 98 new jobs associated with the
13 elementary school site. Additionally, the Project would generate a number of construction
14 jobs.
- 15 B. The proposed Project would provide up to 753 dwelling units, which would assist the County
16 in meeting its housing needs in a portion of the County that is already under development
17 with urban residential uses.
- 18 C. Per Recreation Regulatory Requirement RR-31, the Project would be required to comply
19 with the VWRPD Master Plan Standard, which sets forth a parkland standard of 5.0 acres
20 per 1,000 residents, specifies parkland dedication requirements, and imposes in-lieu park
21 impact fees to address potential parkland deficiencies.
- 22 D. Section 1.7 of the Project's *Technical Appendix L*, Traffic Impact Analysis, details the
23 proposed on-site roadway and site access improvements; proposed site adjacent roadway
24 improvements; and proposed site access improvements.
- 25 E. Within Planning Area 42, the Project proposes an elementary (K-5) school site on 10.4 acres
26 that would accommodate all or a portion of the Project-generated elementary and/or middle
27 school students. Although the Project would result in less-than-significant impacts
28 associated with demand school services, the payment of mandatory school impact fees

1 would further ensure that the proposed Project would not result in significant direct or
2 cumulative impacts to the ability of the MUSD and PUHSD to provide for school services.
3 (DEIR, p. 4.14-15.)

4 F. Implementation of the Project as proposed would provide for a more efficient land use
5 proposal than the existing approved Specific Plan by broadening the range of housing
6 opportunities on site, including higher density housing that would be more affordable than
7 traditional housing.

8 G. The Project would preserve and protect in perpetuity an important archaeological resource
9 (i.e., a pictograph) that may not otherwise be afforded protection.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the State CEQA Guidelines
11 section 15126(g) requires an EIR to discuss how a proposed project could directly or indirectly lead to
12 economic, population, or housing growth. A project may be growth inducing if it removes obstacles to
13 growth, taxes, community service facilities, or encourages other activities which cause significant
14 environmental effect. The discussion is as follows:

15 A. A project could indirectly induce growth at the local level by increasing the demand for
16 additional goods and services associated with an increase in population or employment and
17 thus reducing or removing the barriers to growth. This typically occurs in suburban or rural
18 environments where population or employment growth results in increased demand for
19 service and commodity markets responding to the new population of residents or employees.
20 Economic growth would likely take place as a result of the proposed Project's operation as
21 a residential development. The Project's construction-related employees and operational-
22 related residents and employees would purchase goods and services in the region, but any
23 secondary increase in employment associated with meeting these goods and services needs
24 would be marginal, accommodated by existing goods and service providers, and highly
25 unlikely to result in any new physical impacts to the environment. Therefore, while the
26 Project would create economic opportunities caused by introducing new residents to the
27 Project site, this change would not induce substantial new growth in the region.

28 B. The area surrounding the Project site is primarily characterized by rural residential uses,

1 medium-density residential uses, open space, and undeveloped land within unincorporated
2 Riverside County and rural residential uses in the City of Menifee to the north. Development
3 of the Project site with residential land uses would not directly induce surrounding properties
4 to develop, because several areas surrounding the Project site to the west, south, and east are
5 already approved residential projects currently under construction. All remaining parcels
6 surrounding the Project site are either developed, or planned for residential or open space
7 uses. Accordingly, the growth-inducing impacts of the Project would be less than
8 significant. The Project is not expected to induce growth of land uses changes on the other
9 parcels in the vicinity, as other lands surrounding the site are either already developed or
10 planned to be developed consistent with their General Plan land use designations.

11 C. Furthermore, the proposed Project's improvements to the public infrastructure, including
12 roads, drainage infrastructure, and other utility improvements are consistent with Riverside
13 County's General Plan and would not indirectly induce substantial population growth in the
14 local area. Upgraded water and sewer facilities proposed by the Project would be sized to
15 serve future uses on-site, and would not indirectly induce growth in the surrounding area by
16 removing obstacles to development. As noted above, a majority of the Project's vicinity has
17 been built out, thus the water and sewer improvements would not be growth inducing. In
18 summary, the proposed Project would have no potentially significant growth inducing
19 impacts. (DEIR, pp. 5-10 and 5-11.)

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Project would implement
21 applicable elements of the Riverside County General Plan as follows:

22 A. Land Use Element.

23 Analysis of applicable policies of the Land Use Element is presented in EIR Technical
24 Appendix I and concludes that the Project would not conflict with any applicable policy of
25 the General Plan Land Use Element (per the General Plan Policies Consistency Analysis,
26 included as DEIR *Technical Appendix I*). Furthermore, the proposed Project would be
27 consistent with the SCAG RTP/SCS goals, the policies of the adopted Specific Plan No. No.
28 312A1, as well as the General Plan and Southwest Area Plan policies. (DEIR, p. 4.10-24.)

1 The proposed Project is consistent with the General Plan Land Use Element, and is therefore
2 consistent with the General Plan.

3 B. Circulation Element.

4 The purpose of the Circulation Element is to provide for the movement of goods and people,
5 including pedestrians, bicycles, transit, train, air, and automobile traffic flows within and
6 through the community. Efficient traffic circulation is important to economic viability and
7 the creation and preservation of a quality living environment. As detailed in the mitigation
8 measures in Section 4.16 of the DEIR, the Project Applicant shall make a fair share monetary
9 contribution to the County of Riverside, to be held in trust, for the costs associated with the
10 improvement of roadways and intersections. The Project would implement mitigation
11 measures that address Project-specific and cumulative transportation and traffic impacts, and
12 based thereon, the Board of Supervisors finds that the Project is consistent with the General
13 Plan Circulation Element. After the implementation of mitigation, there would still be
14 significant and unavoidable cumulatively-considerable traffic impacts, although mitigation
15 is provided to reduce impacts to the maximum feasible extent. (DEIR, pp. 4.16-51 to 4.16-
16 63.) The proposed Project is consistent with the General Plan Circulation Element, and is
17 therefore consistent with the General Plan.

18 C. Multipurpose Open Space Element.

19 The Multipurpose Open Space Element addresses forms of open space in the County,
20 including scenic, habitat, and recreation. This element has the purpose of addressing the
21 protection and preservation of natural resources, agriculture, and open space areas;
22 managing mineral resources; preserving and enhancing cultural resources; and providing
23 recreational opportunities for the residents of Riverside County. With the implementation
24 of mitigation measures, the Project would have less than significant impacts to biological
25 resources. Implementation of Mitigation Measure MM 4.4-1 would ensure that pre-
26 construction surveys are conducted to determine the presence of burrowing owl on-site or
27 within the off-site improvement areas, and to implement avoidance/relocation measures in
28 accordance with MSHCP requirements. Implementation of Mitigation Measure MM 4.4-2

1 would preclude potential impacts to nesting birds protected by the MBTA. Mitigation
2 Measures MM 4.4-3, MM 4.4-4, and MM 4.4-5 would ensure that the Project's impacts to
3 0.34 acre of Riparian/Riverine areas (6,459 linear feet) are mitigated in accordance with the
4 MSHCP requirements for Riparian/Riverine areas. Implementation of Mitigation Measure
5 MM 4.4-3 would ensure that Project impacts to 0.34 acre of riparian/riverine resources
6 would be mitigated at a 2:1 ratio (mitigation:impact) by purchasing credits through an
7 approved mitigation bank/in-lieu fee program in accordance with the Project's DBESP.
8 Implementation of Mitigation Measure MM 4.4-3 would ensure that Project impacts to 0.34
9 acre of federally protected shallow ephemeral streambed would be mitigated at a 2:1 ratio
10 (mitigation:impact) by purchasing credits through an approved mitigation bank/in-lieu fee
11 program in accordance with the Project's DBESP (DEIR pp. 4.4-28 to 4.4-29.)

12 With the implementation of mitigation measures, the Project would result in less-than-
13 significant cultural resource impacts (including paleontological resources). With
14 implementation of the required mitigation, the Project's direct, indirect, and cumulative
15 impacts to archeological resources would be reduced to less-than-significant levels. (DEIR,
16 p. 4.5-18.) Implementation of Mitigation Measures MM 4.12-1 through MM 4.12-4 would
17 ensure the proper identification and subsequent treatment of any paleontological resources
18 that may be encountered during ground-disturbing activities associated with implementation
19 of the proposed Project. Therefore, with implementation of Mitigation Measures MM 4.12-
20 1 through MM 4.12-4, the Project's direct and cumulative impacts to paleontological
21 resources would be reduced to less-than-significant levels. (DEIR, p. 4.12-6.)

22 The Project would have a less-than-significant impact to recreational facilities and would
23 not cause substantial physical deterioration of existing park and recreational facilities. With
24 Project approval, the total parkland demand within the French Valley Specific Plan
25 boundaries would be 29.1 acres, while a total of 40.1 acres of parkland are planned.
26 Although the Project is located within the vicinity of planned trail segments, the Project does
27 not directly abut these planned trails. Based on these findings, the proposed Project would
28 have a less-than-significant impact to the area recreation resources. The proposed Project is

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

3 D. Safety Element.

4 The Safety Element has the primary objective of reducing death, injuries, property damage,
5 and economic and social impact of potential hazards within the County. The Safety Element
6 serves to develop a framework by which safety considerations are introduced into the land
7 use planning process; facilitate the identification and mitigation of hazards for new
8 development; strengthen existing codes, project review, and permitting processes; present
9 policies directed at identifying and reducing hazards in existing development; and strengthen
10 earthquake, flood, inundation, and wildland fire preparedness planning and post-disaster
11 reconstruction policies. The Project complies with all applicable building codes, County
12 Ordinances, and State and Federal laws. The Project complies with all applicable provisions
13 of the Alquist-Priolo Earthquake Fault Zoning Act, and as concluded in the DEIR, the
14 Project site is not located within a mapped Alquist-Priolo Earthquake Fault Zone or a County
15 Fault Hazard Zone, and as a mandatory condition of Project approval, the Project would be
16 required to construct proposed structures in accordance with the CBC (Title 24) and the
17 Riverside County Building Code. (DEIR, p. 4.6-14.) The Project site is not subject to
18 significant hazards associated with rupture of a known earthquake fault, geologic hazards
19 (seiche, mudflow, volcanic hazard), soil erosion, loss of topsoil, topography change, or
20 ground surface relief features. (DEIR, p. 4.6-14 and 4.6-15.) With mitigation, the Project
21 would have a less-than-significant impact regarding seismic-related ground failure,
22 including liquefaction; unstable geologic unit potentially resulting in on- or off-site
23 landslide, lateral spreading, collapse, or rockfall hazards; unstable geologic unit, potentially
24 resulting in ground subsidence; creation of cut or fill slopes greater than 2:1 or higher than
25 10 feet; and location of expansive soil. (DEIR, p. 4.6-24 and 4.6-25.) The Project also
26 would comply with all applicable standards for fire safety and be consistent with the
27 Riverside County Fire Protection Master Plan. Furthermore, Project impacts associated with
28 hazardous waste and materials on the Project site would be less than significant, and the

1 proposed Project would not impair or physically interfere with an adopted emergency
2 response plan or emergency evacuation plan, nor subject individuals to significant risk of
3 loss, injury, or death involving wildland fires, erosion, or blowsand. The proposed Project
4 is consistent with the General Plan Safety Element, and is therefore consistent with the
5 General Plan.

6 E. Noise Element.

7 The purpose of the Noise Element is to identify sources of noise generation in the County
8 and provide policies to ensure development does not expose people to unacceptable noise
9 levels. The Noise Element provides a systematic approach to identifying and managing
10 noise problems in the community; quantifies existing and projected noise levels; addresses
11 excessive noise exposure; and directs community planning for regulation of noise. Future
12 on-site residences would be exposed to interior and exterior highway-related noise that
13 exceeds the County's standards. Specifically, unmitigated noise levels would exceed the 65
14 dBA CNEL exterior noise level standard for all of the onsite residential lots that abut Leon
15 Road, Spencer's Crossing Parkway (with the exception of Lot 505), "VV" Street, and
16 "DDDD" Street. (DEIR, p. 4.11-50.) However, implementation of Mitigation Measures
17 MM 4.11-3, MM 4.11-4, and MM 4.11-5 would reduce interior noise impacts associated
18 with on-site traffic related noise generated by the Project to levels that are less than
19 significant. (DEIR, p. 4.11-53.)

20 Additionally, the Project would result in significant noise impacts due to exposure of on-site
21 residents to interior and exterior noise levels generated by on-site traffic which exceed the
22 respective standards established by the County of Riverside General Plan Noise Element.
23 (DEIR, p. 4.11-50.) However, implementation of Mitigation Measures MM 4.11-3, MM
24 4.11-4, and MM 4.11-5 would reduce interior noise impacts associated with on-site traffic
25 related noise generated by the Project to levels that are less than significant. (DEIR, p. 4.11-
26 54.)

27 Based on the County of Riverside vibration standard of 0.01 in/sec RMS, the proposed
28 Project construction activities would exceed the County of Riverside vibration standard of

1 0.01 in/sec RMS at receiver location R9 since the Project's Noise Impact Analysis assumed
2 the off-site single-family residences at this location (approximately west of the Project site,
3 south of Pat Road) would be fully constructed and occupied during Project construction
4 activities. Therefore, the Project-related vibration impacts at location R9 represent a
5 temporary significant impact during construction activities. (DEIR, p. 4.11-50 and 4.11-51.)
6 Implementation of Mitigation Measure MM 4.11-7 would reduce ground-borne vibration
7 impacts to levels that are below the County of Riverside vibration standard of 0.01 in/sec
8 RMS at receiver location R9, and would ensure less-than-significant ground-borne vibration
9 impacts associated with Project construction.

10 All other Project related noise impacts can be controlled to less than significant. (DEIR, p.
11 4.11-54.)

12 With implementation of the recommendations provided in the noise impact analysis and the
13 required mitigation measures, the Project would be consistent with the General Plan Noise
14 Element, and is therefore consistent with the General Plan.

15 F. Air Quality Element.

16 The intent of the Air Quality Element is to provide background information on the physical
17 and regulatory environment affecting air quality in the County. This element also identifies
18 goals, policies, and programs that are meant to balance the County's actions regarding land
19 use, circulation, and other issues potentially affecting air quality. The Project-specific
20 evaluation of emissions demonstrates that after implementation of the applicable Project
21 Design Requirements, and Mitigation Measure 4.3-1, the Project's mitigated construction
22 related emission would fall below SCAQMD regional thresholds and thus be consistent with
23 the SCAQMD 2012 AQMP. No feasible mitigation measures exist that would substantively
24 reduce the Project's operational emissions of VOCs and NO_x. Thus, the Project's conflict
25 with the 2012 AQMP would not be mitigated to below a level of significance. (DEIR, p.
26 4.3-33.) This impact is considered a significant and unavoidable direct and cumulatively-
27 considerable impact.

28 The Project includes all applicable design features that would reduce NO_x emissions as a

1 result of pedestrian connectivity and collocation of residential, elementary school, and
2 recreational uses. No operational-source mitigation measures are feasible for the County to
3 impose. Accordingly, the Project's conflict with AQMP Consistency Criteria #1 cannot be
4 reduced to less-than-significant levels. Absent major revisions to the Project, there are no
5 available mitigation measures that would resolve the Project's exceedance of the AQMP
6 growth assumptions for the site. Therefore, the Project's conflict with the SCAQMD 2012
7 AQMP during Project operation represents a significant direct and cumulatively-
8 considerable unavoidable impact. (DEIR, p. 4.3-33.) There is no feasible mitigation
9 available to reduce the Project's mobile-source emissions such that operational emissions
10 would be below the SCAQMD regional thresholds for VOCs and NO_x. Accordingly, the
11 Project's operational VOC and NO_x impacts would be considered significant and
12 unavoidable on both a direct and cumulatively-considerable basis. (DEIR, p. 4.3-34).
13 Implementation of the mitigation measures and recommendations provided in Section 4.3 of
14 EIR No. 551, and in the air quality technical study, would ensure that the proposed Project
15 would be consistent with the Air Quality Element and General Plan by reducing potential air
16 emissions to the lowest feasible level.

17 G. Housing Element.

18 The 2013-2021 Housing Element identifies and establishes County policies intended to
19 fulfill the housing needs of existing and future residents in Riverside County. It establishes
20 policies that guide County decision-making and set forth an action plan to implement its
21 housing goals. The proposed Project would exceed the Riverside County General Plan's
22 projection of residents for the site by 477 residents. Although the Project would exceed
23 population projections for the site, the increased population growth would represent a 0.2%
24 population increase within the SWAP, and a 0.02% population increase within Riverside
25 County, which would represent a negligible population increase. Thus, a less-than-
26 significant impact would occur. (DEIR, p. 4.13-7.) The Project would cumulatively
27 contribute to population growth in the area. However, the Project's direct cumulative
28 contribution to population growth in the area would be nominal, and would not represent a

1 significant impact. (DEIR, p. 4.13-7.) The proposed Project would be consistent with the
2 General Plan Housing Element and General Plan.

3 H. Administration Element.

4 The Administration Element focuses on the administration of the General Plan, which is the
5 sole responsibility of the County of Riverside, under the authority of the Board of
6 Supervisors. This Element details the vision for Riverside County, General Planning
7 Principles, Countywide Elements and Planning Policies/Area Plan, Appendices of the
8 General Plan, and other administrative topics. The General Plan Amendment proposed by
9 the Project would not conflict with any Administration Element policies.

10 I. Healthy Communities Element.

11 The Healthy Communities Element provides a framework for translating the General Plan
12 vision for a healthy Riverside County into reality by identifying policies aimed at achieving
13 that vision. The Element addresses areas where public health and planning intersect,
14 including transportation and active living; access to nutritious foods; access to health care;
15 mental health; quality of life; and environmental health. The Project would be consistent
16 with the applicable Healthy Communities Element policies governing Countywide Land
17 Uses and Non-Motorized Transportation, as the proposed Project would help to achieve the
18 purposes of the General Plan through compliance with applicable General Plan policies.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Final EIR also discusses,
20 pursuant to State CEQA Guidelines sections 15126(c) and 15126.2(c), significant irreversible
21 environmental changes and provides in the Draft EIR Section 5.2, page 5-9 and 5-10, the following findings:

- 22 A. Natural resources in the form of construction materials and energy resources would be used
23 in the construction of the proposed Project, but development of the Project site as proposed
24 would have no measurable adverse effect on the availability of such resources, including
25 resources that may be non-renewable (e.g., fossil fuels).
- 26 B. Construction and operation of the proposed Project would not involve the use of large sums
27 or sources of non-renewable energy. Additionally, the Project is required by law to comply
28 with the California Building Standards Code (CALGreen), compliance with which reduces

1 a building operation's energy volume that is produced by fossil fuels.

- 2 C. The Project would be subject to regulations to reduce the Project's reliance on non-
3 renewable energy sources. The Project also would be subject to the Energy Independence
4 and Security Act of 2007, which contains provisions designed to increase energy efficiency
5 and availability of renewable energy. The Project also would be subject to California Energy
6 Code, or Title 24, which contains measures to reduce natural gas and electrical demand, thus
7 requiring less non-renewable energy resources. The Project would avoid the inefficient,
8 wasteful, and unnecessary consumption of energy during Project construction, operation,
9 maintenance, and/or removal.
- 10 D. With mandatory compliance to the energy efficiency regulations and mitigation measures,
11 the Project would not involve the use of large sums or sources of non-renewable energy.
- 12 E. The following summary of findings related to energy use and efficiency was provided in the
13 analysis in the Draft EIR at pages 5-13 through 5-15. In compliance with CEQA Guidelines
14 Appendix F, the Draft EIR provides an analysis of the proposed Project's anticipated energy
15 use to determine if the Project would result in the wasteful, inefficient, or unnecessary
16 consumption of energy, or result in a substantial increase in demand or transmission service,
17 resulting in the need for new or expanded sources of energy supply or new or expanded
18 energy delivery systems or infrastructure. In Appendix 3.1 of the Project's greenhouse gas
19 report (*Technical Appendix F* of the DEIR), Urban Crossroads, Inc. calculated the Project's
20 operational energy demands.
- 21 G. The amount of energy and fuel use anticipated by the Project's construction activities would
22 be typical for the type of construction proposed because there are no aspects of the Project's
23 proposed construction process that are unusual or energy-intensive. Project construction
24 energy consumption would not be considered inefficient, wasteful, or otherwise
25 unnecessary.
- 26 H. The Project does not propose uses or operations that would inherently result in excessive
27 and wasteful vehicle trips and VMT, nor associated excess and wasteful vehicle energy
28 consumption. The Project's transportation energy consumption would not be considered

1 inefficient, wasteful, or otherwise unnecessary.

2 I. For new development such as that proposed by the Project, compliance with California
3 Building Standards Code Title 24 energy efficiency requirements (CalGreen) are considered
4 demonstrable evidence of efficient use of energy. Residential development on the Project
5 site would be required to promote and provide for energy efficiencies beyond those required
6 under other applicable federal or State of California standards and regulations, and in so
7 doing would meet all California Building Standards Code 24 standards. Moreover, energy
8 consumed by the Project's is expected be comparable to, or less than, energy consumed by
9 other residential uses of similar scale and intensity that are constructed and operating in
10 California. On this basis, the Project would not result in the inefficient, wasteful, or
11 unnecessary consumption of energy. Furthermore, the Project would not cause or result in
12 the need for additional energy facilities or energy delivery systems.

13 J. Accordingly, pursuant to State CEQA Guidelines Appendix F, this Project would not result
14 in the wasteful or inefficient use or consumption of energy.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that General Plan Amendment No.
16 1163, Change of Zone No. 7898, Amendment No. 2 to SP No. 312, and Tentative Tract Map No. 37053
17 are consistent with the Riverside County General Plan.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
19 EIR No. 551 in evaluating General Plan Amendment No. 1163, Change of Zone No. 7898, Amendment
20 No. 2 to SP No. 312, and Tentative Tract Map No. 37053, that EIR No. 551 is an accurate and objective
21 statement that complies with the California Environmental Quality Act and reflects the County's
22 independent judgment, and that EIR No. 551 is incorporated herein by this reference.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the statement of
24 overriding consideration, **CERTIFIES** EIR No. 551 and **ADOPTS** the Mitigation Monitoring and
25 Reporting Plan attached as Attachment "A" hereto. To the extent that there are any inconsistencies between
26 the mitigation measures as set forth in EIR No. 551, and those set forth in the Mitigation Monitoring and
27 Reporting Program, the Mitigation Monitoring and Reporting Program shall control.

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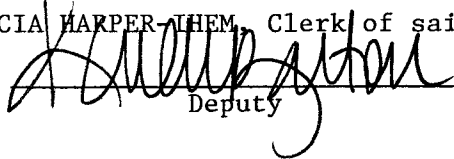
BE IT FURTHER RESOLVED by the Board of Supervisors that copies of General Plan Amendment No. 1163, Change of Zone No. 7898, Amendment No. 2 to SP No. 312, and Tentative Tract Map No. 37053 shall be placed on file in the Office of the Clerk of the Board, in the Office of the County Planning Department, and the Office of the Building and Safety Director.

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

ROLL CALL:

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

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

KECIA HARPER-HEM, Clerk of said Board
By  Deputy

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RESOLUTION NO. 2017-136

ATTACHMENT "A"

MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP)

ATTACHMENT A
French Valley Environmental Impact Report
Mitigation Monitoring and Reporting Program

Mitigation Monitoring and Reporting Program

THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
4.1 AESTHETICS						
Summary of Impacts						
Threshold a): The Project site is not located within the viewshed of any officially designated scenic highways, and would not be visually prominent from any County Eligible facilities. Impacts to scenic highways corridors would be less than significant.	Less-than-Significant Impact	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
Threshold b): The Project would not result in damage to any scenic resources on site that are visually prominent from off-site locations. The Project also would not obstruct distant views of hills and mountains that frame the Project's viewshed. Additionally, future development on site would be required to comply with the Design Guidelines of proposed SP 312A2, which have been crafted specifically to ensure future development on site is not aesthetically offensive.	Less-than-Significant Impact	RR-1 The Project is required to comply with the Design Guidelines of the proposed Specific Plan No. 312, Amendment No. 2. Compliance with these Project design features would be assured by the County's future review of implementing building permits for compliance with the Specific Plan's design features that would serve to reduce and/or avoid impacts relating to aesthetics.	Project Applicant	County of Riverside Building and Safety Department	Prior to the issuance of building permits	Less-than-Significant Impact
Threshold c): Mandatory compliance with the Project's Specific Plan design guidelines related to lighting, as well as mandatory compliance with the lighting provisions provided in Riverside County Ordinance No. 655 and No. 915, would ensure that the Project's lighting elements do not adversely affect nighttime use of the Mt. Palomar Observatory.	Less-than-Significant Impact	RR-2 The Project is required to comply with Riverside County Ordinance No. 655, which is intended to restrict the permitted use of certain light fixtures emitting light into the night sky which could have a detrimental effect on astronomical observation and research. Ordinance No. 655 sets forth requirements for lamp source and shielding of light emissions for outdoor fixtures to reduce "skyglow" or light pollution that affects day or nighttime views from the Mt. Palomar Observatory (located approximately 24 miles southeast of the Project site in northern San Diego County).	Project Applicant	County of Riverside Building and Safety Department	Prior to the issuance of building permits	Less-than-Significant Impact

ATTACHMENT A

French Valley Environmental Impact Report

Mitigation Monitoring and Reporting Program

THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p><u>Threshold d:</u> Mandatory compliance with the Project's Specific Plan design guidelines related to lighting, as well as mandatory compliance with the lighting provisions provided County Ordinances No. 348, No. 655, and No. 915 would ensure that the Project would not create a new source of substantial light or glare. An adverse effect to daytime and nighttime views in the area would not occur.</p> <p><u>Threshold e:</u> The proposed Project would not expose residential property to unacceptable light levels. Mandatory compliance with the Project's Specific Plan design guidelines related to lighting would ensure that residential uses would not be exposed to unacceptable light levels.</p>	<p>Less-than-Significant Impact</p>	<p>RR-3 The Project is required to comply with Riverside County Ordinance No. 915, which is intended to provide minimum requirements for outdoor lighting in order to reduce light trespass. Ordinance No. 915 provides regulations on adequate lighting shielding, glare, and light trespass in order to ensure all development in Riverside County installs lighting in a way that does not jeopardize the health, safety, or general welfare of Riverside County residents and degrade their quality of life.</p> <p>County Regulations and Design Requirements RR-1 through RR-3 provided under the discussion and analysis of Thresholds b and c, would apply. No additional compliance with County regulations, design requirements, or mitigation is required.</p>	Project Applicant	County of Riverside Building and Safety Department	Prior to the issuance of building permits	Less-than-Significant Impact
<p><u>Threshold e:</u> The proposed Project would not expose residential property to unacceptable light levels. Mandatory compliance with the Project's Specific Plan design guidelines related to lighting would ensure that residential uses would not be exposed to unacceptable light levels.</p>	<p>Less-than-Significant Impact</p>	<p>County Regulation and Design Requirement RR-1, provided under the discussion and analysis of Thresholds b, would apply. No additional compliance with County regulations, design requirements, or mitigation is required.</p>	N/A	N/A	N/A	Less-than-Significant Impact
<p>4.2. AGRICULTURE AND FOREST RESOURCES</p> <p>Summary of Impacts</p>						
<p><u>Threshold a:</u> Implementation of the proposed Project would not result in the conversion of Prime Farmland, Statewide Important Farmland, or Unique Farmland to non-agricultural (urban) use. Accordingly, no impact would</p>		<p>No mitigation is required.</p>	N/A	N/A	N/A	No Impact

ATTACHMENT A
French Valley Environmental Impact Report

Mitigation Monitoring and Reporting Program

THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>occur.</p> <p>Threshold b). The Project site is not zoned for agricultural use and is not subject to any Williamson Act Contracts. Although the Winchester Agricultural Preserve No. 28 abuts the Project site to the west, this property is not under agricultural production under existing conditions, and Project impacts to this site would be temporary in nature and would not affect the long-term viability of agricultural production. Should any agricultural uses become established prior to Project implementation, mandatory compliance with Riverside County Ordinance No. 625 would ensure that implementation of the proposed Project does not conflict with off-site agricultural uses or existing Agricultural Preserves. Accordingly, impacts would be less than significant.</p> <p>Threshold c). In the event that agricultural operations are established within 300 feet of the Project site prior to Project implementation, the proposed Project would be required to comply with Riverside County Ordinance No. 625, which would ensure that potential conflicts between proposed residential uses on-site and existing agricultural zoning within 300 feet of the site do not occur. Impacts would therefore be less than significant.</p> <p>Threshold d). Implementation of the proposed Project would not</p>	Less-than-Significant Impact	<p>RR-4 The Project is required to comply with Riverside County Ordinance No. 625, which requires that when residential uses are developed adjacent to properties zoned primarily for agricultural purposes (that support agricultural operations that have been in place for at least three years and not considered a nuisance operation at the time the operation began), future homebuyers must be notified of any agricultural operations that are on-going in the area, and mandate that such agricultural uses shall not be the subject of nuisance complaints.</p>	Project Applicant	County of Riverside Building and Safety Department	Prior to the issuance of building permits	Less-than-Significant Impact
	Less-than-Significant Impact	<p>County Regulation and Design Requirement RR-4 provided under the discussion and analysis of Threshold b, would apply. No additional compliance with County regulations, design requirements, or mitigation is required.</p>	N/A	N/A	N/A	Less-than-Significant Impact
	Less-than-Significant Impact	No mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact

ATTACHMENT A

French Valley Environmental Impact Report

Mitigation Monitoring and Reporting Program

THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. Impacts would therefore be less than significant. Thresholds e. f. and g). There are no changes associated with the proposed Project that could result in the conversion of any forest land to non-forest use, as there are no such lands in the Project vicinity. Therefore, no significant impacts would occur.	No Impact	No mitigation is required.	N/A	N/A	N/A	No Impact
4.3 AIR QUALITY						
Summary of Impacts						
Threshold a.). The Project would have the potential to result in or cause NAAQS or CAAQS violations. The Project's development intensity is greater than the development intensities allowed based on the site's existing General Plan and Specific Plan land use designations. The Project is therefore considered to potentially conflict with the AQMP prior to mitigation.	Significant and Cumulatively-Considerable Impact	RR-5 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust" by implementing the following dust control measures during construction activities, such as earth moving activities, grading, and equipment travel on unpaved roads. Prior to grading permit issuance, the County shall verify that the following notes are included on the grading plan. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors. <ul style="list-style-type: none"> All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions. The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least 	Project Applicant & Project Construction Team	County of Riverside Building and Safety Department	Prior to grading permit issuance	Significant Direct and Cumulatively-Considerable Impact

ATTACHMENT A

French Valley Environmental Impact Report

Mitigation Monitoring and Reporting Program

THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>three times a day, preferably in the midmorning, afternoon, and after work is done for the day.</p> <ul style="list-style-type: none"> The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less. The contractor shall implement the applicable actions specified in Table 2 of SCAQMD Rule 403 at all times, and shall implement the applicable actions specified in Table 3 of SCAQMD Rule 403 when the applicable performance standards cannot be met through use of Table 2 actions. The contractor shall submit a fully executed Large Operation Notification (Form 403 N) to the SCAQMD within 7 days of qualifying as a Large Operation. The contractor shall maintain daily records to document the specific dust control actions taken, maintain such records for a period of not less than three years; and make such records available to the SCAQMD upon request. The contractor shall install and maintain project signage with project contact signage that meets the minimum standards of the Rule 403 Implementation Handbook, prior to initiating any earthmoving activities. The contractor shall appoint a dust control supervisor that meets the requirements under SCAQMD Rule 403 subpart (e) paragraph (1)(E). The contractor shall notify the SCAQMD in writing within 30 days after the site no longer qualifies as a Large Operation as defined by paragraph (c)(21) of SCAQMD Rule 403. The contractor shall resubmit the Large Operation Notification (Form 403 N) on an annual basis at least 30 days prior to the expiration date, 				

THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>pursuant to SCAQMD Rule 403 subpart (e) paragraph (2).</p> <p>RR-6 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 113, Table of Standards, by requiring that all architectural coatings must consist of low VOCs (i.e., VOCs of less than 100 g/l) unless otherwise specified in the SCAQMD Table of Standards.</p> <p>RR-7 The Project's AQIA identifies a number of Project design features including energy-saving programs, sustainable design features, and operational programs. These design features are specified in proposed Specific Plan No. 312, Amendment No. 2, summarized in Subsection 1.4 of the Project's AQIA. Compliance with these Project design features would be assured by the County's future review of implementing building permits for compliance with the Specific Plan and would reduce air pollutant emissions.</p> <p>MM 4.3-1 Prior to grading permit issuance, the County shall verify that the following note is included on the grading plan. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. This note also shall be specified in bid documents issued to prospective construction contractors.</p> <ul style="list-style-type: none"> "During grading activity, all construction equipment (>150 horsepower) shall be California Air Resources Board (CARB) Tier 3 Certified or better. The construction contractor shall keep a log of all construction equipment greater than 150 horsepower demonstrating compliance with this requirement, and the log shall be made available for inspection by Riverside County upon 	<p>Project Applicant & Project Construction Team</p> <p>Project Applicant</p> <p>Project Applicant</p>	<p>County of Riverside Building and Safety Department</p> <p>County of Riverside Building and Safety Department</p> <p>County of Riverside Building and Safety Department</p>	<p>Prior to grading permit issuance</p> <p>Prior to final building inspection</p> <p>Prior to grading permit issuance</p>	

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<p>Threshold b. and c. During construction activities, the Project would exceed the SCAQMD Regional Threshold for NOX. Under long-term operating conditions, the Project would exceed the SCAQMD Regional Threshold for VOCs and NOX. VOCs and NOX are both ozone precursors. Thus, the Project's emissions of VOCs (operation) and NOX (construction and operation) would violate an air quality standard; contribute substantially to an existing or projected air quality violation (ozone); and result in a cumulatively considerable net increase of a criteria pollutant (ozone) for which the Project region is non-attainment.</p>	<p>Significant Direct and Cumulatively-Considerable Impact</p>	<p>RR-8 The Project is required to comply with applicable SCAQMD rules for construction activities on the Project site. SCAQMD Rules that are currently applicable during construction activity for this Project include but are not limited to: Rule 1403 (Asbestos); Rule 1113 (Architectural Coatings); Rule 431.2 (Low Sulfur Fuel); Rule 403 (Fugitive Dust); and Rule 1186 / 1186.1 (Street Sweepers).</p> <p>County Regulations and Design Requirements RR-5 through RR-7, provided above under the discussion and analysis of Threshold a, would apply. In addition, Mitigation Measure MM 4.3-1, provided under the discussion and analysis of Threshold a, would apply. No additional compliance with County regulations, design requirements, or mitigation is required.</p>	<p>Project Applicant & Project Construction Team</p> <p>N/A</p>	<p>County of Riverside Building and Safety Department</p> <p>N/A</p>	<p>Prior to grading permit issuance</p> <p>N/A</p>	<p>Significant Direct and Cumulatively-Considerable Impact</p>
<p>Threshold d. During construction, the Project would expose nearby sensitive receptors to substantial pollutant concentrations because the Project's localized emissions of NO2 and PM10 would exceed the SCAQMD localized significance thresholds. Under long-term operating conditions, the Project's impacts due to localized emissions and contributions to CO "Hot Spots" would be less than significant.</p> <p>Threshold e. None of the land uses located within one mile of the Project site generates substantial point source emissions; thus, no impact would occur due to the introduction of a</p>	<p>Significant Direct and Cumulatively-Considerable Impact</p> <p>No Impact</p>	<p>County Regulations and Design Requirements RR-5 through RR-7, provided above under the discussion and analysis of Threshold a, would apply. In addition, Mitigation Measure MM 4.3-1, provided under the discussion and analysis of Threshold a, would apply. No additional compliance with County regulations, design requirements, or mitigation is required.</p> <p>No mitigation is required.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Less-than-Significant Impact</p> <p>No Impact</p>

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<p>sensitive receptor located within one mile of an existing substantial point source emitter.</p> <p>Threshold f. Construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. The proposed Project would be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances under long-term operating conditions, and also would be required to comply with the County's solid waste regulations. Therefore, odors associated with the proposed Project's construction and operational phases would be less than significant.</p>	<p>Less-Than-Significant Impact</p>	<p>RR-9 The Project is required to comply with the provisions of SCAQMD Rule 402, "Nuisance" which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public.</p>	<p>Project Applicant & Project Construction Team</p>	<p>County of Riverside Building and Safety Department</p>	<p>Prior to the issuance of building permits</p>	<p>Less-than-Significant Impact</p>
<p>4.4 BIOLOGICAL RESOURCES</p> <p>Summary of Impacts</p> <p>Threshold a. Project implementation would result in direct impacts to 0.34 acre of ephemeral streambed considered "riparian/riverine" habitat under the MSHCP, requiring mitigation. Additionally, the Project site contains suitable habitat for burrowing owls and an individual was detected on site in January 2016; this represents a significant impact due to a conflict with MSHCP policies related to the burrowing owl, and mitigation is required. Moreover, the Project would result in impacts to 0.34 acre of riparian/riverine resources</p>						
<p>Significant and Cumulatively Considerable Impact</p>	<p>RR-10 Prior to issuance of grading permits, the Project Applicant shall make payment of Western Riverside County MSHCP fees pursuant to Riverside County Ordinance No. 810.</p> <p>RR-11 To ensure compliance with the Western Riverside County MSHCP, the following shall be required:</p> <ul style="list-style-type: none"> As part of its review of implementing discretionary applications (e.g., building permits), Riverside County shall assure that landscaping plans do not include the use of invasive plant species listed in Volume I, Table 6-2 of the MSHCP. Prior to approval of grading permits, the Project's construction contractor shall 	<p>Project Applicant</p> <p>Project Applicant</p>	<p>County of Riverside Planning Department</p> <p>County of Riverside Building and Safety Department</p>	<p>Prior to grading permit issuance</p> <p>Prior to grading permit issuance</p>	<p>Less-than-Significant Impact</p>	

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Mitigation Monitoring and Reporting Program

THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>consisting of 6,459 linear feet; this represents a conflict with the MSHCP's riparian/riverine requirements, and mitigation would be required to ensure Project is consistent. Impacts due to a conflict with the MSHCP's adjacency guidelines would be less than significant, although mitigation is nonetheless proposed to ensure all provisions of the MSHCP are complied with during construction and operation of the Project.</p>		<p>develop and implement a Storm Water Pollution Prevention Program (SWPPP) to address runoff and potential water quality degradation during construction.</p> <ul style="list-style-type: none"> o All construction plans (i.e., grading permits, building permits, etc.) shall include the following note, compliance with which shall be assured by the construction contractor: <i>"During any nighttime construction activities, all lighting shall direct lighting away from the existing MSHCP conserved lands adjacent to the northwest corner of the Project site."</i> o Prior to issuance of building permits, Riverside County shall review plans to ensure that all lighting along the perimeter of the west boundary of the Project site, particularly street lamps, shall be downcast luminaries and shall be shielded and oriented in a manner that will prevent spillage or glare into the MSHCP conserved lands. <p>MM 4.4-1 In accordance with MSHCP Objective 6, prior to issuance of grading permits the Project Applicant shall retain a qualified biologist to perform a burrowing owl survey between 6 a.m. and 12 p.m. at all potentially suitable habitat sites within the Project's limits of disturbance between two and four months prior to Project commencement of any ground-disturbing activities at the Project site. Should no burrowing owls and/or sign of burrowing owls be detected during the survey, then a pre-construction survey shall be implemented by the Project Applicant per the following requirements.</p> <p>The pre-construction survey shall be performed by a qualified biologist that will survey the site for the presence/absence of burrowing owls within 14 days prior to commencement of ground-disturbing</p>	Project Applicant Project Biologist	County of Riverside Planning Department	Prior to grading permit issuance	



THRESHOLD	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	COUNTY REGULATIONS AND DESIGN REQUIREMENTS (RR) AND/OR MITIGATION MEASURES (MM)	RESPONSIBLE PARTY	MONITORING PARTY	IMPLEMENTATION STAGE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>activities at the Project site. If burrowing owls are detected on-site during the pre-construction survey, the owls shall be relocated/excluded from the site outside of the breeding season following accepted protocols, and subject to the approval of the RCA and wildlife agencies.</p> <p>If during the initial survey (conducted two and four months prior to Project commencement of any ground-disturbing activities) only burrowing owl sign is detected, and it cannot be discerned whether the species is still occupying the site, either: (1) additional visit(s) shall be performed until it can be determined whether burrowing owl occupies the site, or (2) It shall be assumed burrowing owl still occupies the Project site and a Burrowing Owl Management Plan shall be prepared and implemented in coordination with the Western Riverside County Regional Conservation Authority (RCA) and CDFW. If additional site visits determine the species is absent, then the pre-construction survey (as discussed above) shall be implemented.</p> <p>A copy of the results of the pre-construction survey (and all additional surveys) shall be provided to the County of Riverside Planning Department prior to any vegetation clearing and ground disturbance activities.</p> <p>MM 4.4-3 The Project shall mitigate impacts to 0.34 acre of Riparian/Riverine areas (6,459 linear feet) at a 2:1 ratio (mitigation:impact) by purchasing credits through an approved mitigation bank/in-lieu fee program, in accordance with the Project's DBESP (October 2016, EIR Technical Appendix C2). Mitigation credits shall be purchased following the issuance of permits from the regulatory agencies, but prior to impacts occurring. The Riverside-Corona Resource Conservation District (RCRCD) is the proposed in-lieu fee program (ILFP). The applicant proposes to purchase Restoration credits at a 2:1 ratio for riverine impacts. In the event that appropriate</p>	Project Applicant	County of Riverside Planning Department/Riverside Corona Resource Conservation District	Prior to regulatory permit issuance	

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Thresholds b and c. The Project would not result in substantial adverse effects to endangered or threatened species, nor would it modify any habitat known to support threatened or endangered species. Accordingly, the Project would have no impact on such species. However, without implementation of the additional mitigation measures required by the MSHCP, the Project would result in significant direct and cumulatively-considerable	Significant and Cumulatively Considerable Impact	<p>mitigation credits are unavailable from RCRCD, the applicant will submit an addendum to the DBESP that proposes an alternate mitigation strategy. The alternate mitigation strategy may include a different mitigation bank/in-lieu fee program or applicant-responsible mitigation. The proposed alternate mitigation would require Wildlife Agency concurrence before impacts to Riparian/Riverine areas could occur.</p> <p>MM 4.4-4 Prior to the issuance of grading permits, the Project Applicant shall obtain a Section 404 Permit from the U.S. Army Corps of Engineers (Corps) and a Section 401 Permit from the Regional Water Quality Control Board (RWQCB) for impacts to 0.34 acre of Corps and RWQCB jurisdictional areas on-site. Mitigation may include the purchase of habitat credits from an agency-approved mitigation bank at a minimum 1:1 ratio or payment into an in-lieu fee agreement.</p> <p>MM 4.4-5 Prior to the issuance of grading permits, the Project Applicant shall obtain a Section 1602 Streambed Alteration Agreement from the CDFW for impacts to 0.34 acre of CDFW jurisdictional areas. Mitigation may include the purchase of habitat credits from an agency-approved mitigation bank at a minimum 1:1 ratio or payment into an in-lieu fee agreement.</p> <p>MM 4.4-2 Vegetation clearing of each phase of Project construction shall be conducted outside of the nesting season (January 15 through September 15). If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three (3) days prior to any ground disturbance, including discing, demolition activities, and grading. If active nests of native species are identified, the biologist shall establish suitable buffers around the nests, and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests. Typically established buffers are greater for raptors than</p>	Project Applicant	U.S. Army Corp of Engineers/Regional Water Quality Board/Riverside County Building and Safety Department	Prior to grading permit issuance	
			Project Applicant	California Department of Fish and Wildlife/ Riverside County Building and Safety Department	Prior to grading permit issuance	
			Project Applicant	Riverside County Planning Department	Prior to ground disturbing activities	Less-than-Significant Impact

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impacts to biological resources. Specifically, the Project would result in the removal of burrowing owl habitat, which requires mitigation to ensure burrowing owls. Additionally, the Project also has the potential to impact active native bird nests protected by the MBTA if vegetation is removed during the nesting season (January 15 to September 15).		songbirds and depend upon the species, the nesting stage, and type of construction activity proposed. The buffer should be 300 feet for raptors and 150 feet for songbirds, unless specifically determined by a qualified biologist familiar with the nesting phenology of the nesting species. County Regulations and Design Requirements RR-10 and RR-11, provided under the discussion and analysis of Threshold a, would apply. In addition, Mitigation Measures MM 4.4-1, MM 4.4-3, MM 4.4-4, and MM 4.4-5, provided under the discussion and analysis of Threshold a, would apply. No additional compliance with County regulations, design requirements, or mitigation is required.	N/A	N/A	N/A	
<u>Threshold d:</u> The Project site lacks migratory wildlife corridors and wildlife nursery sites, and does not occur within MSHCP Cores or Linkages. Therefore, the Project would have no impact on native resident or migratory wildlife corridors or wildlife nursery sites.	No Impact	No mitigation is required.	N/A	N/A	N/A	No Impact
<u>Threshold e:</u> The Project would permanently remove 0.34 acre of riparian/riverine resources consisting of 6,459 linear feet of shallow ephemeral streambed features (Drainage Complex 1 Drainage 2, and Drainage Complex 3) present on the northern portion of the Project site. In accordance with the MSHCP, a DBESP has been prepared requiring compensatory mitigation for these impacts, which are evaluated as significant on both a direct and cumulatively-considerable basis.	Significant and Cumulatively Considerable Impact	Mitigation Measure MM 4.4-3, provided under the discussion and analysis of Threshold a, would apply. No additional compliance with County regulations, design requirements, or mitigation is required.	N/A	N/A	N/A	Less-than-Significant Impact
<u>Threshold f:</u> The results of the jurisdictional delineation	Significant and Cumulatively	Mitigation Measure MM 4.4-3, provided under the discussion and analysis of Threshold a, would	N/A	N/A	N/A	Less-than-Significant Impact

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<p>concluded that there are federally protected shallow ephemeral streambed features (Drainage Complex 1 Drainage 2, and Drainage Complex 3) occurring in the northwestern portion of the Project site. Accordingly, the Project would have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means, and impacts are evaluated as significant on both a direct and cumulatively-considerable basis.</p> <p><u>Threshold g.</u> The proposed Project would not conflict with any local policies or ordinances protecting biological resources. Accordingly, no impact due to a conflict with such local policies or ordinances would occur.</p>	<p>Considerable Impact</p>	<p>apply. No additional compliance with County regulations, design requirements, or mitigation is required.</p>				
<p><u>Threshold g.</u> The proposed Project would not conflict with any local policies or ordinances protecting biological resources. Accordingly, no impact due to a conflict with such local policies or ordinances would occur.</p>	<p>No Impact</p>	<p>No mitigation is required.</p>	N/A	N/A	N/A	No Impact
4.5 CULTURAL RESOURCES						
Summary of Impacts						
<p><u>Thresholds a. & b.</u> The Project site would impact one (1) known historical resource (Site RIV-6507/H) on the Project site. However, Site RIV-6507/H is not significant under CEQA criteria. As such, a less-than-significant impact would occur.</p> <p><u>Thresholds c. & d.</u> As noted above under Thresholds c and d, the Project site contains three (3) archeological resources (Sites RIV-6505, RIV-6506, and P-33-0112590). Of these resources, only one component of Site RIV-6505 (pictographs) is significant</p>	<p>Less-than-Significant Impact</p>	<p>No mitigation is required.</p>	N/A	N/A	N/A	Less-than-Significant Impact
<p><u>Thresholds c. & d.</u> As noted above under Thresholds c and d, the Project site contains three (3) archeological resources (Sites RIV-6505, RIV-6506, and P-33-0112590). Of these resources, only one component of Site RIV-6505 (pictographs) is significant</p>	<p>Significant Direct, Indirect, and Cumulatively Considerable Impact</p>	<p>RR-12 In the event that human remains are discovered, pursuant to California Health and Safety Code §7050.5, as well as the Public Resources Code §5097 et. seq., the Project Archeologist shall have the authority to divert or temporarily halt ground disturbance operation within 100 feet the area of discovery to allow for the evaluation of the human remains and the</p>	<p>Project Applicant/Project Construction Team/Project Archeologist</p>	<p>Riverside County Planning Department</p>	<p>In the event human remains are discovered on-site</p>	<p>Less-than-Significant Impact</p>

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<p>under CEQA criteria, due to its significance with respect to the religious beliefs of the Luisefo Indians, which meets the CEQA criteria of significance for being "directly associated with a scientifically recognized important prehistoric or historic event or person" (CA Public Resources Code Section 21083.2). The Project is designed to avoid impacts to Site RIV-6505 through preserving it within an open space conservation area. Accordingly, the Project would result in less-than-significant impacts to known significant archaeological resources. Regardless, there is a potential that archaeological resources may be buried beneath the surface of the site that meet the CEQA definition of a significant resource which could be unearthed during the Project's construction process. If such resources are unearthed and are not properly identified and treated, the impact would be significant. Moreover, other development projects in the traditional use area of the Luisefo Indians also have the potential to adversely affect archaeological resources that are significant under CEQA; thus, the Project's potential impacts to significant archaeological resources also would be cumulatively considerable. Mitigation is required to address these potential impacts.</p>		<p>surrounding vicinity. If any human remains are discovered, the County Coroner and lead agency shall be contacted. The County Coroner shall determine that no investigation of the cause of death is required, and determine if the remains are of Native American origin. In the event that the remains are determined to be of Native American origin, the NAHC shall be contacted within 24 hours of the discovery. The Most Likely Descendant, as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains. If the NAHC is unable to identify a Most Likely Descendant, or if the Most Likely Descendant failed to make a recommendation within 48 hours after being notified by the NAHC, or the Project Applicant rejects the recommendation of the Most Likely Descendant, the Project Applicant shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further ground disturbance. Evidence of compliance with this mitigation measure, if human remains are found, shall be provided to Riverside County upon the completion of a treatment plan and final report detailing the significance and treatment finding.</p> <p>MM 4.5-1 Prior to the issuance of grading permits, prehistoric milling features located within the grading envelope, including prehistoric milling features located within Site RIV-6506 and P-33-011259 shall be reviewed by the County of Riverside to identify which features within the grading envelope can be relocated and preserved, if possible. Relocation and preservation, if possible, shall occur in association with grading activities, with resources relocated to one of the areas designated for open space on the Project site. The specific placement of the relocated features shall be determined through a discussion between the Project Applicant, Native American representative, and County of Riverside representative at the time of the review of the features. Once the features are relocated, the Project Archaeologist shall record</p>	<p>Project Applicant/Project Archeologist</p>	<p>Riverside County Building and Safety Department</p>	<p>Prior to grading permit issuance</p>	

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		<p>their locations and prepare an archaeological site update form to register these features with the Eastern Information Center (EIC) at the University of California at Riverside (UCR).</p> <p>MM 4.5-2 Prior to the issuance of a grading permit, the developer shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist ("Project Archaeologist") for mitigation monitoring services, and to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed to address the details of all activities and provide procedures that must be followed in order to reduce the impacts to cultural and historical resources to a level that is less than significant as well as mitigate potential impacts to undiscovered and buried archeological resources associated with this Project. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and exaction of each portion of the Project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition, etc. The project archaeologist shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow for identification, evaluation, the facilitation of consultation, and the potential recovery of cultural resources in coordination with any required tribal or special interest monitors. The Project Applicant shall provide written verification that a County-certified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the County of Riverside. The Project Applicant shall also provide the Cultural Resource Monitoring Program to the County Archeologist for review and approval.</p> <p>MM 4.5-3 Prior to the issuance of a grading permit, the Project Applicant or construction contractor shall provide evidence to the County of</p>	Project Applicant/Project Construction Team	Riverside County Building and Safety Department	Prior to grading permit issuance	
			Project Applicant	Riverside County Planning Department	Prior to final map approval	



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		<p>Riverside that the construction site supervisors and crew members involved with grading and trenching operations are trained during a mandatory pre-grading meeting by the Project Archeologist to recognize archaeological resources should such resources be unearthed during ground-disturbing construction activities. Training shall include a brief review of cultural sensitivity of the Project and surrounding area, what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. If a suspected archaeological resource is identified on the property, the construction supervisor shall be required by his contract to immediately halt and redirect grading operations in a 100-foot radius around the find and seek identification and evaluation of the suspected resource by the Project Archeologist. This requirement shall be noted on all grading plans and the construction contractor shall be obligated to comply with the note. The Project Archeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2. Evidence of the mandatory pre-grading training shall be presented in the Phase IV Monitoring Report and shall include a sign-in sheet for attendees of the training.</p> <p>MM 4.5-4 Prior to final map approval, the Project Applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the grading plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirement for avoidance of resource Site RIV-6505. The specific location of Site RIV-6505 shall not be depicted on any publicly-accessible plans or documents. Any map of Site RIV-6505</p>	Project Applicant/Project Archeologist	Riverside County Building and Safety Department	Prior to issuance of grading permits	

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		<p>shall be marked as "Confidential – Not for Public Review" and retained in the County's confidential files.</p> <p>MM 4.5-5 The Project Applicant shall ensure that during the original cutting of previously undisturbed deposits, the Project Archaeologist shall be on-site to perform periodic inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The Project Archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated. Isolates and clearly non-significant deposits will be minimally documented in the field and the monitored grading can proceed.</p> <p>MM 4.5-6 In the event that previously unidentified cultural resources are discovered, the Project Archaeologist shall have the authority to divert or temporarily halt ground disturbance operation within 100 feet the area of discovery to allow for the evaluation of potentially significant cultural resources. The Project Archaeologist shall contact the County archaeologist at the time of discovery. The Project Archaeologist, in consultation with the County archaeologist, and Native American Tribal Representative (or other appropriate ethnic/cultural group representative), shall determine the significance and appropriate mitigation (documentation, recovery, avoidance, etc.) of the discovered resources. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Project Archaeologist and approved by the County of Riverside, then carried out using professional archaeological methods. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures. Prior to resuming construction activities in the affected</p>	<p>Project Applicant/Project Archeologist</p>	<p>Riverside County Building and Safety Department</p>	<p>In the event previously unidentified cultural resources are discovered</p>	
			<p>Project Applicant</p>	<p>Riverside County Planning Department</p>	<p>If any cultural material is found on-site</p>	

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Mitigation Monitoring and Reporting Program

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		<p>area, the discovered cultural resources shall be recovered and features recorded using professional archeological methods. The Project Archeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading may proceed. Evidence of compliance with this mitigation measure, if a significant archaeological resource is found, shall be provided to Riverside County upon the completion of a treatment plan and final report detailing the significance and treatment finding.</p> <p>MM 4.5-7 If any cultural material is discovered on the property, all cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards and the Project Applicant shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The collections and associated records shall be transferred, including title, to the Western Science Center, a Riverside County curation facility, to be accompanied by payment of the fees necessary for permanent curation, or, the artifacts may be delivered to the Native American representative if that is recommended by the lead agency. Evidence of compliance with this mitigation measure shall be provided to Riverside County in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.</p> <p>MM 4.5-8 Prior to the issuance of certificate of occupancy, a final archeological report documenting the field and analysis results, and interpreting the artifact and research data within the research context, shall be completed and submitted to the satisfaction of the County of</p>	Project Applicant/Project Archeologist	Riverside County	Prior to the issuance of certificate of occupancy	
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<p>Threshold e. The Project site does not contain a cemetery and no known cemeteries are located within the immediate site vicinity. In the unlikely event that human remains are discovered during Project grading or other ground-disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 and California Public Resources Code §5097 et. seq. Mandatory compliance with State law would ensure that human remains, if encountered, are appropriately treated and would preclude the potential for significant impacts to human remains.</p> <p>Threshold f. The Project would not impact any existing religious or sacred uses within the proposed impact area. Archaeological resource Site RIV-6505 contains pictographs (rock art) which are considered sacred to the Luisefo Indians.</p>	<p>Less-than-Significant Impact</p>	<p>Riverside. The report will include (at a minimum) the following: a discussion of the monitoring methods and techniques used; the results of the monitoring program including any artifacts recovered; an inventory of any resources recovered; updated Department of Parks and Recreation Primary and Archaeological Site Forms for any new resources identified, and all sites affected by the development; final disposition of the resources including GPS data, artifact catalog; and any additional recommendations. A final copy shall be submitted of the County of Riverside, the Project Applicant, the Eastern Information Center, and the Tribe.</p> <p>County Regulation and Design Requirement RR-12, provided under the discussion and analysis of Threshold c, would apply. No additional compliance with County regulations, design requirements, or mitigation is required.</p>	N/A	N/A	N/A	<p>Less-than-Significant Impact</p>
	<p>Less-than-Significant Impact</p>	<p>No mitigation is required.</p>	N/A	N/A	N/A	<p>Less-than-Significant Impact</p>

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<p>however, the Project is designed to avoid impacts to RIV-6505 by preserving it within an open space conservation area. Accordingly, no impacts to existing religious or sacred uses would occur with implementation of the proposed Project.</p> <p>Threshold: As required by AB 52 and SB 18, the results of the Native American consult determined that cultural resources could be impacted as a result of Project implementation, which may be considered TCRs by affected tribes. Specifically, Project implementation would result in direct impacts to the bedrock milling features located at Site RIV-6506 and P-33-011259. Additionally, there is the potential for archaeological resources to be unearthed during the Project's ground-disturbing construction activities which may qualify as tribal cultural resources under the Public Resources Code definition. Other development projects in the traditional use area of the Cahulla Band of Indians and the Pechanga Tribe also have the potential to adversely affect tribal cultural resources that are significant under CEQA. Accordingly, the Project would result in significant direct and cumulatively-considerable impacts to tribal cultural resources.</p>	<p>Significant Direct and Cumulatively Considerable Impact.</p>	<p>Mitigation Measures MM 4.5-1, and MM 4.5-2, provided under the discussion and analysis of Thresholds c & d, would apply. No additional compliance with County regulations, design requirements, or mitigation is required.</p>	N/A	N/A	N/A	<p>Less-than-Significant Impact</p>
<p>4.6 GEOLOGY AND SOILS Summary of Impacts Thresholds a & d. The Project</p>						
<p>Less-than-Significant RR-13 The Project is required to comply with Project Applicant County of Riverside Prior to the issuance Less-than-</p>						

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<p>site is not located within a mapped Alquist-Priolo Earthquake Fault Zone or a County Fault Hazard Zone. Although the Project site is located in a seismically active area of southern California, this risk is not considered substantially different than that of other similar properties in the southern California area. As a mandatory condition of Project approval, the Project would be required to construct proposed structures in accordance with the CBC (Title 24) and the Riverside County Building Code. The CBC and the Riverside County Building Code have been designed to attenuate the risk to life or property to less than significant levels.</p> <p>As with all properties within the southern California region, the Project site is subject to strong seismic ground shaking associated with earthquakes. However, mandatory compliance with local and state ordinances and building codes would ensure that on-site structures are developed in such a fashion so as to attenuate the risk to life or property to less than significant levels.</p> <p>Threshold b: There are no known active or potentially active faults on the Project site or trending toward the Project site, and the Project would not be subject to hazards related to the rupture of a known earthquake fault.</p>	Impact	<p>the provisions of International Building Code (IBC) for Seismic Zone 4, by following the appropriate building design and construction standards for the Project site.</p> <p>RR-14 The Project is required to comply with the provisions of County Ordinance Nos. 457 and 547. Ordinance No. 457 requires that all projects comply with California Building Codes and the International Building Codes. These codes establish site-specific investigation requirements, construction standards, and inspection procedures to ensure that development does not pose a threat to the health, safety, and welfare of the public. In addition, Ordinance No. 547 requires that cases where a proposed project falls within an earthquake fault zone as shown on the maps prepared by the State Geologist, this Ordinance requires compliance with all of the provisions of the Alquist-Priolo Act and the adopted policies and criteria of Ordinance No. 547.</p>	Project Applicant	<p>Building and Safety Department</p> <p>County of Riverside Building and Safety Department</p>	<p>of building permits</p> <p>Prior to the issuance of building permits</p>	<p>Significant Impact</p> <p>No Impact</p>
	No Impact	No mitigation is required.	N/A	N/A	N/A	No Impact

ATTACHMENT A

French Valley Environmental Impact Report

Mitigation Monitoring and Reporting Program

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<p>Threshold c. There is a potential for liquefaction to occur on-site. The Project would be required to comply with the applicable requirements of the CBC and the Riverside County Building Code, which would help reduce liquefaction hazards, but would not reduce impacts to below a level of significance. The Project has the potential for liquefaction to occur on-site, and a significant impact would occur.</p>	<p>Significant Impact</p> <p>Direct</p>	<p>MM 4.6-1 Prior to issuance of building permits, the Director of the Riverside County Building and Safety Division (or his/her designee) shall verify that all of the recommendations given in the Project's May 26, 2016 "Preliminary Geotechnical/Geologic Investigation Report (Update) Tentative Tract Map (TTM) No. 37053 Spencer's Crossing - Northwest of Leon Road and Baxter Road Riverside County, California" by Leighton and Associates, Inc., are incorporated into the construction and grading plans. The recommendations shall include, but not be limited to the following:</p> <ul style="list-style-type: none"> Perform earthwork in accordance with the General Earthwork and Grading Specifications in Appendix C of Technical Appendix E. The recommendations contained in Appendix C of Technical Appendix E, are general grading specifications provided for typical grading projects and some of the recommendations may not be strictly applicable to the proposed Project. The specific recommendations contained in the text of this report shall supersede the general recommendations in Appendix C of Technical Appendix E. <p>The contract between the Project Applicant and earthwork contractor shall be worded such that it is the responsibility of the contractor to place fill properly in accordance with the recommendations of the Geotechnical Report, the specifications in Appendix C of the Geotechnical Report, applicable County Grading Ordinances, notwithstanding the testing and observation of the geotechnical consultant during construction.</p> <ul style="list-style-type: none"> Prior to grading, the proposed structural improvement areas (i.e. all structural fill areas, pavement areas, buildings, etc.) of the site shall be cleared of surface and subsurface obstructions, heavy vegetation, and boulders. Roots and debris shall be disposed of off-site. Wells, septic tanks or seepage pits, if encountered, shall be abandoned in 	<p>Project Applicant</p>	<p>Riverside County Building and Safety Department</p>	<p>Prior to the issuance of building permits</p>	<p>Less-than-Significant</p>

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		<p>accordance with the County of Riverside Department of Health Services guidelines.</p> <p>The near surface soils (including topsoil/colluvium, artificial fill, Younger alluvium, and upper 2 -3 feet of older alluvium) are potentially compressible in their present state and may settle under the surcharge of fills or foundation loading. As such, these materials shall be removed in all settlement-sensitive areas including building pads, pavement, and slopes. The depth of removal shall extend into underlying dense older alluvium or bedrock, but not expected to exceed a depth of 5 to 10 feet (except previous deep dozer pits backfill T-6 and T-7). Dense competent older alluvium shall possess a minimum of 85 percent relative compaction (based on ASTM D1557). Acceptability of all removal bottoms shall be reviewed by an engineering geologist or geotechnical engineer and documented in the as-graded geotechnical report. The removal limit shall be established by a 1:1 (horizontal:vertical) projection from the edge of fill soils supporting settlement-sensitive structures downward and outward to competent material identified by the geotechnical consultant. This may require remedial grading that extends beyond the limits of design grading. Removal will also include benching into competent material as the fills rise. Areas adjacent to existing property limits or protected habitat areas may require special considerations and monitoring. Steeper temporary slopes in these areas may be considered.</p> <ul style="list-style-type: none"> • Conduct overexcavation of the cut portion of transition lots in order to mitigate the impact of underlying cut/fill transition conditions, during Project grading. Overexcavation shall extend to a minimum depth of 3 feet below finish pad elevation or one-half of the maximum fill thickness on the lot, whichever is deeper. The overexcavation need not exceed 10 feet in depth. This overexcavation does not include scarification or preprocessing prior to placement of fill. 				



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		<p>Overexcavation shall encompass the entire lot or extend laterally beyond the building limits a horizontal distance equal to the depth of overexcavation or to a minimum distance of 5 feet, whichever is greater. Overexcavation bottoms shall be sloped as needed to reduce the accumulation of subsurface water.</p> <ul style="list-style-type: none"> Conduct overexcavation in the cut lots to a depth of 3 feet below finish grades and then capped with compacted fill (EI<91) in order to facilitate excavation of footings and trenches in bedrock and older alluvium. Streets located in the dense bedrock shall be overexcavated to a depth of 2 feet below the deepest utility and then brought back up to design grades with compacted fill. Lot overexcavation shall be sloped to the street a minimum of 1 percent to reduce the accumulation of water. Remove debris and organic matter from on-site soils being re-used as compacted fill. Fills placed within 10 feet of finish pad grades or slope faces shall contain no rocks over 12 inches in maximum dimension. In addition, encountered clayey soils layers (EI>91), if any, shall be placed at a depth greater than 5 feet below finished grades. <p>Areas to receive structural fill and/or other surface improvements shall be scarified to a minimum depth of 8 inches, conditioned to at least optimum moisture content, and recompacted. Fill soils shall be placed at a minimum of 90 percent relative compaction (based on ASTM D1557) at or above optimum moisture content. Placement and compaction of fill shall be performed in accordance with local grading ordinances under the observation and testing of the geotechnical consultant. The optimum lift thickness to produce a uniformly compacted fill will depend on the type and size of compaction equipment used. In general, fill shall be placed in uniform lifts not exceeding 8 inches in thickness.</p>				

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		<p>Fill slope keyways will be necessary at the toe of all fill slopes and at fill-over-cut contacts. Keyway schematics, including dimensions and subdrain recommendations, are provided in Appendix C of Technical Appendix E. All keyways shall be excavated into dense bedrock or dense older alluvium as determined by the geotechnical engineer. The cut portions of all slope and keyway excavations shall be geologically mapped and approved by a geologist prior to fill placement.</p> <p>Fills placed on slopes steeper than 5:1 (horizontal:vertical) shall be benched into dense soils (see Appendix C of Technical Appendix E for benching detail). Benching shall be of sufficient depth to remove all loose material. A minimum bench height of 2 feet into approved material shall be maintained at all times.</p> <ul style="list-style-type: none"> Remove all oversized rock (greater than 12 inches in maximum dimension) produced during Project grading. No rock in excess of 12 inches in maximum dimension may be placed in any fill within 10 feet of finish grade. Oversized rock may be placed in the deeper fill portions of the site, if placed in accordance with the following guidelines and the specifications contained in Appendix C of Technical Appendix E. <p>Within the upper 5 feet of finish grade, fill soils shall not contain rock greater than 6 inches in maximum dimension in order to facilitate foundation and utility trench excavation. For fill soils between 5 and 10 feet below finish grade, the fill may contain rock up to 12 inches in maximum dimension and shall be mixed with sufficient soil to eliminate voids. Below a depth of 10 feet, rocks up to a maximum dimension of 36 inches may be incorporated into the fill provided adequate fines to fill all voids are present. Rocks greater than 36 inches in diameter may be placed on a case-by-case basis. It is anticipated that a minimum of approximately 35 to 40 percent coarse grained material will be necessary to adequately fill all</p>				

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		<p>voids. Soil used to fill voids in rock fills shall be flooded during placement with a sufficient amount of water to wash soil into all voids. Material filling voids shall be compacted to a minimum of 90 percent of the soil's maximum dry density. The outer 20 feet (10 feet vertically) of all fill slopes shall not contain rocks greater than 12 inches. Subdrains shall be provided at the base of all rock fills to minimize the potential for a build-up of hydrostatic pressure. The grading contractor shall consider the volume of possible rock disposal afforded by the design. Rock disposal strategies shall be reviewed by the geotechnical consultant prior to implementation.</p> <ul style="list-style-type: none"> Implement shrinkage/bulking factors to the excavated on-site materials. The volume change of excavated on-site materials upon compaction is expected to vary with depth of excavation, location, material type and compaction effort during grading. As such, the in-place and compacted densities of soil/bedrock materials vary and accurate determination of shrinkage and bulking for any specific area cannot be made, especially in the case of this project where bedrock and overburden soils vary considerably from one area to another. For preliminary planning purposes the following shrinkage/bulking factors shall be applied. <p>For a depth between zero and five feet, topsoil/colluvium and alluvium shall have a 10% to 15% shrinkage factor applied, older alluvium shall have a 5% to 15% shrinkage factor applied, and weathered granitic or metamorphic rock shall have a 0% to 10% shrinkage factor applied. For a depth between five and ten feet, topsoil/colluvium and alluvium shall have a 5% to 10% shrinkage factor applied, older alluvium shall have a 10% shrinkage factor to a 5% bulking factor applied, and weathered granitic or metamorphic rock shall have a 0% to 5% bulking factor applied. For a depth greater than 10 feet, topsoil/colluvium and alluvium shall have no factor applied, older</p>				