

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



ITEM  
3.12  
(ID # 5581)

**MEETING DATE:**

Tuesday, October 24, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING:  
RESOLUTION NO. 2017-222 AMENDING THE RIVERSIDE COUNTY  
GENERAL PLAN – THIRD CYCLE OF GENERAL PLAN AMENDMENTS FOR  
2017 (General Plan Amendment (GPA) Nos. 1079, 1211, 1216, and 1219),  
ADOPTING RESOLUTION NO. 2017-223 CERTIFYING EIR NO. 534,  
ADOPTING RESOLUTION NO. 2017-224 APPROVING AMENDMENT NO. 16  
TO SPECIFIC PLAN NO. 106, ADOPTING ORDINANCE NO. 348.4872  
RELATED TO GPA NO. 1079, ADOPTING ORDINANCE NO. 348.4868  
RELATED TO GPA NO. 1211, ADOPTING ORDINANCE NO. 348.4871  
RELATED TO GPA NO. 1219, DISTRICTS 2, 3, and 5. Applicant Fees 100% (for  
GPA Nos. 1079, 1211, and 1219) and NCC for GPA No. 1216 [\$63,699 Total  
Cost - 100% NCC]

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

**ADOPT RESOLUTION NO. 2017-223** certifying Environmental Impact Report No. 534 for  
General Plan Amendment No. 1079, Change of Zone No. 7799, Plot Plan No. 25337 and  
Tentative Parcel Map No. 36564; and,

**ACTION:**

---

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Washington and duly  
carried by unanimous vote, IT WAS ORDERED that the above matter is approved as  
recommended and that Ordinance 348.4872 Ordinance 348.4868 and Ordinance 348.4871 are  
adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None  
Date: October 24, 2017  
xc: Planning

Kecia Harper-Ihem  
Clerk of the Board

By:   
Deputy

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

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

**ADOPT RESOLUTION NO. 2017-222** amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment Nos. 1079, 1211, 1216, and 1219; and,

**ADOPT ORDINANCE NO. 348.4872** amending the zoning in the Cherry Valley District shown on Map No. 31.028 Change of Zone No. 7799; and,

**ADOPT ORDINANCE NO. 348.4868** amending the zoning in the East Corona District shown on Map No. 49.015 Change of Zone No. 7924; and,

**ADOPT RESOLUTION NO. 2017-224** adopting Amendment No. 16 to Specific Plan No. 106 consistent with the Board's action on July 25, 2017; and,

**ADOPT ORDINANCE NO. 348.4871** amending the zoning in the Rancho California Area shown on Map No.2.2419 Change of Zone No. 7214; and,

**DIRECT** the Planning Department to incorporate the changes adopted by Resolution No. 2017-222, attached hereto and incorporated herein by reference, to the Riverside County General Plan Land Use Element, Circulation Element, and associated area plan.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 6,804	\$ N/A	\$ 63,699	\$ N/A
<b>NET COUNTY COST</b>	\$ 6,804	\$ N/A	\$ 63,999	\$ N/A
<b>SOURCE OF FUNDS: Applicant Fees 100% and NCC</b>			<b>Budget Adjustment:</b>	None
			<b>For Fiscal Year:</b>	13/14 - 17/18

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

**BACKGROUND:**

**Summary**

The County has the ability to process four cycle updates to its General Plan annually. The General Plan Amendments comprising the Third Cycle of General Plan Amendments for 2017 were considered by the Board of Supervisors during public hearings, which are listed below. GPA Nos. 1079, 1211, 1216, and 1219 are Entitlement/Policy Amendments.

**INDIVIDUAL AMENDMENTS:**

**San Geronio Crossing**

**General Plan Amendment No. 1079 (Entitlement/Policy Amendment):** A proposal to amend the current General Plan land use designation for the southern portion of the project site

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

(approximately 229 acres) from Community Development: Very Low Density Residential (CD:VLDR) [1 Acre Minimum] to Community Development: Light Industrial (CD:LI) [0.25 – 0.60 Floor Area Ratio] and Community Development: Public Facility (CD:PF) [ $\leq$  0.60 FAR] and the northern portion of the project site (approximately 84.8 acres) from Community Development: Very Low Density Residential (CD:VLDR) [1 Acre Minimum] to Open Space: Recreation (OS:R), with a portion of the project site remaining Rural: Rural Mountainous (R:RM) [10 Acre Minimum]. The project site is located within the Pass Area Plan in the Fifth Supervisorial District, immediately northeast of the I-10 Interstate, specifically located west of the unincorporated community of Cherry Valley in Riverside County and east of the incorporated City of Calimesa. General Plan Amendment No. 1079 is associated with Change of Zone No. 7799, Parcel Map No. 36564, Plot Plan No. 25337, and Environmental Impact Report No. 534, which were considered concurrently with this amendment at a public hearing before the Board of Supervisors as a Fast Track project. The Board of Supervisors tentatively approved General Plan Amendment No. 1079 on October 17, 2017.

The adoption of Ordinance No. 4872 will finalize the Board's tentative approval of Change of Zone No. 7799 on October 17, 2017, and formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

**Planet Home Living**

General Plan Amendment No. 1211 (Entitlement/Policy Amendment): A proposal to amend the current General Plan land use designation of 4.16 acres from Community Development: Commercial Retail (CD:CR) [0.20-0.35 FAR] to Community Development: Very High Density Residential (CD: VHDR) [14-20 DU/AC]. The project site is located within the Temescal Canyon Area Plan in the Second Supervisorial District, specifically located on the northeast corner of Grant Street and Magnolia Avenue. General Plan Amendment (GPA) No. 1211 is associated with Change of Zone No. 7924, Tentative Tract Map No. 37169, and Environmental Assessment No. 42960, which were considered concurrently with this amendment at a public hearing before the Planning Commission and the Board of Supervisors. On September 20, 2017, the Planning Commission recommended tentative approval of GPA 1211. The Board of Supervisors tentatively approved General Plan Amendment No. 1211 on October 17, 2017.

The adoption of Ordinance No.348.4868 will finalize the Board's tentative approval of Change of Zone No. 7924 on October 17, 2017, and formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

**Wine Country Trails**

General Plan Amendment No. 1216 (Entitlement/Policy Amendment): A proposal to amend the Southwest Area Plan and Circulation Element to guide the development of a trails network that will serve all members of the community within the Temecula Valley Wine Country Policy Area. General Plan Amendment (GPA) No. 1216 will specifically revise the area plan policy SWAP 1.7 and Figure 8, Trails and Bikeway System Map; as well as amend Circulation Element Figure C-6 for consistency. GPA No. 1216 is associated with Addendum No. 3 to Environmental Impact

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

Report No. 524 which was considered concurrently with this amendment at the public hearings before the Planning Commission and Board of Supervisors. On June 7, 2017, the Planning Commission recommended to the Board of Supervisors tentative approval of GPA No. 1216. The Board of Supervisors tentatively approved General Plan Amendment No. 1216 on August 29, 2017.

**Specific Plan No. 106 – Dutch Village**

General Plan Amendment No. 1219 (Entitlement/Policy Amendment): A proposal to amend the current General Plan land use designation to implement the land use and related changes proposed by Amendment No. 16 to Specific Plan No. 106. General Plan Amendment (GPA) No. 1219 will change the land use designation for approximately 20 acres from Community Development: Very Low Density Residential (CD:VLDR) [1 Acre Minimum] and Rural: Rural Residential (R:RR) [5 Acre Minimum] to Community Development: Low Density (CD:LDR) [0.5 Acre Minimum]. The project site is located within the Southwest Area Plan and Highway 79 Policy Area in the Third Supervisorial District, specifically located southerly of Benton Road, easterly of Beech Street, westerly of Pourroy Road, and northerly of Auld Road. GPA No. 1219 is associated with Specific Plan No 106 Amendment No. 16, Change of Zone No. 7214, Tentative Tract Map No. 32323, and Environmental Assessment No. 40350, which were considered concurrently with this amendment at the public hearings before the Planning Commission and Board of Supervisors. The Planning Commission recommended to the Board of Supervisors tentative approval of GPA No. 1219 on June 7, 2017. The Board of Supervisors tentatively approved General Plan Amendment No. 1219 on July 25, 2017.

The adoption of Resolution No. 2017-224 and Ordinance No. 348.4871 will finalize the Board's tentative approval of Amendment No. 16 to Specific Plan No. 106 and the associated Change of Zone No. 7214 on July 25, 2017. Ordinance No. 348.4871 will formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

**Impact on Residents and Businesses**

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

**SUPPLEMENTAL:**

**Additional Fiscal Information**

All fees for GPA Nos. 1079, 1211, and 1219 are paid by the applicant.

The total cost to complete this GPA No. 1216 is approximately \$63,699. The Planning process for this project started in April 2014. The cost includes funds spent on community outreach through the Trails Ad Hoc Committee, drafting the General Plan Amendment, Addendum to EIR 524, Planning Commission Workshop, and public hearings.

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

ATTACHMENTS:

- A. Resolution No. 2017-222
- B. Resolution No. 2017-223
- C. Resolution No. 2017-224
- D. Ordinance No. 348.4868
- E. Ordinance No. 348.4871
- F. Ordinance No. 348.4872

  
Alex Gann 10/16/2017

  
Gregory L. Priamos, Director County Counsel 10/12/2017



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

**KECIA HARPER-IHEM**  
Clerk of the Board of Supervisors

**KIMBERLY A. RECTOR**  
Assistant Clerk of the Board

October 26, 2017

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

TEL: (951) 368-9229  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: ADOPTION OF ORDINANCE NO. 348.4872; ORDINANCE NO. 348.4868; and  
ORDINANCE NO. 348.4871

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Tuesday, October 31, 2017**.

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

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

## Gil, Cecilia

---

**From:** Legals <legals@pe.com>  
**Sent:** Wednesday, October 25, 2017 4:54 PM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: Adoption of Ord. Nos. 348.4872, 348.4868 and 348.4871

Received for publication on 10/31. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)  
**\*\*Employees of The Press-Enterprise are not able to give legal advice of any kind\*\***

---

## The Press-Enterprise PE.com / La Prensa

On Wed, Oct 25, 2017 at 4:36 PM, Gil, Cecilia <[CCGIL@rivco.org](mailto:CCGIL@rivco.org)> wrote:

Adoption of Ordinances, for publication on Tuesday, Oct. 31, 2017. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Mail Stop# 1010



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly

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

(INSERT ORD. NO. 348.4872 HERE AND MAP)

John Tavaglione, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **October 24, 2017**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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



1 ORDINANCE NO. 348.4872

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

5 Section 1. Section 4.1 of Ordinance No. 348, and Cherry Valley District Zoning Plan  
6 Map No. 31, as amended, are further amended by placing in effect in the zone or zones as shown on the  
7 map entitled "Change of Official Zoning Plan, Cherry Valley District, Map No. 31.028 Change of Zone  
8 Case No. 7799," which map is made a part of this ordinance.

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

10  
11 ~~BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA~~

12  
13  
14 By: \_\_\_\_\_  
Chairman, Board of Supervisors

15 ATTEST:  
16 Clerk of the Board

17  
18 By: \_\_\_\_\_  
19 Deputy

20 (SEAL)

21  
22 APPROVED AS TO FORM  
23 October 11, 2017

24 By: \_\_\_\_\_  
25 MICHELLE CLACK  
26 Supervising Deputy County Counsel



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

(INSERT ORD. NO. 348.4868 HERE AND MAP)

John Tavaglione, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **October 24, 2017**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

1 ORDINANCE NO. 348.4868

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

5 Section 1. Section 4.1 of Ordinance No. 348, and East Corona District Zoning Plan Map  
6 No. 49, as amended, are further amended by placing in effect in the zone or zones as shown on the map  
7 entitled "Change of Official Zoning Plan, East Corona District, Map No. 49.015 Change of Zone Case No.  
8 7924," which map is made a part of this ordinance.

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

10  
11 ~~BOARD OF SUPERVISORS OF THE COUNTY  
12 OF RIVERSIDE, STATE OF CALIFORNIA~~

13  
14 By: ~~Chairman Board of Supervisors~~

15  
16 ATTEST:

17 Clerk of the Board

18 By: \_\_\_\_\_  
19 Deputy

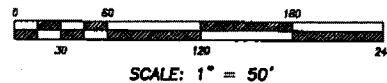
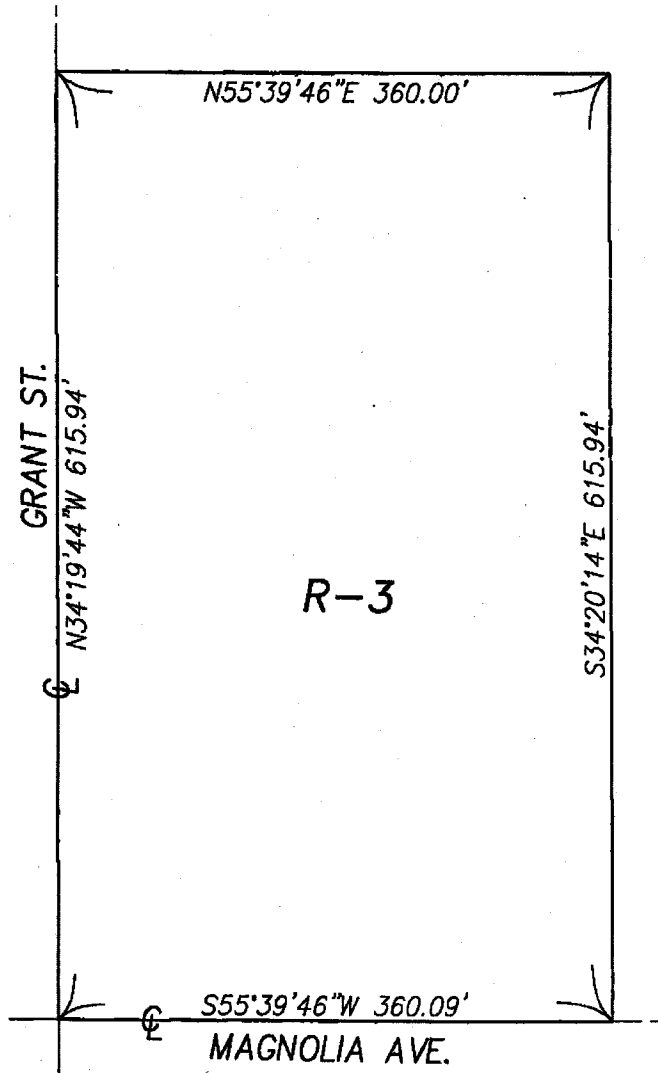
20  
21 (SEAL)

22 APPROVED AS TO FORM  
23 October 4, 2017

24 By: *Heila J. Moshref-Danesh*  
25 HEILA J. MOSHREF-DANESH  
26 Deputy County Counsel

27 LJM/k  
28 G:\Property\SKelley\CZ ZONING ORD & FORM\FORMAT.348\4868.docx

SEC. 28, T.3S.,R. 6W. S.B.M.



LEGEND

**R-3** GENERAL RESIDENTIAL

MAP NO. 49.015  
CHANGE OF OFFICIAL ZONING PLAN  
EAST CORONA  
DISTRICT

CHANGE OF ZONE CASE NO. 7924  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4868

DATE: OCTOBER 24, 2017  
RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS PARCEL NO. 115-300-052; 047; 049;

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

**(INSERT ORD. NO. 348.4871 HERE AND MAP)**

John Tavaglione, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **October 24, 2017**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

1 ORDINANCE NO. 348.4871

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as  
6 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as  
7 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2419,  
8 Change of Zone Case No. 7214" which map is made a part of this ordinance.

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

10  
11 ~~BOARD OF SUPERVISORS OF THE COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA~~

12  
13 By: \_\_\_\_\_  
14 ~~Chairman, Board of Supervisors~~

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

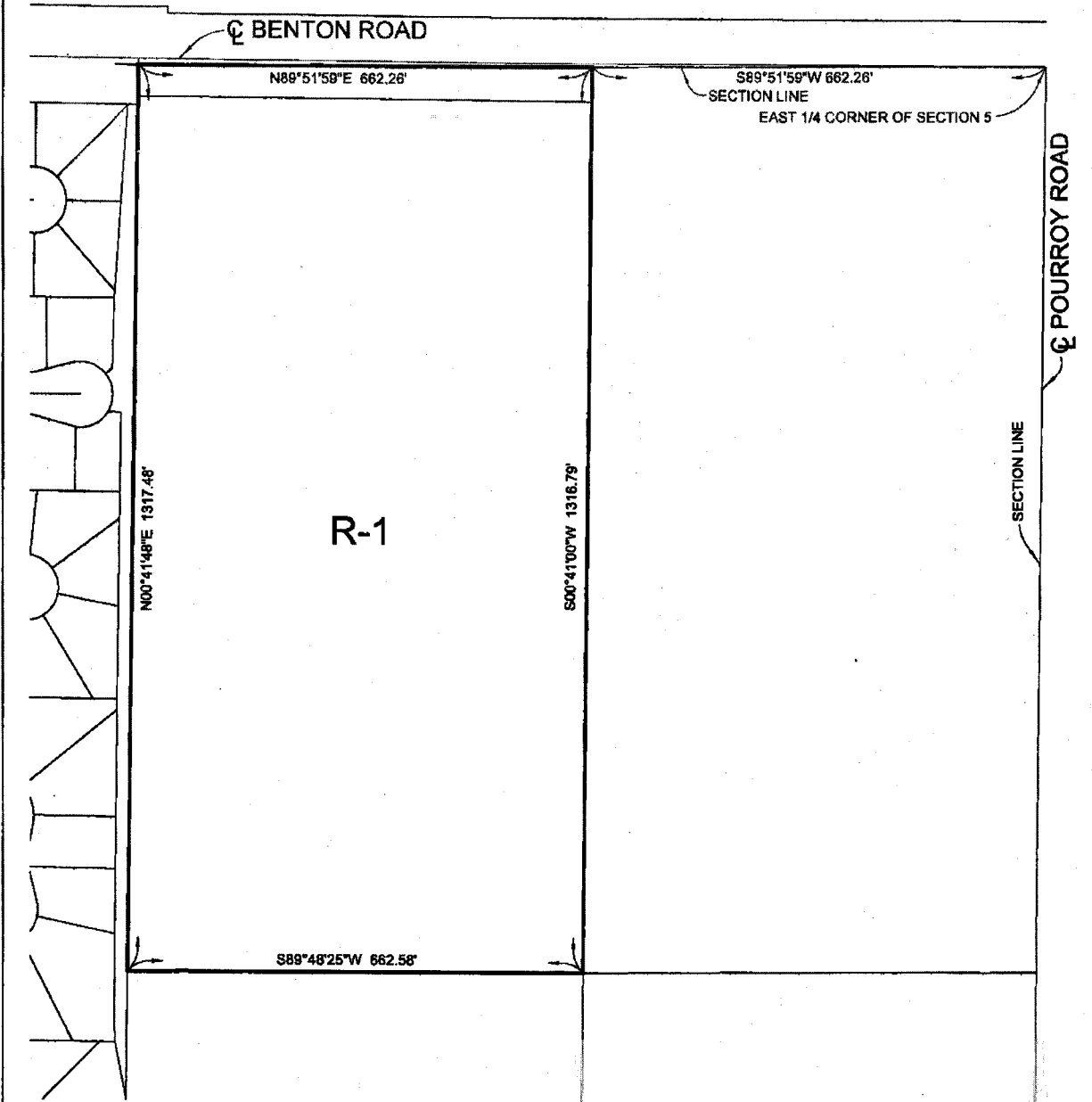
18  
19 By: \_\_\_\_\_

20  
21 (SEAL)

22  
23 APPROVED AS TO FORM  
24 October 11, 2017

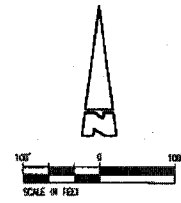
25 By: \_\_\_\_\_  
26 MICHELLE CLACK  
27 Supervising Deputy County Counsel

RANCHO CALIFORNIA AREA  
SEC. 6, T. 7 S., R. 2 W., S.B.B. & M.



LEGEND

R-1 ONE-FAMILY DWELLINGS



MAP NO. 2.2419  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 07214  
ADOPTED BY ORDINANCE NO. 346.4871  
OCTOBER 24, 2017  
RIVERSIDE COUNTY BOARD OF SUPERVISORS





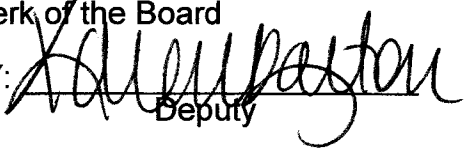
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on October 24, 2017, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

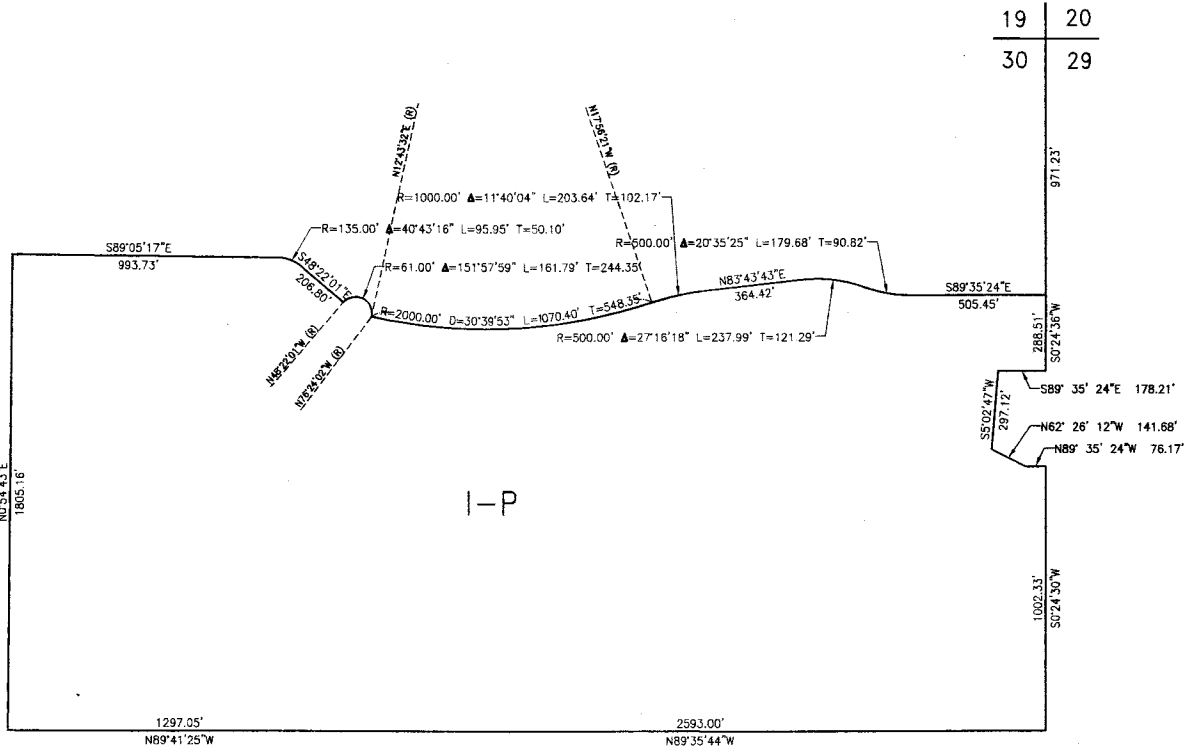
AYES:                   Jeffries, Tavaglione, Washington, Perez and Ashley  
NAYS:                   None  
ABSENT:                 None

DATE:            October 24, 2017

KECIA HARPER-IHEM  
Clerk of the Board  
BY:   
Deputy

SEAL

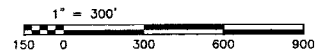
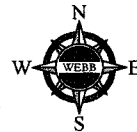
SECTION 30, T.2S, R.1W, SBM



19	20
30	29

LEGEND

I-P INDUSTRIAL PARK



MAP NO. 31.028  
 CHANGE OF OFFICIAL ZONING PLAN  
 CHERRY VALLEY  
 DISTRICT

CHANGE OF ZONE CASE NO. 7799  
 AMENDING ORDINANCE NO. 348  
 ADOPTED BY ORDINANCE NO. 348.4872  
 OCTOBER 24, 2017  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR'S PARCEL NO.:  
 407-220-004  
 407-220-007  
 407-220-008  
 407-220-009  
 407-220-014  
 407-220-016  
 407-220-017



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

STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on October 24, 2017, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

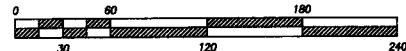
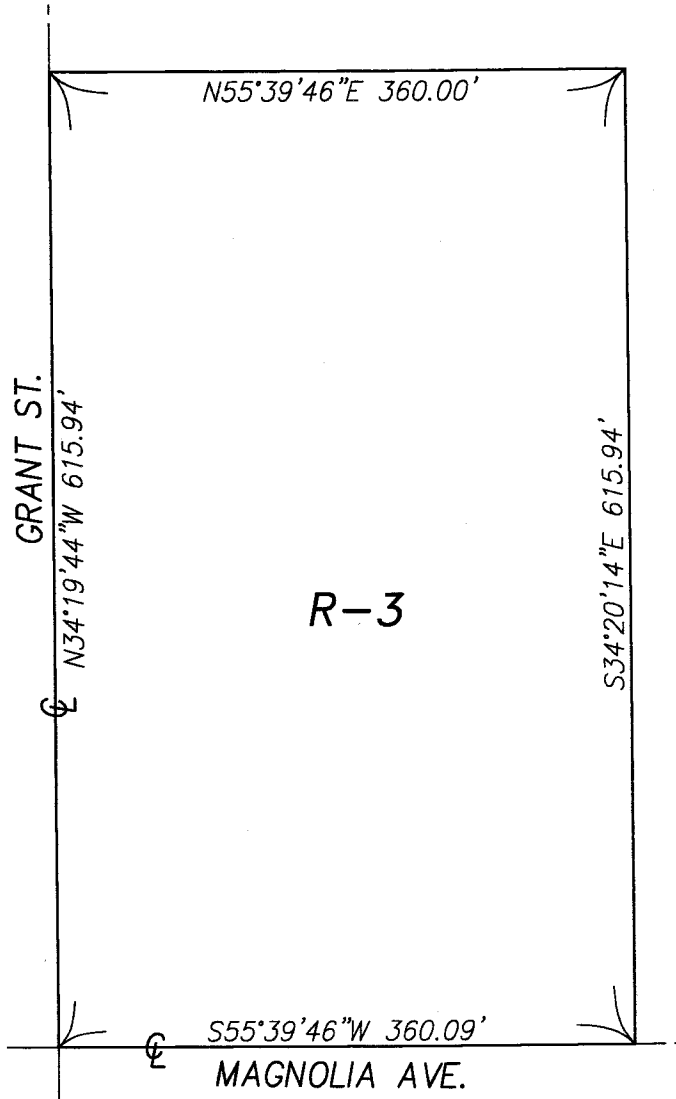
AYES:                   Jeffries, Tavaglione, Washington, Perez and Ashley  
NAYS:                   None  
ABSENT:                 None

DATE:            October 24, 2017

KECIA HARPER-IHEM  
Clerk of the Board  
BY *[Signature]*  
Deputy

SEAL

SEC. 28, T.3S.,R. 6W. S.B.M.



SCALE: 1" = 50'

LEGEND

**R-3** GENERAL RESIDENTIAL

MAP NO. 49.015  
CHANGE OF OFFICIAL ZONING PLAN  
EAST CORONA  
DISTRICT

CHANGE OF ZONE CASE NO. 7924  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4868

DATE: OCTOBER 24, 2017  
RIVERSIDE COUNTY BOARD OF SUPERVISORS

1 ORDINANCE NO. 348.4871

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as  
6 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as  
7 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2419,  
8 Change of Zone Case No. 7214" which map is made a part of this ordinance.

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

10  
11 BOARD OF SUPERVISORS OF THE COUNTY  
12 OF RIVERSIDE, STATE OF CALIFORNIA

13 By: 

14 Chairman, Board of Supervisors

14 JOHN TAVAGLIONE

15 ATTEST:  
16 KECIA HARPER-IHEM  
16 Clerk of the Board

17  
18  
19 By: 

20  
21 (SEAL)

22  
23 APPROVED AS TO FORM  
24 October 11, 2017

25 By: 

26 MICHELLE CLACK

27 Supervising Deputy County Counsel

28 MPC:sk

G:\Property\SKelley\CZ ZONING ORD & FORM11\FORMAT.348\4871.docx

OCT 24 2017 3.12

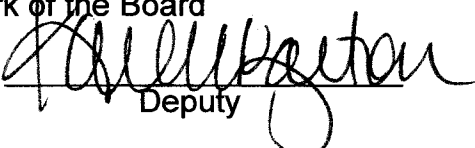
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on October 24, 2017, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

DATE:            October 24, 2017

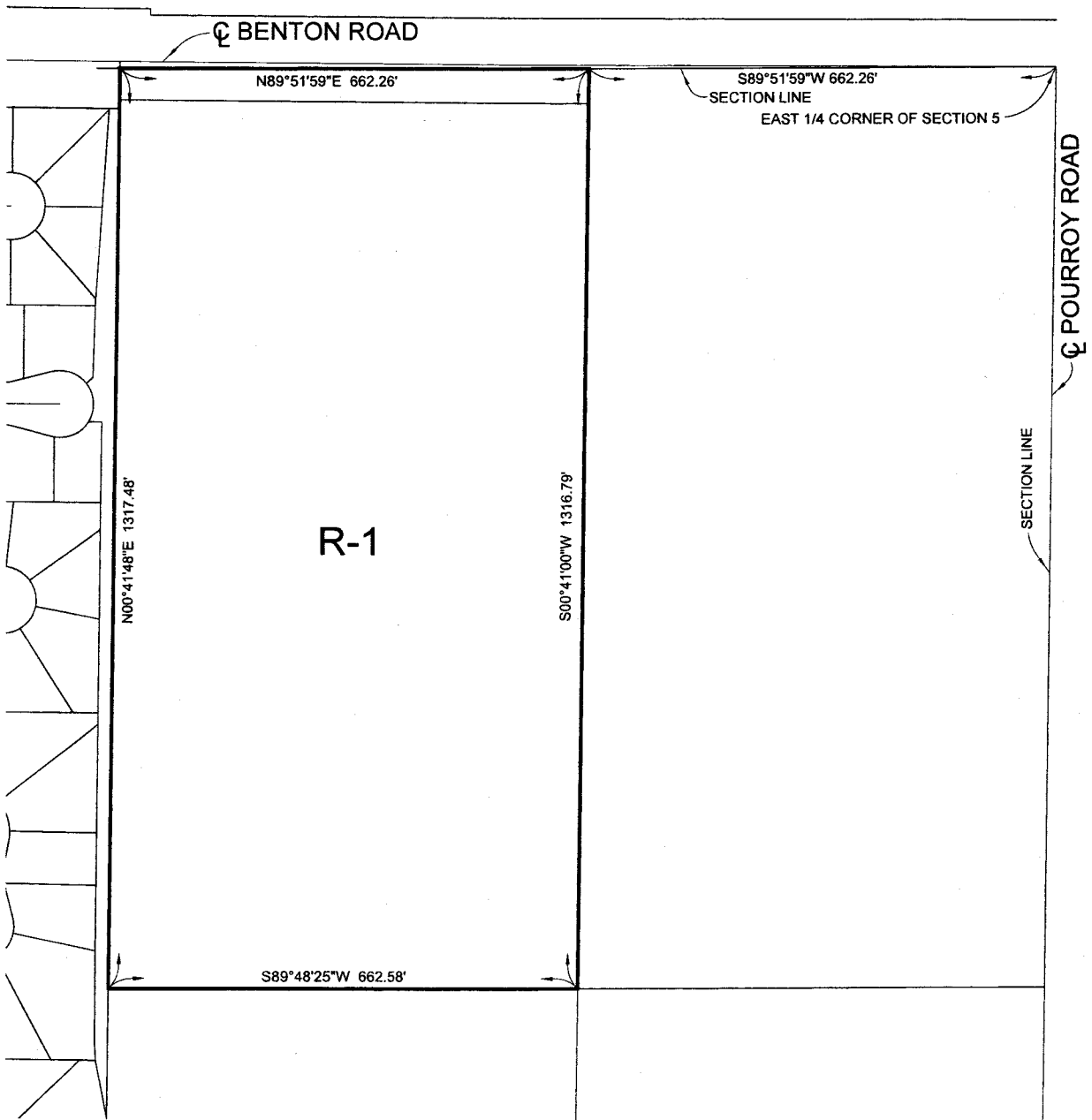
KECIA HARPER-IHEM  
Clerk of the Board  
BY:   
Deputy

SEAL

Item 3.12

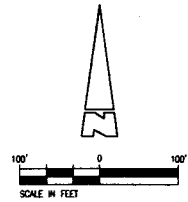


RANCHO CALIFORNIA AREA  
SEC. 6, T. 7 S., R. 2 W., S.B.B. & M.



LEGEND

**R-1** ONE-FAMILY DWELLINGS



MAP NO. 2.2419  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07214  
ADOPTED BY ORDINANCE NO. 348.4871  
OCTOBER 24, 2017  
RIVERSIDE COUNTY BOARD OF SUPERVISORS

2  
3 **RESOLUTION NO. 2017-222**  
4 **AMENDING THE RIVERSIDE COUNTY**  
5 **GENERAL PLAN**  
6 **(Third Cycle General Plan Amendments for 2017)**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., notice was  
8 given and public hearings were held before the Riverside County Board of Supervisors and the Riverside  
9 County Planning Commission in Riverside, California to consider proposed amendments to the Pass Area  
10 Plan, Temescal Canyon Area Plan, Southwest Area Plan, and Circulation Element of the Riverside County  
11 General Plan; and,

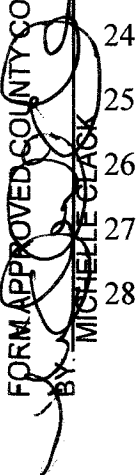
12 **WHEREAS**, all provisions of the California Environmental Quality Act ("CEQA") and Riverside  
13 County CEQA implementing procedures have been satisfied; and,

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

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

19 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors  
20 of the County of Riverside in regular session assembled on October 24, 2017 that:

- 21 **A. General Plan Amendment No. 1079** amends the current General Plan land use designation  
22 for the southern portion of the project site (approximately 229 acres) from Community  
23 Development: Very Low Density Residential (CD:VLDR)[1 Acre Minimum] to Community  
24 Development: Light Industrial (CD:LI)[0.25 – 0.60 Floor Area Ratio] and Community  
25 Development: Public Facility (CD:PF)[≤ 0.60 FAR] and the northern portion of the project  
26 site (approximately 84.8 acres) from Community Development: Very Low Density  
27 Residential (CD:VLDR)[1 Acre Minimum] to Open Space: Recreation (OS:R), with a  
28 portion of the project site remaining Rural: Rural Mountainous (R:RM)[10 Acre Minimum],  
as shown on Exhibit 6 titled, "CZ07799 GPA01079 PM36564, PP25337 EIR00534,"

FORM APPROVED COUNTY COUNSEL  
BY:   
DATE: 10/11/17  
MICHELLE CLARK

1 attached hereto and incorporated herein by reference. The project site is located within the  
2 Pass Area Plan in the Fifth Supervisorial District, immediately northeast of the I-10  
3 Interstate, specifically located west of the unincorporated community of Cherry Valley in  
4 Riverside County and east of the incorporated City of Calimesa. General Plan Amendment  
5 No. 1079 is associated with Change of Zone No. 7799, Parcel Map No. 36564, Plot Plan No.  
6 25337, and Environmental Impact Report No. 534, which were considered concurrently with  
7 this amendment at a public hearing before the Board of Supervisors as a Fast Track project.  
8 The Board of Supervisors tentatively approved General Plan Amendment No. 1079 on  
9 October 17, 2017.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on  
11 this matter, both written and oral, including Environmental Impact Report No. 534, that:

- 12 1. The project site is located within both the Pass Area Plan.
- 13 2. The Pass Area Plan Land Use Map establishes the extent, intensity, and location of  
14 land uses within the Pass Area.
- 15 3. General Plan Amendment No. 1079 is an Entitlement/Policy Amendment.
- 16 4. The project site has an existing General Plan land use designation of Community  
17 Development: Very Low Density Residential (CD:VLDR)[1 Acre Minimum] and  
18 Rural: Rural Mountainous (R:RM)[10 Acre Minimum].
- 19 5. General Plan Amendment No. 1079 changes the project site's land use designation  
20 to Community Development: Light Industrial (CD:LI)[0.25 – 0.60 Floor Area Ratio]  
21 and Community Development: Public Facility (CD:PF)[≤ 0.60 FAR] on the south  
22 portion of the project site and Open Space: Open Space Recreation (OS:R), with a  
23 portion remaining Rural: Rural Mountainous (R:RM)[10 Acre Minimum], on the  
24 northern portion of the project site, as shown on Exhibit 6.
- 25 6. General Plan Amendment No. 1079 also changes a portion of project site to the Open  
26 Space Foundation Component from the Community Development Foundation  
27 Component, which is processed as an Entitlement/Policy Amendment in accordance  
28 with the Riverside County General Plan's Administration Element.

- 1           7.     The project site is generally surrounded by properties having a General Plan land use  
2           designated of Rural Mountainous to the north and east, and Very Low Density  
3           Residential to the north, east, and south.
- 4           8.     The project site is surrounded by vacant property to the east and south, open space  
5           to the north, and single family residences to the north and south.
- 6           9.     General Plan Amendment No. 1079 does not change or conflict with the Riverside  
7           County Vision. This project is consistent with the Riverside County Vision  
8           Statement in the following ways:
- 9           a.     The Riverside County General Plan Vision discusses many concepts which  
10           are broken into categories including housing, population growth, community  
11           and transportation, and this vision is summarized with the following  
12           statement: "Riverside County is a family of special communities in a  
13           remarkable environmental setting." The Vision Statement acknowledges that  
14           every community in the County is maturing in its own way, at its own pace,  
15           and within its own context. The Vision itself is the County's blueprint for  
16           long-term, managed and sustainable growth, but it is also flexible to adapt  
17           when market conditions and other external forces fundamentally shift land  
18           use patterns. This project has been reviewed in conjunction with the Vision  
19           Statement and, as described more particularly below, does not conflict with  
20           it.
- 21           b.     Specifically, to identify a key concept, the Population Growth portion of the  
22           Riverside County Vision provides, "Population growth continues and is  
23           focused where it can best be accommodated." The project is consistent with  
24           the "Population Growth" topic of the Vision Statement because it fits into the  
25           framework of existing transportation and open space corridors. Specifically,  
26           the project is located in an area within the County that is experiencing new  
27           development and is expected to see more future growth. Development of the  
28           project at this location, which has direct regional access to the I-10 Interstate

1 freeway transportation corridor, represents a logical extension of the pattern  
2 of development that is already emerging in the Cherry Valley Gateway Policy  
3 Area. For example, the City of Calimesa General Plan designates land  
4 adjacent to the area west of the Project site as "Commercial Retail," and this  
5 area is zoned by the City of Calimesa as "Commercial Regional." In addition,  
6 the unincorporated area at the southeast corner of the I-10 Freeway and  
7 Cherry Valley Boulevard located directly west of the proposed Project is  
8 zoned Scenic Highway Commercial (CPS). Recent development in Cherry  
9 Valley and the cities of Beaumont and Calimesa in the vicinity of the project  
10 include industrial projects (Rolling Hills Ranch Industrial Prologis and the  
11 Dowling Orchard Business Park). Further, the Project's close proximity to  
12 the I-10 Interstate freeway regional transportation corridor means that nearly  
13 100 percent of its truck traffic and 80 percent of its passenger car traffic will  
14 access the site from the west, along Cherry Valley Boulevard (designated an  
15 arterial/major highway), and thereby avoid the use of collector/local  
16 roadways in the community of Cherry Valley to the east.

17 Additionally, the project does not interfere with designated open space  
18 corridors and is designed to maximize the preservation of open space by  
19 retaining approximately 84 acres (approximately 35% of the overall Project  
20 site area) of the northerly portion of the project site as natural open space.

21 c. The project is consistent with the "Conservation and Open Space Resources"  
22 and "Communities and Their Neighborhoods" topics of the Vision Statement  
23 because it preserves multi-purpose open space that could otherwise have been  
24 developed, maintains and expands the public's access to open space for  
25 passive and active recreation and preserves, and evokes the rural character of  
26 the area. Moreover, the project site is not located within an open space  
27 wildlife corridor or linkage as identified by the Multiple Species Habitat  
28 Conservation Plan (MSHCP). Further, approximately 84.8 acres of the

1 Project site that will be preserved as natural open space will protect habitat  
2 and ridge-line equestrian trails running through the site. The project features  
3 on-site trails that could connect with existing trails in the northern portion of  
4 the site that would contribute to the development of the City of Calimesa's  
5 trail system. A trailhead would also be constructed in the southwest corner  
6 of the site near the water tower and barn, which ties into the trails. The trail  
7 along the western margin of the project site would consist of decomposed  
8 granite to accommodate hikers and equestrians, and would connect to the  
9 existing trails in the northern portion of the project site. Finally, the project  
10 balances its proposed light industrial logistics center use with the need to  
11 preserve the rural character of the area.

12 The project will be compatible with the several uses and planned  
13 developments to be located on the properties immediately surrounding the  
14 project site, including the planned Sunny-Cal Egg Ranch residential project  
15 to the south, the residential projects planned adjacent to the project site to the  
16 northwest, east and southeast, the regional commercial uses planned to the  
17 west, and the rural/open space area to the north.

- 18 d. The proposed project is also consistent with the Jobs and Economy topic of  
19 the Vision Statement because it contributes to the growth and diversification  
20 of the job base and further improves the jobs/housing balance. The project  
21 consists of 1,823,760 square feet of warehouse/industrial uses that will  
22 generate jobs and tax revenue for the County and its residents. Industrial  
23 development creates economic growth by providing jobs for local and area-  
24 wide residents, providing growth opportunities for new and existing  
25 businesses, and facilitating a tax base from which public services are  
26 provided. The Pass area currently experiences a jobs/housing imbalance,  
27 with more housing available than jobs. This requires many local residents to  
28 commute greater distances to jobs outside of the Pass area. The project and

1 its estimated 577 temporary construction jobs and 748 permanent new jobs  
2 (including 507 on-site, full-time equivalent jobs and 241 off-site indirect and  
3 induced jobs) would help balance the housing-job ratio and reduce commute  
4 distances. The project's economic benefits and consistency with the Vision  
5 Statement is further described in the September 2015 Fiscal Impact and  
6 Economic Benefit Analysis, prepared for the project by the Kosmont  
7 Companies and in the 2017 John Husing Economic Impact Report, which are  
8 incorporated herein by this reference.

9 10. General Plan Amendment No. 1079 will not change or conflict with any principle set  
10 forth in General Plan Appendix B. Specifically, this General Plan Amendment is  
11 consistent with the following principles:

12 a. Principle I.G relates to efficient land use. The project represents the efficient  
13 use of land by locating a regional warehouse/logistics use in close proximity  
14 to the I-10 Interstate freeway. The project plans to cluster Buildings 1 and 2  
15 as close as reasonably possible to increase the space that will serve as the  
16 project's natural buffer.

17 b. Principle II.A relates to environmental protection, including the pursuit of  
18 environmentally sensitive design, community design such as energy  
19 efficiency, including water and energy conservation, and the preservation of  
20 significant environmental features. The project applicant intends to construct  
21 buildings that will be designed to be eligible for the Leadership in Energy and  
22 Environmental Design (LEED) Silver Certification level. This includes  
23 design considerations related to the building envelope, HVAC, lighting, and  
24 power systems. The project includes the use of solar panels on its roofs,  
25 which would provide approximately 23% of the project's power needs. The  
26 project will provide water efficient, landscaping, irrigation, showerheads,  
27 toilets, and faucets. For future office improvement, refrigerants and HVAC  
28 equipment will be selected to minimize or eliminate the emission of

1 compounds that contribute to ozone depletion and global warming.  
2 Ventilation and HVAC systems will be designed to meet or exceed the  
3 minimum outdoor air ventilation rates described in the American Society of  
4 Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE)  
5 standards and/or per California Title 24 requirements. Additionally, the  
6 project will implement design features for future office improvement to  
7 increase the efficiency of the building envelope (i.e., the barrier between  
8 conditioned and unconditioned spaces). This includes installation of  
9 insulation to minimize heat transfer and thermal bridging and to limit air  
10 leakage through the structure or within the heating and cooling distribution  
11 system to minimize energy consumption.

12 c. Principle II.B., II.C, and II.D relate to environmental protection, including  
13 habitat preservation and the provision of open space. The project would  
14 conserve approximately 84.8 acres as open space. This open space area  
15 would also generally connect with other open space areas in the region, since  
16 the project would feature on-site trails that connect with existing trails in the  
17 northern portion of the site. As a result, the project will help enhance the  
18 County's Conservation and Open Space Resource System, which seeks to  
19 preserve a multi-purpose open space system for habitat protection and  
20 recreational purposes. A July 2015 MSHCP Consistency Analysis was  
21 conducted for the project. Based on the results of the MSHCP Consistency  
22 Analysis, the project will not interfere substantially with the movement of  
23 any native resident or migratory fish or wildlife species or with established  
24 native resident or migratory wildlife corridors, or impede the use of wildlife  
25 nursery sites.

26 d. Principle III.A relates to optimization of the existing circulation  
27 infrastructure. The project is consistent with this principle by its close  
28



1 proximity to the I-10 Freeway, and by the fact that it is served by Cherry  
2 Valley Boulevard, an existing arterial and major highway.

3 e. Principle IV.A relates to community balance, which may be achieved, in part,  
4 by ensuring a balance of housing, jobs and services within communities. The  
5 project advances this principle by improving the jobs-to-housing ratio within  
6 the Pass Area, which is currently characterized by more workers and housing  
7 than jobs.

8 f. Principle IV.B relates to unique communities and Principle VI relates to rural  
9 development principles. The project is consistent with these principles  
10 because it will preserve the unique rural character of the area. Approximately  
11 84.8 acres of the project site, primarily running along the northern property  
12 line (in the rural mountainous and open space zone areas), will be preserved  
13 as natural open space, protecting habitat and ridge-line equestrian trails  
14 running through the site. The clustering of the development footprint will  
15 help preserve the rural character of the area, and will provide a substantial  
16 buffer for any future developments to the north. The project will preserve  
17 community uses and access to an informal equestrian and pedestrian trail  
18 network running throughout the undeveloped northern section of the site.

19 The project will also be set back from the street and landscaped in such a  
20 manner as to be visually unobtrusive, thereby espousing the rural character  
21 of the surrounding environment consistent with the Cherry Valley Gateway  
22 Policy Area. Specifically, the two project buildings will be located up to 48.3  
23 feet below grade, and will rise only 41 feet in height, ensuring an  
24 unobstructed view towards the foothills located north of the project site.

25 Additionally, the project's setback from the mountain ridge and the street will  
26 also protect the scenic values of the ridgeline and the landscape, providing  
27 continued natural visual relief to the nearby communities. Project buildings  
28 would be set back approximately 300 to 575 feet from Cherry Valley

1 Boulevard; approximately 300 feet from the east project boundary; and  
2 approximately 400 feet from the west project boundary; allowing for  
3 generous buffers with extensive landscaping, a berm, a meandering  
4 equestrian and pedestrian trail, and a three-railed fence. Additionally, the  
5 project's architecture is purposefully and thoughtfully designed to evoke a  
6 rural character, with earth-tone colors and ranch-inspired architectural  
7 features.

8 Landscape architecture features will further soften the project's impact by  
9 shielding the site with meandering ranch-inspired fencing, shrubs and trees  
10 along the site's western, southern, and eastern elevations and a decorative  
11 barn and water tower in recognition of the area's long history of agricultural  
12 and equestrian uses. The decorative barn and water tower features would not  
13 be functional, but they would screen views of the project site and provide a  
14 focal point to viewers along local roadways, while maintaining and  
15 enhancing the rural character of the area. In addition, the barn will serve as  
16 a shade structure and trail head for the equestrian and recreation trails.  
17 Combined with the project's overall rural theme featuring western and  
18 agricultural architectural elements, these two monuments serve as a visible  
19 focal point and welcoming gateway to the Cherry Valley community.

20 The project would feature on-site trails that connect with existing trails in  
21 the northern portion of the site to contribute to the development of the City  
22 of Calimesa's trail system. A trailhead would also be constructed in the  
23 southwest corner of the site near the water tower and barn, which ties into  
24 the trails. The trail along the western margin of the project site would  
25 consist of decomposed granite to accommodate hikers and equestrians and  
26 would connect to the existing trails in the northern portion of the project  
27 site.  
28

1 The extensive landscaping will soften the project's look and minimize the  
2 visual appearance of the buildings. Specifically, the project will feature  
3 landscaping that will soften the view of the buildings, including shrubs and  
4 trees along the project site's western, southern, and eastern elevations. The  
5 landscaping is designed with pockets, rolling terrain, and irregularity to  
6 mimic the site's natural setting.

7 g. The project is consistent with Principle V (Agricultural Principles) in that the  
8 loss of potential farmland of local importance on-site is not significant  
9 because the site has not been used for farming for more than 30 years, and  
10 there is not a sufficient supply of irrigation water to serve an intensive  
11 agricultural use on-site. None of the area surrounding the project site is  
12 currently used for active agricultural production such as crop farming. The  
13 land to the east of the project site is currently used for grazing. Ongoing  
14 operations at the site would not impact surrounding grazing uses or any future  
15 agricultural uses that may occur within 300 feet of the project site. The  
16 project will not conflict with existing agricultural zoning, agricultural use,  
17 with land subject to a Williamson Act contract, or with land located within a  
18 Riverside County Agricultural Preserve.

19 h. The project is consistent with, and advances Principle VII (Economic  
20 Development Principles). As more particularly described in the project's  
21 Economic Impact Report, the project will provide new warehouse/logistics  
22 development that would take advantage of the proximity to the I-10 Interstate  
23 freeway to facilitate efficient goods movement and would assist the County  
24 in obtaining fiscal balance in the years and decades ahead through increased  
25 tax revenues. The project will create 577 temporary construction jobs and  
26 748 permanent jobs (507 on-site, full-time equivalent jobs and 241 off-site  
27 indirect and induced jobs) and would help balance the housing-job ratio in  
28 the Pass area. In addition, the project will provide a range of jobs open to

1 adults with varying degrees of education, thereby expanding basic  
2 employment opportunities.

- 3 11. General Plan Amendment No. 1079 does not involve a conflict in any foundation  
4 component designation because the southern portion of the site will remain will  
5 remain Community Development, which is a Foundation Component that is  
6 identified as an area appropriate for urban or suburban development, including areas  
7 for single-family and multiple-family residential uses, commercial, industrial,  
8 business parks, public facilities, and a mix of uses, and the proposed light industrial  
9 logistics center Project is consistent with such uses.

10 Moreover, pursuant to the General Plan's Administration Element, the change of a  
11 northern portion of the site into the Open Space Foundation Component is deemed  
12 and processed as an Entitlement/Policy Amendment..

- 13 12. General Plan Amendment No. 1079 will contribute to achievement of the purposes  
14 of the General Plan or, at a minimum, would not be detrimental to them in the  
15 following way:

16 a. The Vision Statement provides that conserved multi-purpose open space is  
17 viewed as a critical part of Riverside County's system of public facilities and  
18 services required to improve the existing quality of life and accommodate  
19 new development. The project is consistent with this aspect of the Vision  
20 Statement by preserving approximately 84.8 acres of the project site as  
21 natural open space. The project is consistent with the principles in the Vision  
22 Statement related to measures that reduce carbon emissions and increase  
23 energy efficiency, sustainability, and the incorporation of green building  
24 practices. As outlined above, the project will incorporate solar panels, water-  
25 efficient fixtures and energy-efficient systems, as well as native, drought-  
26 tolerant landscaping.

27 b. Policy LU 8.1 of the General Plan Land Use Element provides that one of the  
28 goals of the County is to "accommodate the development of a balance of land

1 uses that maintain and enhance Riverside County’s fiscal viability, economic  
2 diversity, and environmental integrity.” Industrial development creates  
3 economic growth by providing jobs for local and area-wide residents,  
4 providing growth opportunities for new and existing businesses and  
5 facilitating a tax base from which public services are provided. The project  
6 would help contribute to a balance of land uses by providing an industrial use  
7 and a job resource to the area. The Sunny Cal Egg Ranch Project, which will  
8 include 597 residential lots, will be located immediately south of the project  
9 site. The City of Calimesa’s General Plan designates land adjacent to the area  
10 west of the Project site as “Commercial Retail,” with a zoning classification  
11 of “Commercial Regional.” The unincorporated area at the southeast corner  
12 of the I-10 Interstate freeway and Cherry Valley Boulevard located directly  
13 west of the project site is zoned “Scenic Highway Commercial.” Therefore,  
14 the proposed project will help contribute to the balance of land uses, fiscal  
15 viability, and economic diversity.

16 c. Policy LU 8.2 of the General Plan Land Use Element provides that one of the  
17 goals of the County is to “[p]romote and market the development of a variety  
18 of stable employment and business uses that provide a diversity of  
19 employment opportunities.” Development of the project would generally  
20 coincide with the development of other residential and commercial uses in  
21 the project area. The Pass area currently experiences a jobs/housing  
22 imbalance, with more housing available than jobs. According to the project’s  
23 Economic Impact Report, the Pass area had an 11.5 percent unemployment  
24 rate in 2013, down from 17.6 percent in 2010. Additionally, the Pass Area’s  
25 jobs-to-housing ratio is approximately 0.598, which reflects the availability  
26 of local jobs for each occupied home in a community. The Pass Area is far  
27 below the 1.102 ratio for the Inland Empire or the 1.168 ratio for all of  
28 Southern California. This requires many local residents to commute greater

1 distances to jobs outside of the Pass. The project is consistent with these  
2 aspects of the Land Use Policy by creating approximately 748 permanent  
3 jobs, most of which would be filled by local residents, due to the current  
4 economic climate of the region. The project would provide local jobs to the  
5 surrounding area and would help improve the existing jobs-to-housing ratio.

6 d. Policy LU 9.1 of the General Plan Land Use Element provides that one of the  
7 goals of the County is to “[p]rovide for permanent preservation of open space  
8 lands that contain important natural resources, cultural resources, hazards,  
9 water features, watercourses including arroyos and canyons, and scenic and  
10 recreational values.” The project meets and contributes to the land use policy  
11 in several areas. The project will preserve community uses and access to an  
12 informal equestrian and pedestrian trail network running through the  
13 undeveloped northern section of the site. The project will also be set back  
14 from the street and landscaped in such a manner as to be visually unobtrusive,  
15 thereby preserving the rural character of the surrounding environment. The  
16 project would also establish 84.8 acres of open space.

17 e. Policy PAP 3.3 of the General Plan Pass Area Plan provides that one of the  
18 goals of the County in this area is to “[e]ncourage the creation and  
19 maintenance of multi-purpose trails through the Cherry Valley Area by using  
20 flood control easements and underutilized road rights of way.” The project  
21 would feature on-site trails that connect with existing trails in the northern  
22 portion of the site to contribute to the development of the City of Calimesa’s  
23 trail system. A trailhead would also be constructed in the southwest corner  
24 of the site near the water tower and barn, which ties into the trails. The trail  
25 along the western margin of the project site would consist of decomposed  
26 granite to accommodate hikers and equestrians, and would connect to the  
27 existing trails in the northern portion of the project site.  
28

1 f. Policy PAP 15.1 of the General Plan Pass Area Plan provides that one of the  
2 goals of the County in this area is to “[p]rotect viable oak woodlands through  
3 adherence to the Oak Tree management Guidelines and Best Management  
4 Practices adopted by Riverside County.” Because of the lack of oak  
5 woodlands on the project site (as the site contains scrub oak chaparral), the  
6 project will not conflict with the Pass Area Plan policy regarding oak tree and  
7 viable oak woodland preservation.

8 g. Policy PAP 4.1 of the General Plan Pass Area Plan Cherry Valley Gateway  
9 Policy Area (“CVGPA”) provides that “[c]lustering of dwelling units and  
10 lots is encouraged in order to preserve open space areas,” and Policy PAP  
11 4.2 provides that “[p]rovisions shall be made for establishment of a visible  
12 ‘entrance’ feature for Cherry Valley within this area that evokes the rural  
13 identity of the community.” The CVGPA provides that the area should  
14 serve as a “gateway” to the Cherry Valley area. The area has a long history  
15 of agricultural and equestrian uses. To honor this history, the project will  
16 include a rural water tower and a wooden barn structure in the southwest  
17 corner of the project site that are designed to evoke a rural theme of Cherry  
18 Valley. The barn will serve as a shade structure and trail head for an  
19 equestrian and recreation trail proposed as part of the project. Combined  
20 with the project’s overall rural theme featuring western and agricultural  
21 architectural elements, these two monuments serve as a visible focal point  
22 and welcoming gateway to the Cherry Valley community.

23 Cherry Valley Boulevard will be widened per County of Riverside  
24 Standards. Additional street improvements, such as landscaped medians  
25 and walkways, will capitalize on the gateway feature, transforming the area  
26 beyond only a visible entrance feature, but also serve as a welcoming  
27 approach into the Cherry Valley community.  
28

1 In addition to the entrance feature described above, the location,  
2 configuration and design of the project will allow the project to blend into  
3 the existing landscape despite the large size of the proposed buildings,  
4 helping to advance the vision and goals by evoking the rural character of the  
5 area.

6 The project boasts generous horizontal and vertical setbacks that buffer the  
7 project from Cherry Valley Boulevard and adjacent properties. The main  
8 buildings are clustered in the center of the Site and will be set back  
9 approximately 375- to 575-feet from Cherry Valley Boulevard and will be  
10 constructed approximately 51-feet below Cherry Valley Boulevard at the  
11 southeast corner of the site. Because the project will rise only 40-feet in  
12 height, the generous setbacks, landscaped berm, and modest height ensure  
13 an unobstructed view towards the foothills to the north by residents and  
14 visitors traveling to and from adjacent communities.

15 The southern edge of the project will feature a minimum 50-foot wide  
16 landscaped buffer, which will include a 10-foot tall landscaped berm; these  
17 landscaped areas will minimize the visual impact of the project. A 5-foot  
18 wide meandering sidewalk will be separated from the equestrian trail by a  
19 ranch style three-railed fence.

20 There will be significant additional open space between the project's  
21 buildings and the outer boundaries of the site, ranging from approximately  
22 330-feet at the project's western side to over 550 feet on the southeast side  
23 of the site.

24 The extensive landscaping will soften the project's look and minimize the  
25 visual appearance of the buildings. Specifically, the project will feature  
26 extensive native and drought tolerant landscaping, including shrubs and  
27 trees along the site's western, southern, and eastern elevations. To the  
28 extent that the project's buildings are visible through the landscaping and



1 setbacks, the rural and country themed architectural design and building  
2 materials soften the buildings' presence, while preserving the character of  
3 the area. The landscaping is designed with pockets, rolling terrain, and  
4 irregularity to mimic the site's natural setting.

5 The CVGPA requires that the policy area be developed as a community  
6 separator between Beaumont and Calimesa and suggests that this goal can  
7 be achieved through "clustering and buffering" to "preserve open space."

8 The large size of the project site furthers this goal by allowing for vast  
9 amounts of open space.

10 The site is approximately 229 acres; 84.8 of those acres (37.8% of the site)  
11 will remain undeveloped with the majority be dedicated as open space  
12 recreation. The open spaces and visual buffering of the project will serve as  
13 a transition between the hard borders of the two cities' districts terminating  
14 at the proposed regional commercial center to the west in Calimesa and the  
15 Sunny-Cal development to the south in Beaumont. To the east, the  
16 extensive buffer of approximately 550 feet and landscaping will also  
17 provide a transition between the project and large parcels that typify the  
18 community of Cherry Valley.

19 Additionally, foothills on the northerly portion of the project site and the  
20 San Bernardino Mountains serve as a natural southwest to northeast divide  
21 between Calimesa and Beaumont. The undeveloped mountain region  
22 separates the project site from the northern areas of the Cherry Valley  
23 community by over 1 mile, and the distance between the project site and  
24 Cherry Valley along Cherry Valley Boulevard is approximately 0.8-miles.  
25 The project will help advance the vision of the CVGPA by evoking the rural  
26 character of the area through contextually appropriate architecture and  
27 gateway features, by preserving open space, and by also providing  
28 landscaped buffers, extensive setbacks, and clustering of the buildings.

- 1 h. The project is also located within the Cherry Valley Policy Area. The  
2 project meets the goals of the Cherry Valley Policy Area such as providing  
3 for development that will promote greater economic self-sufficiency in the  
4 area.
- 5 i. The Cherry Valley Policy Area of the Pass Area Plan provides, “Scattered  
6 throughout the community and especially focused along Beaumont Avenue,  
7 are commercial and higher density residential uses. The intent of the  
8 Cherry Valley Policy Area is to maintain the predominately rural  
9 community nature of this area, while allowing existing uses that are of  
10 higher density to remain legal conforming uses.”  
11 The project’s architecture is designed to evoke a rural character, with earth-  
12 tone colors and ranch-inspired architectural features. The project will  
13 include ranch-inspired fencing, a decorative barn, and water tower. The  
14 decorative barn and water tower features will not be functional, but they  
15 would screen views of the project site and provide a focal point to viewers  
16 along local roadways, while maintaining and enhancing the rural character  
17 of the area. In addition, the barn will serve as a shade structure and trail  
18 head for the equestrian and recreation trails.
- 19 j. Policy PAP 3.3 of the General Plan Pass Area Plan Cherry Valley Policy  
20 Area (“CVPA”) encourages the creation and maintenance of multi-purpose  
21 trails through the Cherry Valley Area by using flood control easements and  
22 underutilized road rights of way. The project would feature on-site trails  
23 that connect with existing trails in the northern portion of the site to  
24 contribute to the development of the City of Calimesa’s trail system. A  
25 trailhead would also be constructed in the southwest corner of the site near  
26 the water tower and barn, which ties into the trails. The trail along the  
27 western margin of the project site would consist of decomposed granite to  
28

1 accommodate hikers and equestrians and would connect to the existing  
2 trails in the northern portion of the project site.

3 There are no county trails located on the project site. However, the City of  
4 Calimesa has a proposed Multi-Use Trail System that includes several  
5 trailheads and trails within the project site. Currently, the project site  
6 contains some informal trails that traverse the project site. The project  
7 would feature onsite trails that connect with existing trails in the northern  
8 portion of the site to contribute to the development of the City of  
9 Calimesa's trail system.

- 10 13. General Plan Amendment No. 1079 will expand basic employment job opportunities  
11 that will improve the ration of jobs-to-workers in the County.

12 The project consists of 1,823,760 square feet of warehouse/industrial uses that will  
13 generate jobs and tax revenue for the County and its residents. Industrial  
14 development creates economic growth by providing jobs for local and area-wide  
15 residents, providing growth opportunities for new and existing businesses and  
16 facilitating a tax base from which public services are provided. The project and its  
17 estimated 577 temporary construction jobs and 748 permanent new jobs (including  
18 507 on-site, full-time equivalent jobs and 241 off-site indirect and induced jobs)  
19 would help expand basic employment job opportunities, improve the jobs-to-workers  
20 ratio, and contribute to the County's economic base.

- 21 14. General Plan Amendment No. 1079 does not create an internal inconsistency among  
22 any of the General Plan Elements.

- 23 15. General Plan Amendment No. 1079 will not be detrimental to the public's health,  
24 safety, or welfare.

- 25 16. General Plan Amendment No. 1079 will have a significant effect on the environment,  
26 but most of the potentially significant effects will be avoided or substantially  
27 lessened (reduced to a level of insignificance) by the mitigation measures listed in  
28

1 Board of Supervisors' Resolution No. 2017-223 Certifying Environmental Impact  
2 Report (EIR) No. 534, which is incorporated herein by this reference in its entirety.

3 17. EIR No. 534 also addressed potential impacts on Air Quality and Transportation and  
4 Traffic which will be only partially avoided or lessened by the mitigation measures  
5 listed in Resolution No. 2017-223. Accordingly, findings and a statement of  
6 overriding considerations were included in Resolution No. 2017-223.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** Environmental  
8 Impact Report No. 534 and **ADOPTS** General Plan Amendment No. 1079, as described herein and as  
9 shown on Exhibit 6 titled, "CZ07799 GPA01079 PM36564, PP25337 EIR00534" incorporated herein by  
10 reference.

11 **B. General Plan Amendment No. 1211** amends the current General Plan land Use Designation  
12 of 4.16 acres from Community Development: Commercial Retail (CD:CR)[0.20-0.35 FAR]  
13 to Community Development: Very High Density Residential (CD: VHDR)[14-20 DU/AC],  
14 as shown on Exhibit 6 titled, "CZ07924 GPA01211 TR37169," attached hereto and  
15 incorporated herein by reference. The project site is located within the Temescal Canyon  
16 Area Plan in the Second Supervisorial District, specifically located on the northeast corner  
17 of Grant Street and Magnolia Avenue. General Plan Amendment (GPA) No. 1211 is  
18 associated with Change of Zone No. 7924, Tentative Tract Map No. 37169, and  
19 Environmental Assessment No. 42960, which were considered concurrently with this  
20 amendment at a public hearing before the Planning Commission and the Board of  
21 Supervisors. On, September 20, 2017, the Planning Commission recommended tentative  
22 approval of GPA No. 1211 to the Board of Supervisors. The Board of Supervisors  
23 tentatively approved GPA No. 1211 on October 17, 2017.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on  
25 this matter, both written and oral, including Environmental Assessment No. 42960, that:

- 26 1. The site is located in the Temescal Canyon Area Plan.
- 27 2. The Temescal Canyon Area Plan Land Use Map establishes the extent, intensity, and  
28 location of land uses within the Temescal Canyon Area.

- 1           3.     General Plan Amendment No. 1211 is an Entitlement/Policy Amendment.
- 2           4.     The project site has an existing General Plan land use designation of Community
- 3           Development: Commercial Retail (CR)[0.20-0.35 FAR].
- 4           5.     General Plan Amendment No. 1211 changes the land use designations of 4.16 acres
- 5           from Community Development: Commercial Retail to Community Development:
- 6           Very High Density Residential (CD: VHDR)[14-20 DU/AC], as shown in Exhibit 6.
- 7           6.     The project site is surrounded by properties having a General Plan land use
- 8           designation of High Density Residential (HDR)[8-14 Dwelling Units per Acre] to
- 9           the north and east, Medium Density Residential (MDR)[2-5 Dwelling Units per
- 10          Acre] to the west and south, and Commercial Retail (CR)[0.20-0.35 FAR] to the
- 11          south.
- 12          7.     The project site is surrounded by a mobile home park to the north and east, residential
- 13          properties and Home Gardens County Water District to the west, and two Churches
- 14          and commercial retail facility to the south.
- 15          8.     General Plan Amendment No. 1211 does not change or conflict with the Riverside
- 16          County Vision. This project is consistent with the Riverside County Vision
- 17          Statement in the following way:
- 18           a.     Residential homes would create a logical extension of development within an
- 19           area that is transitioning from rural residential and vacant property to a
- 20           suburban residential environment. In accordance with the Riverside County
- 21           Vision Statement, this project would consolidate future growth into an area
- 22           that could accommodate it and will reduce further residential sprawl by being
- 23           located close in vicinity to employment centers, existing transit lines, and
- 24           previously approved residential developments that are similar in lot
- 25           configurations.
- 26          9.     General Plan Amendment No. 1211 will not change or conflict with any principle set
- 27          forth in General Plan Appendix B. This General Plan Amendment is consistent with
- 28          the following principles:

1 a. General Plan Principle IV.A.1 provides, "It is the intent of the General Plan  
2 to foster variety and choice in community development, particularly in the  
3 choice an opportunity for housing in various styles, of varying densities, of a  
4 wide range of prices and accommodating a range of life styles in equally  
5 diverse community settings, emphasizing compact and higher density  
6 choices". General Plan Amendment No. 1211 encourages a wide range of  
7 housing opportunities for residents in a wider range of economic  
8 circumstances.

9 This project provides an opportunity for a higher level of density in the area  
10 where the highest level of density is a mobile home park, thus, giving the  
11 community another option of housing type at this density level. This project  
12 also accommodates a different type of lifestyle associated with the housing  
13 product type that as of yet has not been available in this community. The  
14 project in itself does emphasize both a compact and higher density choice.  
15 Based upon the above discussion, the project meets this principal.

16 b. General Plan Principle IV.A.4 provides, "Communities should range in  
17 location and type from urban to suburban to rural, and in intensity from dense  
18 urban centers to small cities and towns to rural country villages to ranches  
19 and farms. Low density residential development should not be the  
20 predominant use or standard by which residential desirability is determined."

21 This project provides options for a more urban type of community in an area  
22 with existing suburban communities, thus meeting the intent of the principal.

23 10. General Plan Amendment No. 1211 does not involve a conflict in any foundation  
24 component designation because the proposed designation is within the same  
25 Foundation Component of the General Plan. Thus, the proposed amendment is  
26 consistent with the Community Development Foundation.

27 11. General Plan Amendment No. 1211 will contribute to achievement of the purposes  
28 of the General Plan or, at a minimum, would not be detrimental to them in the

1 following way:

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

6 b. Policy TCAP 7.2 of the Temescal Canyon Area Plan's Home Gardens Mixed  
7 Use Overlay provides that "[t]he Magnolia Avenue Northwest Neighborhood  
8 may be developed solely in accordance with the underlying land use  
9 designation of Commercial Retail, or may contain 25% HHDR development  
10 in addition to Commercial Retail Development." The project is within  
11 Neighborhood 1, the Magnolia Avenue Northwest Neighborhood, and meets  
12 the goals of the Housing Element by bringing the density count of  
13 Neighborhood 1 closer to the goal of 25% HHDR. Where it is not practical  
14 to have the density of 20 units per acre on this site because of size and  
15 location, the project does achieve a density of 15.6 units per acre thus  
16 bringing Neighborhood 1 closer to the goal of 25% HHDR.

17 12. Special Circumstances or conditions have emerged that were unanticipated in  
18 preparing the Riverside County General Plan as described below:

19 a. The special circumstance that occurred was the adoption of the General  
20 Plan's 2013-2021 Housing Element in December of 2016. In an effort to  
21 meet the State regional housing requirements, the Housing Element was  
22 modified, and as a result, density was increased in a number of locations  
23 within the County, including the project site and neighborhood. The method  
24 in which the density was increase on the site and the surrounding  
25 neighborhood was thorough the application of the Home Gardens Mixed Use  
26 Overlay. This project meets the intent of the Home Gardens Mixed Use  
27 Overlay by adding additional density to Neighborhood 1's density count,  
28 which will bring the density closer to the 25% HHDR as planned.

1 13. General Plan Amendment No. 1211 will not be detrimental to the public's health,  
2 safety, or welfare.

3 14. The findings of Environmental Assessment (EA) No. 42960, a copy of which is  
4 attached hereto, are incorporated herein by reference, determined that potentially  
5 impacts on Cultural Resources, Hydrology/Water Quality, and Geology and Soils  
6 were less than significant or would be mitigated to a level of non-significance  
7 through the application of mitigation measures indicated in the initial study. EA No.  
8 42960 resulted in the preparation of a Mitigated Negative Declaration and a  
9 determination that GPA No. 1211 would not have a significant effect on the  
10 environment.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a Mitigated  
12 Negative Declaration for Environmental Assessment No. 42960 and **ADOPTS** General Plan Amendment  
13 No. 1211, as described herein and as shown on Exhibit 6 titled, "CZ07924 GPA01211 TR37169,"  
14 incorporated herein by reference.

15 **C. General Plan Amendment No. 1216** amends the Southwest Area Plan and Circulation  
16 Element to guide the development of a trails network that will serve all members of the  
17 community with in the Temecula Valley Wine Country Policy Area. General Plan  
18 Amendment (GPA) No. 1216 will specifically revise the area plan policy SWAP 1.7 and  
19 Figure 8 Trails and Bikeway System Map; as well as amend Circulation Element Figure C-  
20 6 for consistency. GPA No. 1216 is associated with Addendum No. 3 to Environmental  
21 Impact Report No. 524 which was considered concurrently with this amendment at the  
22 public hearings before the Planning Commission and Board of Supervisors. On June 7, 2017,  
23 the Planning Commission recommended to the Board of Supervisors tentative approval of  
24 GPA No. 1216. The Board of Supervisors tentatively approved General Plan Amendment  
25 No. 1216 on August 29, 2017.

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

28 1. General Plan Amendment No. 1216 proposes to update the trails network that is



1 located within the Temecula Valley Wine Country Policy Area of the Southwest Area  
2 Plan (SWAP) and provide policy direction for its implementation.

3 2. The County's General Plan transportation system supports non-motorized forms of  
4 transportation through a trails and bikeway plan that connects community centers,  
5 residential neighborhoods, recreational amenities, employment centers, schools,  
6 shopping areas, public spaces, and public transit.

7 3. General Plan Amendment No. 1216 is an Entitlement/Policy Amendment.  
8 Entitlement/Policy Amendments involve changes in land use designations or General  
9 Plan policies.

10 4. General Plan Amendment No. 1216 amends the County General Plan Trails and  
11 Bikeway System shown on the Circulation Element Figure C-6 and SWAP Figure 8,  
12 attached hereto and incorporated herein by reference, to guide the development of a  
13 multi-use trails network for the Temecula Valley Wine Country Community. The  
14 conceptual trail system identifies trail types and for each trail type depict ideal  
15 locations to support a multi-use trails network that supports non-motorized  
16 transportation. The amendment to the conceptual trails map for the Temecula Valley  
17 Wine Country Policy Area is the first step on implementing the existing Area Plan  
18 Policy SWAP 1.7, which currently provides "[d]evelop and implement an integrated  
19 trails network that carefully considers equestrian uses, incidental commercial  
20 activities and agricultural operations, and includes, but is not limited to, regional  
21 trails, combination trails, bike paths, open space trails, historic trails, etc."

22 5. General Plan Amendment No. 1216 also amends SWAP Policy 1.7 to define specific  
23 trail classifications that are compatible with the rural characteristics of the Wine  
24 Country Area as shown on the amended SWAP Policy 1.7, attached hereto and  
25 incorporated herein by reference.

26 6. General Plan Amendment No. 1216 also amends the Circulation Element Figure C-  
27 6 for consistency.  
28

1 7. The Temecula Valley Wine Country Policy Area includes vacant, undeveloped  
2 property, equestrian and winery facilities, single family residential homes, and  
3 agricultural uses and land, etc.

4 8. General Plan Amendment No. 1216 does not change or conflict with the Riverside  
5 County Vision. This project is consistent with the Riverside County Vision  
6 Statement in the following way:

7 a. GPA No. 1216 supports the County's Vision to develop healthy communities  
8 that would support and encourage residents to be more physically active by  
9 increasing the number of trails in the conceptual trails network shown in the  
10 Circulation Element and the Southwest Area Plan. The proposed trails map  
11 was created with extensive community outreach and balances the varying  
12 interests of those who live, work and visit the Temecula Valley Wine Country  
13 Policy Area. The Temecula Valley Wine Country Policy Area was  
14 established to ensure long term viability of the wine industry, while  
15 protecting the community's rural and equestrian lifestyle. The policies  
16 reflects the community's vision to protect and promote a strong identity for  
17 the Temecula Valley Wine Country. The Policy Area includes Policy SWAP  
18 1.7 that directs the development an integrated trails network for this region.  
19 GPA No. 1216 is an important step forward on implementing this policy.  
20 GPA No. 1216 provides a policy direction and a conceptual trails network to  
21 guide development of a multi-use trails network that will connect different  
22 land uses within this area to each other and other major regional tourist  
23 destinations.

24 9. General Plan Amendment No. 1216 will not change or conflict with any principle set  
25 forth in General Plan Appendix B. General Plan Amendment is consistent with the  
26 following principles:

27 a. General Plan Principle I.C.1. provides, "[t]he General Plan Vision  
28 acknowledges that every community in the County is maturing in its own

1 way, and its own pace and within its own context. Policies and programs  
2 should be tailored to local needs in order to accommodate the particular level  
3 of anticipated maturation in any given community.” This region of the  
4 County has matured into one of Southern California’s top tourist destination  
5 with its many wineries, estate lots and equestrian activities. GPA No. 1216  
6 specially tailors three different trail types that fit the unique characteristics  
7 and needs of Wine Country. GPA No. 1216 also provides ideal locations for  
8 each trail types and acknowledges the use and development of the trails are  
9 dependent on various factors such as available funding for its development  
10 and maintenance, adequate ROW and user safety, funding sources.

11 b. General Plan Principle I.E.2. provides, “[r]efinement of existing Community  
12 Plans and development in new Area Plans must be done in parallel with the  
13 General Plan update, with any required reconciliation between them to be  
14 accomplished prior to General Plan adoption.” The Board initiated the  
15 creation of the Wine Country Community Plan in 2008, the same year that  
16 the Board initiated the 2008 General Plan Update. The Community Plan was  
17 approved by the Board with a policy for the development and implementation  
18 of a trails network and provided direction to staff to further refine the  
19 conceptual trails network through a community outreach process. GPA No.  
20 1216 completes the Board directive to refine the trails network and was  
21 developed through a community process led by the Wine Country Ad Hoc  
22 Committee. The Ad Hoc Committee sought public opinion to create a plan  
23 that was suitable for Wine Country. The Trails Map identifies trails along  
24 road ROW. This will help create opportunities for non-motorized forms of  
25 transportation as streets are improved.

26 c. General Plan Principle I.G.3. provides, “[p]rovision of mobility to an  
27 expanding population requires the integration of land and transportation  
28 through transit-adaptive development and infrastructure” through mobility

1 goals. Consistent with Principle I.G.3.a., GPA No. 1216 fulfills the County's  
2 mobility goal to "[c]reate street networks, directly connecting local  
3 destinations, that are friendly to pedestrians, bicyclists and others using non-  
4 motorized forms of transportation." GPA No. 1216 provides direction to  
5 establish a multi-use trails network that considers the various community  
6 interests including the area's residents, wineries and other agricultural  
7 operations, and equestrian facilities. The network also relies on the street  
8 ROW to establish the majority of the trails if the conditions will safely  
9 accommodate the trails.

10 d. General Plan Principle IV.B.2. provides, "[a] further aspect of community  
11 character and identity is the natural topography and unique landforms that  
12 must be respected in the pattern of development. Each community or cluster  
13 of communities should have distinct edges, parks and open space  
14 connections." GPA No. 1216 creates specific trail classifications that reflects  
15 the Wine Country unique characteristics. The development of the proposed  
16 trails will require minimal site improvements and in most cases within  
17 existing road ROW. Once developed the trails network will provide  
18 recreational opportunities that are pedestrian, bicycle and equestrian oriented  
19 and accessible to persons of all ages, and whose frequent use is encouraged  
20 through placement and design.

21 10. General Plan Amendment No. 1216 does not involve a conflict in any foundation  
22 component designation because the proposed policy and trail changes do not change  
23 the any foundation component. The GPA establishes a policies for the development  
24 of a well-balanced trails network within the Temecula Valley Wine Country Policy  
25 Area.

26 11. General Plan Amendment No. 1216 will contribute to achievement of the purposes  
27 of the General Plan or, at a minimum, would not be detrimental to them in the  
28 following way:

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

- a. The General Plan serves as a blueprint for growth that reinforces the community's desire to preserve the area's rural ambiance. The purpose of the Area Plans of the General Plan, is to provide more detailed land use and policy direction regarding local issues such as land use, circulation, open space and other topical areas. The amendment to the SWAP Policy SWAP 1.7 will help develop a trails network that is unique to the Wine Country area. This will provide clarity on where a trail can ideally be located and provides general expectation on the trail characteristics. The policy provides flexibility in the trail site design, recognizing that the ultimate site design will vary depending on available ROW, location, and use.
- 12. Special Circumstances or conditions have emerged that were unanticipated in preparing the Riverside County General Plan as described below:
  - a. The Board of Supervisors approved the Wine Country Community Plan (WCCP) in March 2014 well after the 2008 General Plan Update Project was initiated in October 2008. The WCCP included a general plan amendment that created the Temecula Valley Wine Country Policy Area. The Policy Area included Policy SWAP 1.7 for the development of a trails network for Wine Country. The Board also directed County staff to work with the community to update the General Plan's conceptual trails network for this area. Pursuant to the Board directive and Policy SWAP 1.7, the Wine Country Trails Ad Hoc Committee, consisting of community members, created a Trails Map that serves all members of the community. GPA No. 1216 will move forward the Committee's effort and the Trails Map supported by the Riverside County Parks and Open Space District into the General Plan.
- 13. General Plan Amendment No. 1216 does not create an internal inconsistency among any of the General Plan Elements.
- 14. General Plan Amendment No. 1216 will not be detrimental to the public's health, safety, or welfare.

1 15. Environmental Impact Report (EIR) No. 524 was certified by the Board of  
2 Supervisors on March 11, 2014 for the Wine Country Community Plan (WCCP).  
3 The WCCP included General Plan Amendment No. 1077, Ordinance No. 348.4729,  
4 Design Guidelines, and Greenhouse Gas Reduction Workbook. The Wine Country  
5 Community Plan GPA No. 1077 that was originally analyzed in EIR No. 524  
6 included an update to the SWAP Figure 8 Trails and Bikeway System.

7 16. GPA No. 1216 refines SWAP Figure 8, Trails and Bikeway System, by creating  
8 unique trail classifications and decreasing the number of proposed trails. GPA No.  
9 1216 makes minor technical changes or additions to the WCCP Trails Map,  
10 associated SWAP policy language, and the Circulation Element Figure C-6 for  
11 consistency. The proposed changes were analyzed in the certified EIR No. 524 and  
12 are consistent with the objectives of the WCCP. All prior mitigation measures from  
13 Certified EIR No. 524 that are applicable to implementing projects would also apply  
14 to the project, and no new or modified mitigation measures are required. As a result,  
15 an addendum to a previously certified EIR was prepared for GPA No. 1216, attached  
16 hereto and incorporated herein by reference.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CONSIDERS** the  
18 **ADDENDUM to ENVIRONMENTAL IMPACT REPORT NO. 524** and **ADOPTS** General Plan  
19 Amendment No. 1216 as described herein and as shown on the revised Southwest Area Plan Policy SWAP  
20 1.7, Circulation Element Figure C-6, and SWAP Figure 8, incorporated herein by reference.

21 **D. General Plan Amendment No. 1219** amends the current General Plan land use designation  
22 to implement the land use and related changes proposed by Amendment No. 16 to Specific  
23 Plan No. 106. General Plan Amendment (GPA) No. 1219 changes the land use designation  
24 for approximately 20 acres from Community Development: Very Low Density Residential  
25 (CD:VLDR)[1 Acre Minimum] and Rural: Rural Residential (R:RR)[5 Acre Minimum] to  
26 Community Development: Low Density (CD:LDR)[0.5 Acre Minimum], as reflected in the  
27 Land Use Plan for Specific Plan No. 106 and Exhibit 5 titled "CZ07214 GPA01219  
28 SP00106A16 TR32323, attached hereto and incorporated herein by reference. The project

1 site is located within the Southwest Area Plan and Highway 79 Policy Area in the Third  
2 Supervisorial District, specifically located southerly of Benton Road, easterly of Beech  
3 Street, westerly of Pourrouy Road, and northerly of Auld Road. GPA No. 1219 is associated  
4 with Specific Plan No 106 Amendment No. 16, Change of Zone No. 7214, Tentative Tract  
5 Map No. 32323, and Environmental Assessment (EA) No. 40350, which were considered  
6 concurrently with this amendment at the public hearings before the Planning Commission  
7 and Board of Supervisors. The Planning Commission recommended to the Board of  
8 Supervisors tentative approval of GPA No. 1219 on June 7, 2017. The Board of Supervisors  
9 tentatively approved General Plan Amendment No. 1219 on July 25, 2017.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on  
11 this matter, both written and oral, including Environmental Assessment No. 40350, that:

- 12 1. The site is located within the Southwest Area Plan.
- 13 2. The Southwest Area Plan Land Use Map establishes the extent, intensity, and  
14 location of land uses within the Southwest area.
- 15 3. Specific Plan No. 106 is considered a Community Development Specific Plan. In  
16 accordance with General Plan Policy LU 1.11, all proposed land use designation  
17 changes within a Community Development Specific Plan shall not constitute  
18 Foundation level changes. Therefore, General Plan Amendment No. 1219 is an  
19 Entitlement/Policy Amendment.
- 20 4. The project site has an existing General Plan land use designation of Community  
21 Development: Very Low Density Residential (CD:VLDR)[1 Acre Minimum] and  
22 Rural: Rural Residential (R:RR)[5 Acre Minimum].
- 23 5. General Plan Amendment No. 1213 changes the land use designation to Community  
24 Development: Low Density (CD:LDR)[0.5 Acre Minimum], as shown in the  
25 Specific Plan No. 106 Land Use Plan and Exhibit 5.
- 26 6. The project site is generally surrounded by properties having a General Plan land use  
27 designations of Community Development: Medium Density Residential (CD:  
28 MDR)[2-5 Dwelling Units per Acre] to the west and south, Community

1 Development: Medium High Density Residential (CD:MHDR) [5-8 Dwelling Units  
2 per Acre], Community Development: Very High Density Residential  
3 (CD:CHDR)[14-20 Dwelling Units per Acre] and Community Development:  
4 Commercial Retail (CD:CR)[0.20 – 0.35 FAR] to the north, Community  
5 Development: Very Low Density Residential (CD:VLDR) [1 Acre Minimum] and  
6 Rural: Rural Residential (R:RR)[5 Acre Minimum] to the east.

7 7. The project site is surrounded by single-family residential to the west and north;  
8 vacant land to the north, south and east; water tanks to the east.

9 8. Specific Plan No. 106 Amendment No. 16 changes the land use designation on  
10 approximately 20 acres with related changes throughout the specific plan document  
11 to reflect this change in land use designation. The project is located within the  
12 Highway 79 Policy Area. Residential developments within this policy area are  
13 required to be consistent with SWAP 9.2, and reduce their density by 9% from the  
14 midpoint of the density range of the applicable land use designation to achieve a  
15 reduction in traffic generated from the area. This 9% reduction would require the  
16 proposed project to be limited to 10 dwelling units. The proposed project will result  
17 in 34 dwelling units, which exceeds the typical maximum allowed by the policy area  
18 by 24 units. However, SWAP 9.2 also provides that individual projects may exceed  
19 the General Plan traffic model trip generation level if it can be shown that sufficient  
20 reductions have occurred on other projects.

21 Certain Specific Plans within the Highway 79 Policy Area have developed below the  
22 maximum allowed number of dwellings units. One of these Specific Plans (Specific  
23 Plan No. 213) accounts for a total of 396 units that are undeveloped within the  
24 Highway 79 Policy Area that were assumed to be developed in the traffic analysis  
25 for the General Plan. Of these 396 units, 115 have already been allocated to Specific  
26 Plan No. 312 Amendment No. 2 as it is currently proposed, leaving 281 units  
27 remaining from this Specific Plan alone. Based on this review, there is a  
28 demonstrated reduction in units and traffic from these other projects that offset the



1 additional 24 units proposed by this project than what would typically be allowed by  
2 the policy area utilizing the individual 9% reduction method.

3 Although the application of a 9% reduction in density on an individual project basis  
4 has been the typical practice to achieve consistency with the policy area, the policy  
5 area also allows for a demonstration that sufficient reductions have occurred on other  
6 projects. Based on the above, other projects within the policy area did not develop  
7 to full capacity which allows the project to develop the proposed 34 dwelling units.  
8 Therefore, the project is consistent with the Highway 79 Policy Area.

9 9. General Plan Amendment No. 1219 does not change or conflict with the Riverside  
10 County Vision. This project is consistent with the Riverside County Vision Statement  
11 in the following ways:

12 a. The proposed change from Community Development: Very Low Density  
13 Residential (CD: VLDR) and Rural: Rural Residential (R:RR) would result  
14 in a land use designation that is consistent with existing development in the  
15 immediate vicinity of the site and represents a logical continuation of land  
16 use in the area generally north of Auld Road and west of Washington Street.  
17 Specifically, the project is consistent with the General Plan Vision  
18 components of Population Growth by providing quality developments and  
19 logical development pattern; Our Communities and Their Neighborhoods by  
20 being served by adequate local infrastructure; Healthy Communities by  
21 incorporating active park area to encourage physical activity; Conservation  
22 and Open Space Resource System by preserving the onsite drainage area as  
23 a sensitive biological resource and leaving the southern, more steep portion  
24 of the site ungraded to conserve natural features of the area; Air Quality by  
25 being below established emission thresholds to be consistent with regional  
26 emission goals; Sustainability and Global Environmental Stewardship by  
27 being below emission thresholds for greenhouse gases to be consistent with  
28 local and statewide greenhouse gas reduction targets.

1           10.    General Plan Amendment No. 1219 will not change or conflict with any principle set  
2                    forth in General Plan Appendix B. Specifically, this General Plan Amendment is  
3                    consistent with the following principles:

4            a.        GPA No. 1219 meets the General Plan Principles of conserving sensitive  
5                    habitats with the preservation of the existing drainage onsite (Principle  
6                    III.B.1); provision of open space areas by preserving natural open areas and  
7                    developing a neighborhood serving park (Principle III.C.1); and encouraging  
8                    a wide range of housing opportunities for residents in a wider range of  
9                    economic circumstances (Principle IV.A.1).

10           11.    GPA No. 1219 would not conflict with any Foundation Component designation of  
11                    the General Plan. Specific Plan No. 106 is considered a Community Development  
12                    Specific Plan. In accordance with General Plan Policy LU 1.11, all proposed land  
13                    use designation changes within a Community Development Specific Plan shall not  
14                    constitute Foundation level changes. Therefore, although GPA No. 1219 changes  
15                    the Foundation Component on a portion of the subject site from Rural to Community  
16                    Development, it is not considered a Foundation level change pursuant to General  
17                    Plan Policy LU 1.11. Thus, GPA No. 1219 is consistent with the Community  
18                    Development Foundation.

19           12.    General Plan Amendment No. 1219 will contribute to achievement of the purposes  
20                    of the General Plan or, at a minimum, would not be detrimental to them because the  
21                    proposed amendment would maintain the primarily suburban style residential  
22                    atmosphere of the community that exists in the area, thus creating a compatible land  
23                    use pattern that assists in protecting public health, safety, and welfare which is the  
24                    foundational purpose of a General Plan.

25           13.    Special Circumstances or conditions have emerged that were unanticipated in  
26                    preparing the Riverside County General Plan as described below:

27            a.        Since 1973 and up to today, multiple new Specific Plans and Specific Plan  
28                    Amendments have occurred in the surrounding area that have increased

1                   allowed densities in the surrounding area extending out from Winchester  
2                   Road from more rural to suburban. Additionally, since the adoption of the  
3                   General Plan in 2003 and the preparation of the 2015 General Plan in 2008,  
4                   multiple Tentative Tract Maps have been approved and developed in this area  
5                   implementing the densities as designated in the General Plan. This has made  
6                   the area a more suburban area that did not exist at the time of the original  
7                   Specific Plan approval in 1973 and since the General Plan was  
8                   comprehensively updated in 2003 and in 2008 when preparation began on the  
9                   2015 General Plan.

10                   14.    General Plan Amendment No. 1219 does not create an internal inconsistency among  
11                   any of the General Plan Elements.

12                   15.    General Plan Amendment No. 1219 will not be detrimental to the public health,  
13                   safety, or welfare.

14                   16.    Environmental Assessment (EA) No. 40350, a copy of which is attached hereto and  
15                   incorporated herein by reference, determined that General Plan Amendment No.  
16                   1219 could have potentially significant impacts on Biological Resources and  
17                   Hydrology/Water Quality. However, it was determined that these impacts would be  
18                   mitigated to a level of non-significance through the application of the measures  
19                   indicated in the initial study. The initial study resulted in preparation of a Mitigated  
20                   Negative Declaration of environmental effects and a determination that this General  
21                   Plan Amendment would not have a significant effect on the environment.

22                   **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** Mitigated Negative  
23                   Declaration for Environmental Assessment No. 40350 and **ADOPTS** General Plan Amendment No. 1219,  
24                   as described herein and as shown on the Specific Plan Land Use Plan and Exhibit 5 titled "CZ07214  
25                   GPA01219 SP00106A16 TR32323, incorporated herein by reference.

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

2 **RESOLUTION 2017-222**

3 **AMENDING THE RIVERSIDE COUNTY**  
4 **GENERAL PLAN**  
5 **(THIRD CYCLE GENERAL PLAN AMENDMENTS FOR 2017)**

6 ADOPTED by Riverside County Board of Supervisors on October 24, 2017.

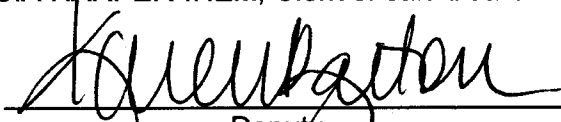
7 **ROLL CALL:**

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

11  
12 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of  
13 Supervisors on the date therein set forth.

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

15 **By:**

  
16 Deputy

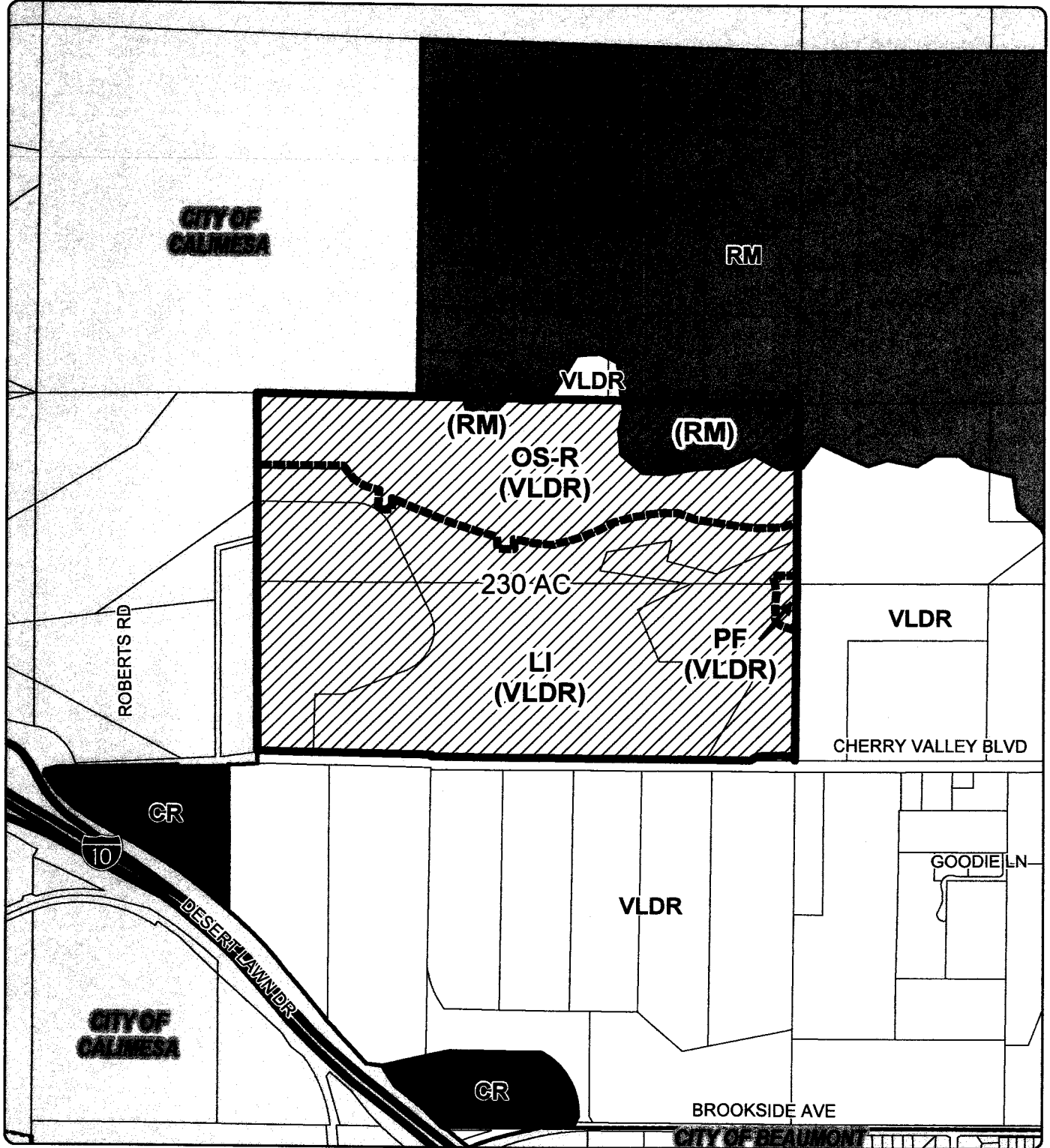
17  
18  
19  
20  
21  
22  
23 10.24.17 3.12  
24  
25

RIVERSIDE COUNTY PLANNING DEPARTMENT  
 CZ07799 GPA01079 PM36564 PP25337 EIR00534

Supervisor: Ashley  
 District 5

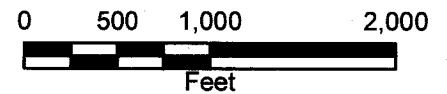
PROPOSED GENERAL PLAN

Date Drawn: 09/05/2017  
 Exhibit 6



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

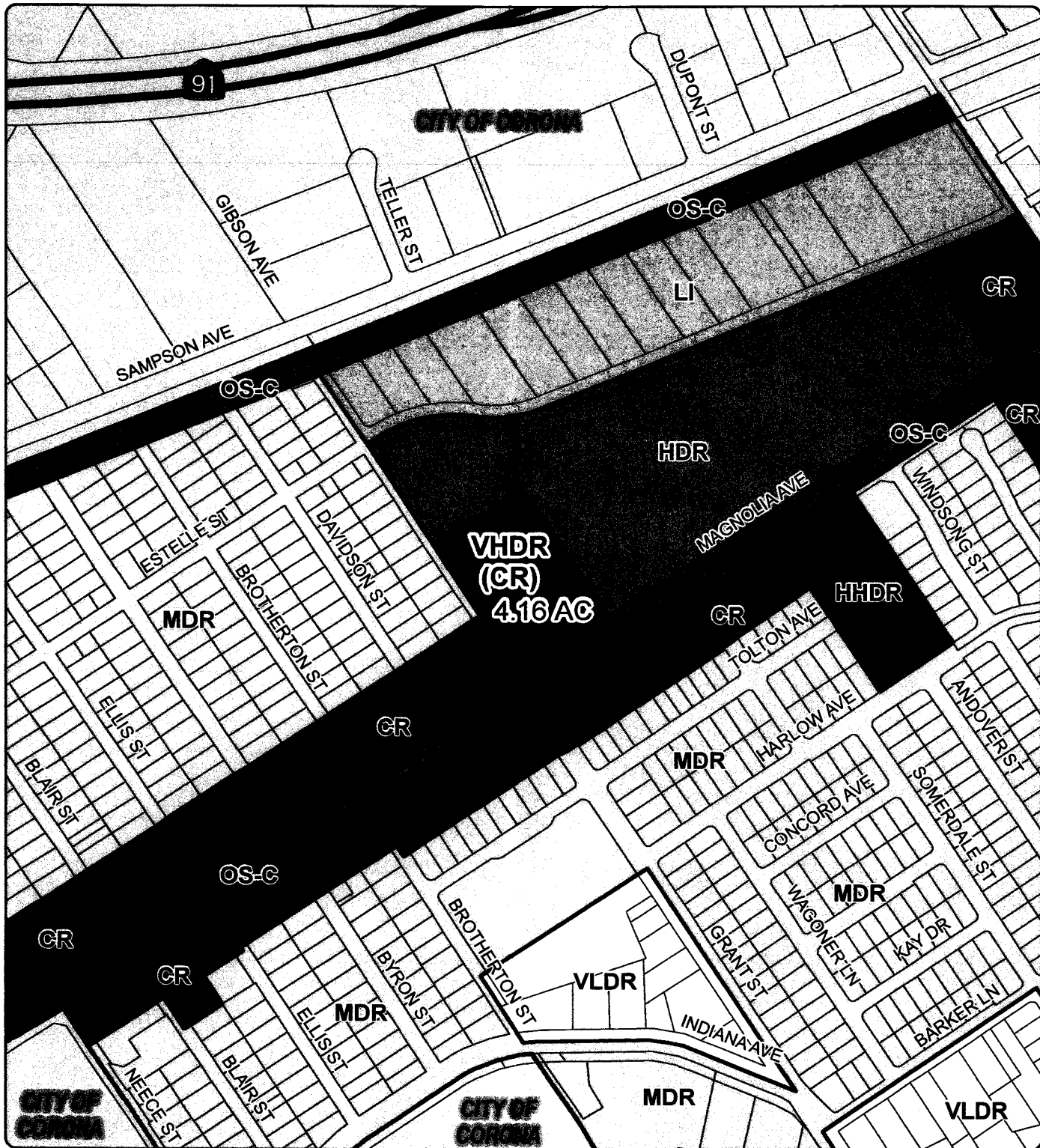
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07924 GPA01211 TR37169

PROPOSED GENERAL PLAN

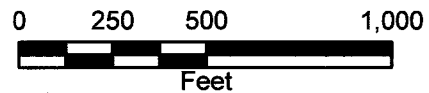
Supervisor: Tavaglione  
District 2

Date Drawn: 08/09/2017  
Exhibit 6



Zoning Dist: East Corona

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)965-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42960  
**Project Case Type (s) and Number(s):** Tentative Tract 37169 for Condominium Purposes  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** 4080 Lemon Street, 12th Floor, P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Brett Dawson, Project Planner  
**Telephone Number:** 951-955-0972  
**Applicant's Name:** Patric Lynam – Planet Home Living  
**Applicant's Address:** 1451 Quail Street, Suite 204, Newport Beach, CA 92660

### I. PROJECT INFORMATION

#### A. Project Description:

**GENERAL PLAN AMENDMENT NO. 1211** proposes to change the existing Land Use Designation from Commercial Retail (CR) – (0.20-0.35 FAR) to Very High Density Residential, (VHDR) (14-20 DU/AC)

**CHANGE OF ZONE NO. 7924** proposes to change the site's current zoning classification from General Commercial (C-1/C-P) to General Residential (R-3).

**TENTATIVE TRACT MAP NO. 37169** is a Schedule A subdivision of 4.16 acres into sixty five (65) single family residential units, a recreation area, a tot lot playground, and additional parking areas as part of a condominium plan.

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

#### C. Total Project Area:

Residential Acres: 4.16	Lots: 73	Units: 65	Projected No. of Residents: 130
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

**D. Assessor's Parcel No(s):** 115-300-047, 115-300-049, 115-300-052

#### E. Street References:

This project is located at the northeast corner of Magnolia Avenue and Grant Street.

#### F. Section, Township & Range Description or reference/attach a Legal Description:

Section 28, Township 3 South, and Range 6 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The site currently consists of two residential buildings at the southwestern portion of the property, commercial building and asphalt parking on the northern portion of the property and undeveloped vacant land at the southeastern portion of the property. The property abuts a mobile home park along the northerly and easterly boundary, Grant Street, residential properties and Home Gardens County Water District to the east and Magnolia Avenue and two churches to the south.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

**A. General Plan Elements/Policies:**

1. **Land Use:** The projects sites current General Plan Land Use Designation is Commercial Retail. This project currently proposes a General Plan Amendment to change the Land Use of the site to VHDR (Very High Density Residential)
2. **Circulation:** The proposed project will add overall trips to the area however, the Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.
3. **Multipurpose Open Space:** The proposed project is not located within the Multiple Species Habitat Conservation Plan (MSHCP) criteria area. The proposed project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located in a floodplain. The proposed project is in an area designated as having high liquefaction and is susceptible to subsidence. The project is not within a high fire area and not in a fault zone. The proposed project meets all other applicable Safety element policies.
5. **Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the project is for a residential development and noise levels associated with the proposed project are not anticipated to be substantial. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The proposed project shall create 65 residential lots. The proposed project meets with all applicable Housing element policies, including the Mixed Use Area Overlay policy area.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.
8. **Healthy Communities:** The proposed project meets all applicable Healthy Community policies.

**B. General Plan Area Plan(s):** Temescal Canyon Area Plan

**C. Foundation Component(s):** Community Development (CD)

**D. Land Use Designation(s):** Commercial Retail (CR)

**E. Overlay(s), if any:** N/A

**F. Policy Area(s), if any:** Mixed Use Area Overlay.

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Temescal Canyon Area Plan
2. **Foundation Component(s):** Community Development (CD) to the north, east, west, and south



3. **Land Use Designation(s):** Commercial Retail (CR) to the south, High Density Residential (HDR) to the north and east and Medium Density Residential (MDR) to the west.

4. **Overlay(s), if any:** N/A

5. **Policy Area(s), if any:** N/A

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. **Existing Zoning:** C-1/C-P (General Commercial)

J. **Proposed Zoning, if any:** R-3 (General Residential)

K. **Adjacent and Surrounding Zoning:** C-1/C-P (General Commercial) to the south, R-T (Mobile Home Subdivision & Mobile Home Parks) to the north and east, R-1 (One Family Dwellings) to the west.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

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

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

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

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures identified in the earlier EIR or Negative Declaration, (f) no considerably different mitigation measures identified in the earlier EIR or Negative Declaration, (g) no considerably different mitigation measures identified in the earlier EIR or Negative Declaration, (h) no considerably different mitigation measures identified in the earlier EIR or Negative Declaration, (i) no considerably different mitigation measures identified in the earlier EIR or Negative Declaration, (j) no considerably different mitigation measures identified in the earlier EIR or Negative Declaration, (k) no considerably different mitigation measures identified in the earlier EIR or Negative Declaration, (l) no considerably different mitigation measures identified in the earlier EIR or Negative Declaration, (m) no considerably different mitigation measures identified in the earlier EIR or Negative Declaration, (n) no considerably different mitigation measures identified in the earlier EIR or Negative Declaration, (o) no considerably different mitigation measures identified in the earlier EIR or Negative Declaration, (p) no considerably different mitigation measures identified in the earlier EIR or Negative Declaration, (q) no considerably different mitigation measures identified in the earlier EIR or Negative Declaration, (r) no considerably different mitigation measures identified in the earlier EIR or Negative Declaration, (s) no considerably different mitigation measures identified in the earlier EIR or Negative Declaration, (t) no considerably different mitigation measures identified in the earlier EIR or Negative Declaration, (u) no considerably different mitigation measures identified in the earlier EIR or Negative Declaration, (v) no considerably different mitigation measures identified in the earlier EIR or Negative Declaration, (w) no considerably different mitigation measures identified in the earlier EIR or Negative Declaration, (x) no considerably different mitigation measures identified in the earlier EIR or Negative Declaration, (y) no considerably different mitigation measures identified in the earlier EIR or Negative Declaration, (z) no considerably different mitigation measures identified in the earlier EIR or Negative Declaration.

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

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

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Brett Dawson, Project Planner  
\_\_\_\_\_  
Printed Name

Charissa Leach, Assistant TMLA Director  
\_\_\_\_\_

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

- a) The proposed project is located approximately 1800 feet away from a portion of California State Route 91 which is not designated as a Scenic Highway and approximately 1.5 miles away from Interstate 15 which is designated as a State Eligible Scenic Highway. Due to the distance from Interstate 15 and location of property, the project will not have a substantial effect upon a scenic highway corridor. Therefore, the impact is considered less than significant.
- b) The proposed project is not located within close proximity to scenic resources, landmark features, or any scenic vistas and as such, the project will have no impact. Surrounding features within close proximity to the project site consist of 2 churches to the south and single family residential dwellings to the north, east and west. Therefore, no impact would occur.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Source:** GIS database, Ord. No. 655 (Regulating Light Pollution)

**Findings of Fact:**

- a) The proposed project is located 52.35 miles from the Mount Palomar Observatory and is not within the Mount Palomar Lighting Influence Area. Therefore, there is no impact.

**Mitigation:** No mitigation is required

**Monitoring:** No mitigation is required

**3. Other Lighting Issues**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** On-site Inspection, Project Application Description

**Findings of Fact:**

- a) The proposed project will create a new source of light which would accompany any new residential development; however the new source of light is not anticipated to be of significant levels since it would include lighting fixtures and lighting levels typical of a residential community that would be compatible with the immediate surrounding area. Therefore, the project shall not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Impact is considered less than significant.
- b) The amount of light that will be created is consistent with levels found in typical residential developments. Also, the surrounding residential uses surrounding the property to the north and east will be separated from the proposed lighting by proposed houses and walls. Therefore the proposed lighting on the property will not expose surrounding residential properties to unacceptable light levels. Impact is considered less than significant.

**Mitigation:** No mitigation is required

**Monitoring:** No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AGRICULTURE &amp; FOREST RESOURCES</b> Would the project				
<b>4. Agriculture</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

- a) The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. As shown in Figure OS-2 "Agricultural Resources of the Riverside County General Plan, the site lies within the "Urban Built-up Land designation. Therefore, the project shall not convert land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural uses. There is no impact.
- b) The proposed project is not located in an agricultural preserve or covered by a Williamson Contract. There are no existing agricultural uses or zoning on the project site. Therefore, there is no impact.
- c) The project site is not surrounded by property zoned for agricultural uses. Therefore, there is no impact.
- d) Surrounding land uses are primarily single family residential. There are no existing agricultural uses in the project vicinity. Therefore, the proposed project shall not involve other changes in the existing environment which could result in the conversion of Farmland to non-agricultural uses. There is no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

- a) The project will not conflict with any zoning related to forest land, the County has no such zoning, and there is no forest land onsite or near the project site. No impact would occur.
- b) The proposed project is not located in an agricultural preserve or covered by a Williamson Contract. There are no existing agricultural uses on the project site. Therefore, there is no impact.
- c) The project site is not surrounded by property zoned for agricultural uses. Therefore, there is no impact.
- d) Surrounding land uses are primarily single family residential. There are no existing agricultural uses in the project vicinity. Therefore, the proposed project shall not result in other changes in the existing environment which could result in the conversion of Farmland to non-agricultural uses. There is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>AIR QUALITY</b> Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>6. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook, Tract No. 37169 Air Quality Impact Analysis Dated May 10, 2017, Prepared by Urban Crossroads

**Findings of Fact:** The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project proposes to amend the General Plan land use designation of the site from Commercial Retail (CR) to Highest Density Residential (HHDR). The general plan amendment will increase the density originally approved for the project site; however, the increase is not substantial. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. Therefore, the impact is considered less than significant.
- b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the

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

project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

### South Coast Air Basin Attainment Status – Riverside County

Pollutant	Federal	State
O <sub>3</sub> (1-hr)	No Data	Nonattainment
O <sub>3</sub> (8-hr)	Nonattainment	Nonattainment
PM <sup>10</sup>	Attainment	Nonattainment
PM <sup>2.5</sup>	Nonattainment	Nonattainment
CO	Unclassified/Attainment	Attainment
NO <sub>2</sub>	Unclassified/Attainment	Attainment
SO <sub>2</sub>	Attainment	Attainment
Pb	Unclassified/Attainment	Attainment

Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.

#### Construction Emissions

Assuming build-out of the site as single-family residences, the proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

The California Emissions Estimator Model (CalEEMod) version 2013.2.2 was utilized to estimate the “worst-case” scenario emissions from the proposed construction activities. CalEEMod default construction phase lengths and number of equipment were utilized. The table below titled Emissions Summary of Overall Construction (Without Mitigation) summarizes the results of the CalEEMod outputs. Based on the results of the model, maximum daily emissions from the construction of the proposed project will not exceed established SCAQMD thresholds.

#### Unmitigated Maximum Daily Construction Emissions (lbs/day)

Year	VOC	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sup>10</sup>	PM <sup>2.5</sup>
2017	6.58	77.22	26.09	0.06	11.45	7.12
2018	36.27	27.45	22.66	0.04	2.52	1.77
2019	36.22	2.50	3.08	5.56E-03	0.33	0.21
<b>Maximum Daily Emissions</b>	<b>36.27</b>	<b>77.22</b>	<b>26.09</b>	<b>5.56E-03</b>	<b>11.45</b>	<b>7.12</b>
<b>SCAQMD Threshold</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod

The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the size of this project’s disturbance area being less than 5 acres and anticipated to move less than 5,000 cubic yards of material per day, a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required.



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

**Operational Emissions**

Long-term emissions are evaluated at build-out of a project. The project is assumed to be operational in 2019. Long-term criteria air pollutant emissions will result from the operation of the proposed facility. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions. The table below titled Maximum Daily Operational Emissions summarizes the results of the CalEEMod outputs. Based on the results of the model, maximum daily emissions from the operation of the proposed project will not exceed established SCAQMD thresholds. Therefore, both short-term construction and long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

**Unmitigated Maximum Daily Operational Emissions (lbs/day)**

Construction Phase	VOC	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sup>10</sup>	PM <sup>2.5</sup>
Area Sources	2.50	1.14	5.85	7.17E-03	.012	0.12
Energy Sources	0.04	.035	.015	2.22E-03	0.03	0.03
Mobile Sources	0.91	6.39	10.93	0.04	2.79	0.78
<b>Total Emissions</b>	<b>3.45</b>	<b>7.88</b>	<b>16.93</b>	<b>0.05</b>	<b>2.94</b>	<b>0.93</b>
<b>SCAQMD Threshold</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
Source: CalEEMod						

- c) The proposed residential subdivision is not anticipated to result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. Therefore, the impact is considered less than significant.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include, but are not limited to, long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, and the nearest sensitive receptor is the residential community located immediately adjacent east of the Project site. However, the project is not expected to generate substantial point source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors. Therefore, there is no impact.
- e) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include but are not limited to long-term health care facilities,

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

rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The proposed development would be located within 1,800 feet from California State Route 91, which is considered a line-source emitter. However, as part of adoption of the County of Riverside's General Plan in 2003, the General Plan Environmental Impact Report (EIR) (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the Air Quality Management Plan (AQMP), which was prepared by Southern California Air Quality Management District (SCAQMD), the agency overseeing air quality within the South Coast Air Basin (SCAB). The EIR concluded that the General Plan is consistent with the 2003 AQMP. This project is consistent with the Residential land use designation, and, therefore, would not result in nonconformance to the 2003 AQMP.

The project will introduce sensitive receptors (residences) into the SCAB, which has a non-attainment status for ozone, carbon monoxide, and particulate matter (PM10). Cumulative air quality impacts associated with build-out of the County's General Plan EIR concluded that air quality is a significant and unavoidable impact of General Plan implementation. However, the impact is not considered to be substantial due to the project site's approximate 1800 foot distance from the freeway. Therefore, this impact is considered less than significant.

- f) The project proposes a residential development which is not a use that will create objectionable odors affecting a substantial number of people. The project will include the construction of a detention basin within a 1.06 acre lot; however, the basin shall be landscaped and is not anticipated to create objectionable odors. Therefore, the impact is considered less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

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

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

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with

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

Source: GIS database, Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003)

Findings of Fact:

a) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan Southwest Area Plan. The project site is not located within a Criteria Cell.

The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project will not have a substantial adverse effect, either directly or through habitat modification, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations. The project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by California Department of Fish and Game or U.S. Wildlife Service.

The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridor, or impede the use of native wildlife nursery sites. The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The project site will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of Clean Water Act. The proposed project will not conflict with any local policies or ordinances protection biological resources, such as a tree preservation policy or ordinance.

**6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools**

The project site does not have any riparian/riverine or vernal pool habitats on site. No additional surveys are required. The project is consistent with Section 6.1.3 of the MSHCP.

**6.1.3 Protection of Narrow Endemic Plant Species**

The project site is not located within a Narrow Endemic Plant Species habitat assessment area. No additional surveys are required. The project is consistent with Section 6.1.3 of the MSHCP.

**6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface**

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

The project site is not located adjacent to an MSHCP Conservation Area. Therefore, the project is not subject to the MSHCP Urban/Wildland Interface Guidelines. The project is consistent with Section 6.1.4 of the MSHCP.

**6.3.2 Additional Survey Needs and Procedures**

The project site is not located within a Additional Survey Needs and Procedures habitat assessment area. No additional surveys are required. The project is consistent with Section 6.3.2 of the MSHCP.

Further, based upon the project being an urban infill project on disturbed soil, and that the project meets all of the MSHCP requirements, therefore the project has no impacts.

Mitigation: No mitigation measures are required

Monitoring: No mitigation measures are required

CULTURAL RESOURCES	Would the project			
<b>8. Historic Resources</b>				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b)The results of the record search conducted by the Eastern Information Center indicate that the property was included in a 1,684-acre archaeological survey in 1980, but no cultural resources were recorded on the property. Outside of the project boundaries, but within a one-mile radius, EIC records show at least 30 other previous studies covering various areas of land. As a result of these studies, fifteen cultural resource sites have been recorded, including seven historic sites and six prehistoric sites and one that is both prehistoric and historic. The nearest prehistoric site is situated nearly ½-mile way. It is a bedrock milling station and consists of two milling slicks. The nearest historic resource is the Home Gardens Water District located across the street to the west.

Several structures are present on the subject property. **Structure A** is a 1876 square foot, 4 bedroom, 2.5 bath wood framed structure with a stucco siding and a shake roof. The varying roof levels with exposed rafters give the suggestion that the house has been expanded over time. Decorative features include diamond-pane windows. On the front elevation, decorative trim remains around one window. A window box is present below that particular window. **Structure B** is a 1760 sq. ft. 3 bedroom, 2.75 bath wood frame structure with a shake roof and open shaped eaves. Storybook details on this house include the steep gable with scalloped bargeboard, diamond-pane windows and siding that consists of board and batten and brick. In 1968 a permit was issued which allowed a 486 sq. ft. addition to the dwelling. **Structure D-** In August of 1966, the Yamano Brothers were issued a permit to construct an agricultural building. This structure is not visible on the 1966 aerials but is shown on the 1967 version. While the structures meet the minimum age threshold to be considered historic, there is no apparent architectural or historical significance for any of the structures.

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

Based upon analysis of records and a field visit by County Archaeologist Heather Thomson, it has been determined that there will be impacts to historical resources as defined in California Code of Regulations, Section 15064.5. To mitigate impacts to these resources, a complete recordation by a qualified historic archaeologist will be required prior to grading and demolition of these structures.

Based upon analysis of records and a survey of the property by , it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because there are no significant historical resources on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. Therefore, impacts in this regard will be less than significant.

**Mitigation:** Documentation of the structures present on the property prior to grading permit issuance. (COA 60.PLANNING.20)

**Monitoring:** Monitoring will occur through the Building and Safety permit process.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Project Application Materials

**Findings of Fact:**

- a. Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Therefore, impacts in this regard are considered less than significant.
- b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Impacts in this regard would be less than significant.
- c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains

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

are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

- d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation measures are required

Monitoring: No mitigation measures are required

**10. Tribal Cultural Resources**

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Native American Consultation

Findings of Fact:

a-b)In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eight requesting tribes on December 12, 2016. Consultation was requested by the Soboba Band of Luiseno Indians. Consultation with Soboba during a face-to-face meeting on February 16, 2017. At that meeting the project was explained to the Tribe who requested that conditions of approval for the process to be taken in the event unanticipated resources and/or human remains are identified during

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

grading activities. These conditions were provided to the Tribe on February 17, 2017 and Planning received a conclusion letter from the Tribe on August 1, 2017. No consultation request was received from the remaining tribes.

A Senate Bill 18 (SB18) consultation list request was sent to the Native American Heritage Commission (NAHC) on December 12, 2016. A response was received on December 14, 2016. The response letter indicated negative results for Sacred Lands associated with on or in the vicinity of the project. In accordance with the recommendations of the NAHC, Planning contacted all 19 Native American contacts listed in the NAHC response letter. These letters were mailed out on December 15, 2016.

Responses were received from the Pala Tribal Historic Preservation Office dated January 4, 2017. Pala deferred to Tribes closer to the project area. A response was also received from the Soboba Band of Luiseno Indians. Soboba requested government-to-government consultation and at a February 16, 2017 face-to-face meeting, requested that conditions of approval for the process to be taken in the event unanticipated resources and/or human remains are identified during grading activities be included in the conditions of approval.

No Tribal Cultural Resources were identified during consultation efforts, therefore, the Project will not have an impact on tribal cultural resources, significant or otherwise, because there are none present.

Mitigation: No mitigation measures are required

Monitoring: No mitigation measures are required

**GEOLOGY AND SOILS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a-b) The proposed project is not located within proximity to the Alquist-Priolo Earthquake Fault Zone. Overall, the project will not expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. The potential impact will be less than significant. As CBC requirements are applicable to all residential developments, the requirements are not

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

considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**12. Liquefaction Potential Zone**

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

**Source:** Riverside County General Plan Figure S-3 "Generalized Liquefaction", Due Diligence Investigation and infiltration testing, Proposed Residential Development, Northeast Corner of Grant Street and Magnolia Avenue, City of Corona, California, Dated April 1, 2016, Prepared by Leighton and Associates, Inc. (GEO No. 2545)

**Findings of Fact:**

a) According to the county GIS database, the project site is located in an area with a high potential for liquefaction. As such, (per geotechnical investigation prepared by Leighton and Associates on April 1, 2016) a liquefaction analysis was performed using a historically shallowest groundwater level of 30 feet and the analysis did not indicate liquefiable soils thus resulting in a low potential for post construction liquefaction. Therefore, less than significant impacts are anticipated.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No mitigation measures are required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

**Source:** Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Due Diligence Investigation and infiltration testing, Proposed Residential Development, Northeast Corner of Grant Street and Magnolia Avenue, City of Corona, California, Dated April 1, 2016, Prepared by Leighton and Associates, Inc. (GEO No. 2545)

**Findings of Fact:**

a) The project site is located within an area that is designated as having very high susceptibility of general ground shaking risk and is expected to experience strong ground shaking during the design life of the project. International Building Code (IBC) related to building standards will mitigate this impact to less than significant levels. Building standards are standard and are not considered mitigation pursuant to CEQA. Therefore, this impact is considered less than significant.



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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**14. Landslide Risk**

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

**Source:** On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Due Diligence Investigation and infiltration testing, Proposed Residential Development, Northeast Corner of Grant Street and Magnolia Avenue, City of Corona, California, Dated April 1, 2016, Prepared by Leighton and Associates, Inc. (GEO No. 2545)

**Findings of Fact:**

a) GEO No. 2545 concludes that the site is level without significant slopes. The site is not considered susceptible to static slope instability or seismically induced landslides. Therefore, this impact is considered less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**15. Ground Subsidence**

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

**Source:** Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map", Due Diligence Investigation and infiltration testing, Proposed Residential Development, Northeast Corner of Grant Street and Magnolia Avenue, City of Corona, California, Dated April 1, 2016, Prepared by Leighton and Associates, Inc. (GEO No. 2545)

**Findings of Fact:**

a) The project site is located in an area susceptible to subsidence. GEO No. 2545 concluded that some adjustments in grades near the completion of grading could be required to balance any earth volume changes. However, any changes in earth volumes are estimated to not exceed 0.15 feet. Therefore, there would be a less than significant impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

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

**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: On-site Inspection, Due Diligence Investigation and infiltration testing, Proposed Residential Development, Northeast Corner of Grant Street and Magnolia Avenue, City of Corona, California, Dated April 1, 2016, Prepared by Leighton and Associates, Inc. (GEO No. 2545)

Findings of Fact:

- a) The Project site is more than 28 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. The Project site is located approximately 4 miles northwest of Lake Matthews and based on the distance from this lake and intervening topography would not be subject to potential seiche.

Additionally, Figure 10, *Temescal Canyon Area Plan Flood Hazards* also illustrates that the Project site is located within a Dam Inundation Area. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Accordingly, impacts would be less than significant and no mitigation would be required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

- a) Under existing conditions, the Project site has a relatively low slope across the entire site. Implementation of the proposed Project would require minor grading of the site to accommodate the proposed development. As shown in the Project's grading exhibit, the Project would generally maintain the site's existing topographic conditions. Therefore, impacts would be less than significant and no mitigation would be required.
- b) As shown in Project's grading exhibit, no grading would exceed a gradient of 2:1 (horizontal:vertical). In addition, none of the proposed slopes would exceed a height of ten feet. Accordingly, no impact would occur.

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

- c) The proposed project will not result in grading that affects or negates subsurface sewage disposal systems. No subsurface sewer systems are currently present on the property and the project will utilize sewer services. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**18. Soils**

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

**Source:** U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Due Diligence Investigation and infiltration testing, Proposed Residential Development, Northeast Corner of Grant Street and Magnolia Avenue, City of Corona, California, Dated April 1, 2016, Prepared by Leighton and Associates, Inc. (GEO No. 2545)

**Findings of Fact:**

- a) Proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the state Water Resources Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil.

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

Following construction, wind and water erosion would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Under proposed conditions, catch basins would be installed to collect all runoff and discharge the flow into the three proposed infiltration basins. Ultimately, any excess flows would be discharged into existing storm drains, and thus would not cause or contribute any erosion hazards downstream.

Accordingly, because the Project's drainage would be fully controlled via the proposed on-site drainage facilities, impacts due to water erosion would be less than significant under long-term conditions.

- b) According to GEO No. 2545, and based on laboratory testing, the site soils are anticipated to have a low expansion potential. Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2016 California Building Code. Therefore, there would be no risk to life or property. No impact would occur.
- c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. Accordingly, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Erosion**

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

- a-b) The proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the

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

transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air would also apply, pursuant to SCAQMD Rule 403. Mandatory compliance with the Project's NPDES permit and these regulatory requirements would ensure that erosion impacts that may change deposition, siltation, or erosion that may modify any downstream channels or other drainages during construction activities would be less than significant. Mitigation is not required.

Following construction, erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Under proposed conditions, all drainage from the developed portions of the site would be conveyed to water quality basins for treatment. The proposed water quality basins would ensure that sediments in runoff discharged from the site is minimized. Additionally, the required BMP's also would ensure that the Project would not result in any increase in water erosion either on or off-site as compared to existing conditions. Accordingly, there would be a less than significant impact that may change deposition, siltation, or erosion that may modify any downstream channels or other drainages during operation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (COA 10. BS GRADE. 8). This is a standard condition and therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

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

**Monitoring:** No monitoring measures are required.

**21. Paleontological Resources**

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

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

**Findings of Fact:** a) The site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). The proposed project site/earthmoving activities could potentially impact this resource. With incorporation of the recommended mitigation measures, the project will have less than significant impact on paleontological resources.

**Mitigation:** Prior to the issuance of grading permits, a Paleontological Resources Impact Mitigation Program (PRIMP) shall be submitted and approved by the County Geologist. (COA 60.PLANNING.21) A copy of the Paleontological Monitoring Report prepared for site grading operations at this site shall be submitted to the County Geologist prior to grading final inspection. (COA 70.PLANNING.2)

**Monitoring:** Mitigation monitoring will occur through the Building and Safety Plan Check process.

**GREENHOUSE GAS EMISSIONS** Would the project

**22. Greenhouse Gas Emissions**

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

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

**Source:** Tract No. 37169 Green House Gas Analysis Dated May 10, 2017, Prepared by Urban Crossroads

a, b) As stated in the Air Quality and Greenhouse Gas Analysis for the project, using all of the emissions quantified, the total construction Greenhouse Gas emissions generated from the Project is approximately 887.91 Metric Tons Carbon Dioxide equivalent (MT CO<sub>2</sub>e) per year which includes construction-related emissions amortized over a typical project life of 30 years as shown in the below tables. The total GHG emissions from the Project are below the threshold of 3,000 MT CO<sub>2</sub>e per year for residential projects (Tier 3) established by the South Coast Air Quality Management District (SCAQMD).

**Unmitigated Operational Emissions (metric tons/year)**

Emissions	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> E
Construction Emissions amortized over 30 years	14.71	2.85E-03	0.00	14.81

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Area Sources	16.70	1.37E-03	2.90E-03	16.82
Energy Sources	193.63	6.37E-03	2.37E-03	194.5
Mobile Sources	613.0	3.00E-02	0.00	613.86
Waste Sources	6.08	0.36	0.00	15.04
Water Usage	28.36	0.14	3.49E-03	32.88
<b>Total Project Emissions</b>	<b>887.91</b>			
Source: Urban Crossroads				

Since the project will not exceed the screening threshold proposed by SCAQMD, the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with the County's goals of reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**23. Hazards and Hazardous Materials**

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

Source: Riverside County General Plan and Project Review, "Phase I and Phase II Environmental Site Assessment, 13469-13485 Magnolia Ave, Corona, California 92879, dated 7/1/16, prepared by Tetra Tech, Inc.

Findings of Fact:

- a) The project proposes residential uses. Therefore, the proposed project is not anticipated to involve the routine transport, use, or disposal of hazardous materials. However, during construction, hazardous materials such as oil, diesel fuel, and gasoline may be transported to and used at the project site. The California State Department of Toxic Substances Control operates programs for proper hazardous waste disposal and transport and takes enforcement

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

actions against those who mishandle or dispose of hazardous wastes improperly. The Riverside County Department of Environmental Health, also requires licensed hazardous waste haulers to collect and transport hazardous wastes. Compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels. Compliance with the requirements of the California DTSC and Riverside County of Environmental Health is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

- b) Based on project materials and site surveys, it is not anticipated that any past use on the site would have resulted in the presence of any hazardous materials on the site. To ensure this is addressed prior to grading for the project, a Phase I and Phase II Environmental Site Assessment (ESA) was prepared for the project site. The assessment revealed that the primary chemicals of concern associated with the USTs (i.e. TPH and VOCs) are not present in soil and/or soil vapor at the historical UST locations at concentrations exceeding regulatory thresholds and do not present a significant vapor intrusion risk to future residential site occupants. Based on these results, Tetra Tech concluded the historical USTs do not present a REC. With the implementation of the Phase II ESA and resulting recommendations, impacts will be less than significant.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. The project has adequate emergency access and has allowed for an additional fire access road to the northwest. Therefore, there is no impact.
- d) Home Gardens Elementary School is located approximately a tenth of a mile to the south of the site and Magnolia Pre-School and Kindergarten is located approximately 0.38 of a mile to the east of the site. However, the project is for a residential subdivision and does not propose the transportation of hazardous materials, therefore, no impact would occur.
- e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

24. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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

result in a safety hazard for people residing or working in the project area?

- d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

Source: Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

- a) The project site is not located within an Airport Master Plan; therefore will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.
- b) The project site is not located within an Airport Master Plan; therefore will not require to be reviewed by the Airport Land Use Commission. Therefore, there is no impact.
- c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, there is no impact.
- d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**25. Hazardous Fire Area**

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

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

- a) The proposed project site is not within a high fire area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**26. Water Quality Impacts**

- a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

a) The site is located within the Shaded X shallow flooding area as delineated on Panel No. 06065C-0694G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA). There are two nearby District maintained flood control facilities - Arlington Channel - Grant Street Storm Drain (1-0-00022) and Home Gardens Master Drainage Plan Line D-1 (1-0-00023). Although the site is located within the Shaded X floodplain, these facilities should provide protection from normal flooding. Therefore, only nuisance nature local runoff that may traverse portions of the property will occur and the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances. Drainage through the site will pass through pervious pavers in the streets to reduce runoff (COA 10. FLOOD RI. 1). The project has been designed to have all street and lot grading designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. The project is not anticipated to alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, this impact is considered less than significant.

b) The California Porter-Cologne Water Quality Control Act (Section 13000 ("Water Quality") et seq. of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the

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

Santa Ana River Watershed and is within the jurisdiction of the California Regional Water Control Board, Santa Ana Region.

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Impact Analysis for Construction-Related Water Quality

Construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to County of Riverside requirements, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Compliance with the NPDES permit involves preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Thus, with mandatory adherence to the Project's SWPPP, water quality impacts associated with construction activities would be less than significant and no mitigation is required.

Post-Development Water Quality Impacts

To meet NPDES requirements, the Project's proposed storm drain system is designed to route flush runoff to the proposed water quality basin. The Project would be required to implement a Water Quality Management Plan (WQMP), pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The WQMP identifies structural controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation. Therefore, with mandatory compliance with the Project's WQMP, water quality impacts associated with post-development activities would be less than significant and no mitigation is required.

c) The Project site is located within the Home Gardens County Water District (HGCWD) service area. Home Gardens County Water District has identified the water district's anticipated future demands for potable water resources and the plans for meeting those demands. Home Gardens County Water District obtains its water from Northern California, through the Metropolitan Water District. Thus, the Project's demand for domestic water service would not substantially deplete

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

groundwater supplies such that there would be a net aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

Development of the Project site would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, infiltration would occur in the landscaped areas as well as the proposed permeable pavers within the street. The permeable pavers would also function to lessen any potential increased runoff and for water quality treatment. Therefore, with incorporation of the permeable pavers and regional management efforts for groundwater resources as part of the Project design, the Project would not interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

d) The proposed Project design features will include permeable pavers for treatment of water prior to entering the storm drain system through a catch basin at the northerly portion of the project site. The on-site drainage facilities are proposed to connect to the Grant Street Storm Drain to convey the onsite stormwater runoff which both provides adequate flood protection from the 100-year frequency storm event on site as well as provides an adequate outlet in accordance with Riverside County Flood Control District requirements. Additionally, with required adherence to a SWPPP and WQMP, the Project would not provide substantial additional sources of polluted runoff during construction or long-term operation. Accordingly, implementation of the proposed Project would not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Thus, impacts would be less than significant and no mitigation is required.

e) The proposed project is not within a flood hazard area and is not placing housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, there is no impact.

f) The proposed project is not within a flood hazard area and is not placing structures within a 100-year flood hazard area which would impede or redirect flood flows. Therefore, there is no impact.

g) Mandatory compliance with the BMP's specified in the Project's WQMP would ensure that the proposed Project does not result in any other impacts to water quality. There are no conditions associated with the proposed Project that would result in the substantial degradation of water quality beyond what is described above. Thus, no impact would occur.

h) The proposed water quality basin designed to filter the Project's stormwater is strategically placed at the downstream point of the Project site's drainage areas. Runoff from the Project site would be collected in the basin and filtered to remove water pollutants before being discharged into offsite facilities. The water quality BMP's are designed to drain within a maximum of 72 hours, which would preclude the attraction of vectors and odors associated with standing water. The detention basin is an inherent part of the Project's design and, as such, the environmental effects associated with the construction and operation of the Project's BMP's are evaluated throughout this environmental assessment, and where necessary, mitigation has been identified to address any impacts associated with their construction and operation. Accordingly, the Project would not include any new or retrofitted stormwater BMPs that could result in significant environmental effects, and no impact would occur.

Mitigation: No mitigation measures are required.

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

**Monitoring:** No monitoring measures are required.

**27. Floodplains**

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

NA - Not Applicable       U - Generally Unsuitable       R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

**Findings of Fact:**

- a) The proposed grading by the Project would generally maintain the site's existing topographic conditions. The proposed drainage facilities would provide adequate flood protection on-site and to downstream properties from the 100-year frequency storm event in accordance with Riverside County Flood Control District requirements. As such, the Project would not alter the site's drainage pattern in a manner that would lead to flooding on-site or off-site, and impacts would be less than significant.
- b) Development of the Project would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. A portion of the Project site is proposed to be landscaping and infiltration would occur over these areas. Additionally, the Project proposes design features such as the use of Pervious Pavers in a portion of the proposed streets which would provide an opportunity for infiltration. The pervious pavers would function to lessen any potential increased runoff and for water quality treatment. Based on the foregoing analysis, the Project would not result in changes in absorption rates or the rate and amount of surface runoff that could result in significant environmental effects and impacts would be less than significant.
- c) A seismically-induced failure of the Prado dam facility when the dam basin is filled to capacity could cause extensive flooding across most of the Project site. In recognition of this possibility, the Temescal Canyon Area Plan (TCAP) includes four policies intended to attenuate the risk of dam failure to persons or property. Specifically, Policy TCAP 20.1 requires adherence to the

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

flood proofing and flood protection requirements of Riverside County Flood Control and Water Conservation District, which regulates flood hazards. Additionally, Policy TCAP 20.2 requires proposed development projects (such as the proposed Project) to undergo review by the Riverside County Flood Control and Water Conservation District. Moreover, County Ordinance No. 457 establishes building standards and codes that apply to development that is subject to inundation. Compliance with the above-reference regulations and policies would ensure that any potential dam inundation hazards associated with future development would be less than significant. However, mitigation has been identified to reduce impacts associated with dam inundation to below a level of significance. The mitigation requires the homeowner be informed about their home being located within a dam inundation area through several disclosure mechanisms. This would ensure that all future residents on the Project site are aware of their home being located in a dam inundation hazard area, the risks associated with the home being located in an inundation zone, and the public service resources in place to help address dam inundation effects in the event the Prado Dam fails. Therefore, with mandatory compliance to TCAP policies, and the mitigation measure, the Project's impacts due to being located within a dam inundation hazard area would be less than significant.

- d) The Project site's existing drainage patterns would generally be maintained under the proposed Project. Thus, the Project has no potential to result in changes in the amount of surface water in any water body, and no impact would occur.

**Mitigation:** All homeowners will be informed about their home being located within a dam inundation area through several disclosure mechanisms. This would ensure that all future residents on the Project site are aware of their home being located in a dam inundation hazard area, the risks associated with the home being located in an inundation zone, and the public service resources in place to help address dam inundation effects in the event the Prado Dam fails.

**Monitoring:** No monitoring measures are required.

**LAND USE/PLANNING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>28. Land Use</b>				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan, GIS database, Project Application Materials

**Findings of Fact:**

- a) The project site is currently designated CR (Commercial Retail). The project has filed a General Plan Amendment (GPA) to change the current designation to VHDR (Very High Density Residential). The GPA will result in a condominium plan; however, the rural community foundation component will remain the same. In addition, the project is adjacent to property designated Very High Density Residential (VHDR) (14-12 dwelling units per acre) to the north and east. Therefore, the project shall not result in a substantial alteration of the present land use of the area. The proposed General Plan Amendment does not alter or conflict with the

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

Riverside County Vision or a General Plan Principle. Therefore, the impact is considered less than significant.

- b) The project is located within the Corona city sphere of influence. The project proposes to change the site's zoning classification from General Commercial (C-1/C-P) to General Residential (R-3). The change of zone does not affect the residential use of the area. The project is compatible with similar single family residential uses to the north and east of the project site. Therefore, this impact is considered less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**29. Planning**

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

**Source:** Riverside County General Plan Land Use Element, Staff review, GIS database

**Findings of Fact:**

- a) The project proposes to change the site's zoning classification from General Commercial (C-1/C-P) to General Residential (R-3). The project proposes 65 single family residential lots. Therefore, the project is consistent with the proposed zoning. Therefore, the impact is considered less than significant.
- b) The zoning surrounding the proposed project site includes General Commercial (C-1/C-P) to the south, Mobile Home Subdivision & Mobile Home Parks (R-T) to the north and east, One Family Dwelling (R-1) to the west. The project is compatible with surrounding zoning. Therefore, the impact is considered less than significant.
- c) Existing surrounding land uses include Commercial Retail (CR) to the south, High Density Residential (HDR) to the north and east and Medium Density Residential (MDR) to the west. The project proposes residential uses and is consistent with existing and planned surrounding land uses. Therefore, the impact is considered less than significant.
- d) The project site is currently designated Community Development – Commercial Retail (CR). The project proposes to change the site's land use designation to Community Development – Very High Density Residential (VHDR). The project is also in the Home Garden's Town Center Mixed-Use Area Overlay Neighborhood 1. The policy overlay allows the option of

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

developing up to 25% of the designated neighborhood at the HHDR density range of (20-40 DU/acre). While the project does not meet this density option of 20 DUs per acre, the project does meet 15 DUs per acre, which does meet the spirit of the optional higher density range. The project proposes the development of 65 single family residential units within a condominium plan. Therefore, the project is consistent with the proposed General Plan land use designation and all other policies of the General Plan. Therefore, the impact is considered less than significant.

- e) The project site currently contains two (2) dwellings, un-occupied building and the remainder is vacant. Existing surrounding land uses include mobile home uses to the north and east, single family residential to the west and a church to the south. The proposed project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>MINERAL RESOURCES</b> Would the project				
<b>30. Mineral Resources</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

- a-b) The proposed project is located within an area designates as MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined. The project area has not been used for mining and it is not anticipated that the proposed project would result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State or in the loss of availability of a locally-important mineral resource recovery site delineated on the local general plan, specific plan or other land use plan. Therefore, the impact is considered less than significant.
- c) Existing surrounding land uses include Commercial Retail (CR) to the south, High Density Residential (HDR) to the north and east and Medium Density Residential (MDR) to the west. There are no existing surface mines that surround the project site; therefore the project will be



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

compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

- d) There are no proposed or existing quarries or mines, and no know abandoned quarries or mines on the project site. Therefore, it is not anticipated that the proposed project will expose people or property to hazards from proposed, existing or abandoned quarries or mines. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**31. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

Source: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map, Tract No. 37169 Noise Impact Analysis Dated May 2, 2017, Prepared by Urban Crossroads

Findings of Fact:

a) The closest airport is Corona Municipal Airport at approximately 4.4 miles northwest of the project site. Therefore, the project is not located within an airport land use plan, or within two miles of a public airport or public use airport and shall not expose people residing or working in the project area to excessive noise levels. Therefore, there is no impact.

b) The project is not located within the vicinity of a private airstrip and shall not expose people residing or working in the project are to excessive noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**32. Railroad Noise**

NA  A  B  C  D

**Source:** Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection, Tract No. 37169 Noise Impact Analysis Dated May 2, 2017, Prepared by Urban Crossroads

**Findings of Fact:**

- a) The proposed project located approximately 750 feet south of the Metrolink 91/Perris Valley and Inland Empire/Orange County railroad lines. The FTA (Federal Transit Administration) Transit Noise and Vibration Impact Assessment identifies screening distances for vibration assessment determining when an analysis if railroad related vibrations is requires. The maximum screening distance identified in table 9-2 of the FTA Transit Noise and Vibration Impact Assessment is 200 feet for Category 2 land uses (e.g. residential) such as the Project site. Therefore, since the distance from the Project site to the Metrolink is approximately 750 feet, the project will not expose persons to excessive ground-borne vibration or ground-borne noise levels due to railroad activity consistent with FTA screening criteria. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**33. Highway Noise**

NA  A  B  C  D

**Source:** On-site Inspection, Tract No. 37169 Noise Impact Analysis Dated May 2, 2017, Prepared by Urban Crossroads

**Findings of Fact:**

- a) The proposed project is located approximately 0.3 miles away from State Route 91. It is expected that the main source of noise to the Project Site will be transportation noise from State Route 91. The unmitigated on-site traffic noise levels from SR-91, the Metrolink railroad lines, magnolia Avenue are approximately 72.0 dBA CNEL at the projects residential lots. To satisfy the County of Riverside 65 dBA CNEL exterior noise level standards for residential land use, a planned 6 foot high noise barrier for the lots adjacent to Magnolia Avenue and Grant Street are required. (COA 90. PLANNING.13) This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. With the proposed walls, the future exterior noise levels will approach 64.0 dBA CNEL. Therefore, due to the standard condition of approval, impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

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

**34. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

Findings of Fact:

No additional noise sources have been identified that would expose the Project to a significant amount of noise. There would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**35. Noise Effects on or by the Project**

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

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Tract No. 37169 Noise Impact Analysis Dated May 2, 2017, Prepared by Urban Crossroads

Findings of Fact:

Fundamentals of Sound and Environmental Noise

Noise can be defined as unwanted sound. Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called bels. In order to provide a finer description of sound, a bel is subdivided into ten decibels, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA. Conversely, halving the traffic volume or speed will reduce the traffic noise level