

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 43039

**Project Case Type (s) and Number(s):** General Plan Amendment 01223, Change of Zone 07945, and Plot Plan 26308

**Lead Agency Name:** County of Riverside Planning Department

**Address:** P.O. Box 1409, Riverside, CA 92502-1409

**Contact Person:** Tim Wheeler

**Telephone Number:** 951-955-6060

**Applicant's Name:** Cross Development/CD DG Lake Elsinore South, LLC

**Applicant's Address:** 4336 Marsh Ridge Rd, Carrollton TX, 75010

**Engineer's Name:** Jon Browning, Tectonics Design Group

**Engineer's Address:** 730 Sandhill Road Suite 250, Reno NV 89521

### I. PROJECT INFORMATION

**A. Project Description:** General Plan Amendment No. 1223 proposes to change the Land Use Designation within the Community Development Foundation from Medium Density Residential (MDR) to Commercial Retail (CR). Change of Zone No. 7945 proposes to change the Zoning Classification from General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1), to General Commercial (C-1/C-P). Plot Plan No. 26308 proposes a 9,100 square foot retail store (Dollar General) on 2 acres. No alcohol sales. The project will include 46 parking spaces (including 2 ADA), signage, and a bio-retention and infiltration basin.

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

**C. Total Project Area:** 2.00 Acres

<b>Residential Acres:</b> N/A	<b>Lots:</b> N/A	<b>Units:</b> N/A	<b>Projected No. of Residents:</b> N/A
<b>Commercial Acres:</b> 2*	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b> 9,100	<b>Est. No. of Employees:</b> 8
<b>Pending MPA/ZC*</b>			
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> N/A			

**D. Assessor's Parcel No(s):** 371-130-004

**E. Street References:** The project site is located in the Lakeland Village community within the northeasterly of Grand Ave, westerly of Vail Street, and easterly of Turner Street.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Section 19, Township 6 South, Range 4 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is a relatively flat field that shows disturbance of the vacant lot, with debris piles that include different trunks and logs, as well as different invasive species. There are many man-made disturbances on all boundaries, includes fences, paved roads and power lines.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is currently designated Medium Density Residential (MDR) and is awaiting a General Plan Amendment change to Commercial Retail (CR). The proposal will meet all applicable land use policies once the Land Use Designation is changed.
2. **Circulation:** The proposed project has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is within an area with a very high susceptibility to liquefaction and has soil subsidence potential. The project site is located within a County Fault Hazard Zone for the Wildomar fault, and a Fault Rupture Hazard Investigation reported that the area within approximately 75 feet of the proposed building is not traversed by active faulting. The proposed project is not located within a high fire hazard area, but is located within a dam inundation area. The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** The proposed project meets with all applicable Noise Element policies.
6. **Housing:** There are no impacts to housing as a direct result of this project at this time.
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:** There are no impacts or adverse effects to healthy communities as a direct result of this project at this time.

B. **General Plan Area Plan(s):** Elsinore Area Plan

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

D. **Land Use Designation(s):** Existing: Community Development: Medium Density Residential (CD: MDR) and Open Space: Conservation (OS-C)

Proposed: Community Development: Commercial Retail (CD: CR) and Open Space: Conservation (OS: C)

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

F. **Policy Area(s), if any:** Lakeland Village Policy Area

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:**

1. **Area Plan(s):** Elsinore Area Plan
2. **Foundation Component(s):** Open Space to the north, Community Development to the east, south and west
3. **Land Use Designation(s):** Open Space-Conservation to the north, Medium Density Residential to the west, Light Industrial to the south, City of Lake Elsinore immediately to the east with Medium High Density Residential beyond that.
4. **Overlay(s):** N/A
5. **Policy Area(s):** Lakeland Village Policy Area to the north, west, south, and beyond to the east, with the City of Lake Elsinore immediately to the east.

**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:** General Commercial (C-1/C-P) and Watercourse, Watershed, and Conservation Area (W-1)

**J. Proposed Zoning, if any:** General Commercial (C-1/C-P) and Watercourse, Watershed, and Conservation Area (W-1) \*\*Changing the configuration of the two zones on the site\*\*

**K. Adjacent and Surrounding Zoning:** General Commercial (C-1/C-P) to the west; Manufacturing-Service Commercial (M-SC) to the south; Regulated Development (R-D) and General Commercial (C-1/C-P) to the east past the City of Lake Elsinore; and Watercourse, Watershed, and Conservation Area (W-1) to the north.

**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 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 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 have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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

proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

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Signature

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March 5, 2018

Date

\_\_\_\_\_  
Tim Wheeler  
Printed Name

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For Charissa Leach, Asst. TLMA 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a) The proposed project is to permit a 9,100 square foot retail store. The Riverside County General Plan indicates that the project site is not located within a designated scenic highway. Development of the project site will not affect any scenic resources, as adjacent lands have been developed with uses similar to that of the proposed project. There will be no impacts.

b) The proposed project is for a small retail store on a busy street. The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista, as these features do not exist on the project site. The impact is considered less than significant.

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 checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCLIS, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

According to the RCLIS, the project site is located approximately 33.5 miles away from the Mt. Palomar Observatory, which is within the designated Zone B Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. This project is required to comply with Ordinance No. 655, as a result, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring 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 may result in a new source of light and glare from the addition of security lighting and facility lighting, as well as vehicular lighting from cars traveling on adjacent roadways.

Riverside County Ordinance No. 655 is applicable to the project site. Pursuant to this Ordinance, the project's onsite lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. Furthermore, the amount of lighting will be similar to other planned industrial and commercial areas surrounding the site. Standard conditions of approval are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required. Therefore, these impacts would be less than significant.

b) The proposed project is not expected to create unacceptable light levels as it has been conditioned to conform to Ordinance No. 655. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on	<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
the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a 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: California Department of Conservation Farmland Mapping and Monitoring Program; Riverside County General Plan Figure OS-2 "Agricultural Resources," RCLIS, and Project Application Materials.

Findings of Fact:

a) The project site is not designated as Farmland of Local Importance in both the Farmland Mapping and Monitoring Program of the California Department of Conservation and the Riverside County General Plan. Therefore, there is no significant impact from this project to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

b) The project site is not located within an agricultural preserve and will not conflict with existing agricultural use or the Williamson Act contract. No impact will occur.

c) There are no agriculturally zoned properties within 300' of the project site. Therefore, the project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). No impact will occur.

d) The project site is not currently being farmed. The proposed project will not involve conversion of farmland or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>5. Forest</b>				
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"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

**Findings of Fact:**

a-c) The project is not located within an area designated for, or zoned for, forestry. The project will not result in the loss of any forest land or result in conversion of forest land. The proposed project is a small retail store and will not result in conversion of forest land to non-forest use. Therefore, no impacts will occur as a result of this project.

**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 quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

**Findings of Fact:**

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. Most recently, the SCAQMD Governing Board adopted the Final 2016 AQMP in March 2017. The 2016 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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demographics information, respectively. The air quality levels projected in the 2016 AQMP are based on several assumptions. For example, the 2016 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2016 Regional Transportation Plan (RTP). The 2016 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development. Therefore, these impacts would be less than significant.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan. The General Plan is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. However, projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are 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 long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptor is the Lakeland Village Middle School

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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located at 18730 Grand Avenue Lake Elsinore, CA 92530 at approximately .60 miles south of the Project site.

Based on the analysis presented above, the proposed Project would not expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions, and impacts would be less than significant.

e) There would be no substantial sources of point source emissions within one mile of the Project site. Land uses within one mile of the site comprise residential, commercial, and undeveloped lands, none of which are considered sources of point source emissions. Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. The proposed small retail building is not considered a substantial point source emitter or a sensitive receptor. Accordingly, no impact would occur.

f) The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of a concrete pad for the small retail building. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction. Therefore, odors associated with the proposed Project construction and operations would have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>BIOLOGICAL RESOURCES</b> Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>7. Wildlife &amp; Vegetation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with	<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
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, RCLIS, WRC-MSHCP and/or CV-MSHCP, On-site Inspection, Project Application Materials

Findings of Fact:

- a) The northwest corner of the project site is located within WRMSHCP Criteria Cell Number 5038. A Biological Study has been prepared by the applicant and approved by the Riverside County Planning Department. The project has been designed to avoid this portion of the site, so no grading, construction, or other activity will take place. By complying with the recommendations in the Biological Study and Conditions of Approvals, the project will have a less than significant impact on the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.
- b) This project will not 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). No impact will occur.
- c) The northwest corner of the project site is located within WRMSHCP Criteria Cell Number 5038. A Biological Study has been prepared by the applicant and approved by the Riverside County Planning Department. The project has been designed to avoid this portion of the site, so no grading, construction, or other activity will take place. By complying with the recommendations in the Biological Study and Conditions of Approvals, the project will have a less than significant impact, either directly or through habitat modifications, on the Burrowing Owl, listed as a Species of Special Concern by the California Department of Fish and Wildlife.
- d) The proposed 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 corridors, or impede the use of native wildlife nursery sites. No impact to occur.
- e) The proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. No impact to occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The proposed project will not 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. No impact to occur.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact to occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**CULTURAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. Historic Resources</b>				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials; Garrison/Smith 2017- A Phase I Cultural Resources Assessment for the Lake Elsinore South Dollar General Store Project, PP26308, Riverside County, California.

Findings of Fact:

a) Based upon analysis of records and a survey of the property by Brian F. Smith and Associates, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts to historic resources.

b) 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 they do not occur 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, there will be no impacts in this regard.

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>9. Archaeological Resources</b>				
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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials; Garrison/Smith 2017- A Phase I Cultural Resources Assessment for the Lake Elsinore South Dollar General Store Project, PP26308, Riverside County, California.

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 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 is required.

Monitoring: No monitoring is required.

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

**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 nine requesting tribes on July 27, 2017. Consultations were requested by the Pechanga Band of Luiseno Mission Indians, the Soboba Band of Luiseno Indians and the Rincon Band of Luiseno Indians.

In compliance with Senate Bill 18 (SB18), notices were mailed to 26 contacts provided by the Native American Heritage Commission. Responses were received from 4 groups. Viejas and Pala both deferred to tribes located closer to the project area, Soboba and Pechanga both requested consultation.

Consultation was held with Pechanga on October 19, 2017, Rincon on October 04, 2017 and with Soboba on August 28, 2017. Project exhibits as well as the negative cultural report were provided to all of these consulting groups.

Consultation was concluded with all Tribes on February 09, 2018.

Although no physical resources are present within the project area, due to the sensitivity of the area to local tribes the project has been conditioned to have a Native American Monitor present during ground disturbing activities associated with the project. This is a condition of approval and not a mitigation measure as there are no physical resources present. Therefore, impacts in this regard will be less than significant.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Monitoring:** No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

<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," RCLIS, Geologist Comments; Project Application Materials

**Findings of Fact:**

a-b) The project site is located within a county fault zone and within 1/2 mile of the Wildomar Fault and/or the Willard Fault. The project has been reviewed and accepted by the County Geologist for the intended use of a small retail store. The proposed project is not likely to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. The project is required to be inspected for compliance with all current building codes; these conditions are standard and not considered mitigation per CEQA. The impact will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>12. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan Figure S-3 "Generalized Liquefaction"

**Findings of Fact:**

a) Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-gran contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to "Map My County," the Project site is identified as having a very high potential for liquefaction. Adherence to the California Building Code (CBC) requirements are applicable to all commercial developments and they are not considered mitigation for CEQA implementation purposes. The impact will be 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
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**13. Ground-shaking Zone**

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)

Findings of Fact:

a) According to "Map My County," the Project site is not located in a fault zone or near an identified fault-line. As is common throughout Southern California, the potential exists for strong seismic ground shaking. However, with mandatory compliance with Section 1613 of the 2016 California Building Code (CBC), structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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"

Findings of Fact:

a) The project site is relatively flat and according to Figure S-5, the project site is located in an area with slopes less than 15%; therefore, there is no potential for landslides. The project site and surrounding area does not consist of rocky terrain therefore the project is not subject to rock fall hazards. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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"

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

a) The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. Based on the laboratory testing per geologic report for GEO02567, the site soils are not significantly susceptible to hydro-collapse. However, the project is required to be inspected for compliance with all California Building Codes (CBC). These conditions are standard and not considered mitigation per CEQA. Therefore, impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**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"/>
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**Source:** On-site Inspection, Project Application Materials

**Findings of Fact:**

a) There are no active volcanoes in Southern California. The project site does not contain steep slopes, and it is unlikely to be subject to other geologic hazards such as mudflow. The project is located near Lake Elsinore, so there is a minor chance of seiche; the potential for seiche, tsunami, or sudden dam failure to impact the site is not considered a significant threat. With the site over 1000 feet from the lake, impacts are considered less than significant per the Geologists review of the project. Therefore, the impact is considered to be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is 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:** Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slopes", Building and Safety - Grading Review, Project Application Materials

**Findings of Fact:**

a) The project consists of a 9,100 square foot retail store with associated parking and landscaping. Grading on the site will be the minimum needed to create a buildable pad. The site is generally flat with no major topographic or ground surface relief features. Therefore, the project will have less than significant impact change to topography or ground surface relief features.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) No cut or fill slopes greater than 2:1 or higher than 10 feet will be created. There will be no impact.

c) The project site is served by a sewer system. Therefore, the project will not result in grading that affects or negates subsurface sewage disposal systems. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 checked="" type="checkbox"/>	<input 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: Riverside County General Plan figure S-6 "Engineering Geologic Materials Map", Flood Control Review, Building and Safety Grading Review, Project Application Materials

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts will be less than significant.

b) The project site may be located on expansive soil. The project has been reviewed by the County Geologist who has determined that the expansion potential of the site soils to be very low; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

c) The project will be connected to a sewer system, there will be no septic on site. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source:** Flood Control District Review, Building and Safety Grading Review, Project Application Materials

**Findings of Fact:**

a) The project site is not located near the channel of a river, or stream, and is located more than 1,000 feet from the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake. The project will have a less than significant impact.

b) The project may result in an increase in water erosion either on or off site. Riverside County Flood Control has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. Therefore, the project will have a less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is 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. 460, Sec. 14.2 & Ord. 484

**Findings of Fact:** The project site is located within a moderate wind erosion area. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code. Standard conditions of approval have been added to ensure that wind erosion and/or blowsand is not significant during construction. Once the site is developed with the building, parking lot, drive aisles, and landscaping, there will be less chance for wind erosion and/or blowsand than currently exists. There is not anticipated to be any impact in an increase in wind erosion and blowsand, either on- or off- site. The project will have less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is 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", Project Application Materials

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

a) According to "Map My County," the project site has been mapped as having an undetermined potential for paleontological resources. The project has been conditioned (Planning.-Paleo Primp/Monitor) for prior to grading permit issuance that a qualified paleontologist be retained. Thus, the proposed Project would have a less than significant impact due to the conditions imposed on the project.

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

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

<b>GREENHOUSE GAS EMISSIONS</b>	Would the project			
<b>22. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project application materials

**Findings of Fact:**

a) Possible greenhouse gas producing elements of the proposed use, a retail store, will include onsite vehicle idling for deliveries and customer vehicular traffic. Also the construction activities will involve heavy duty equipment and labor. The greenhouse gas emissions generated during the construction phase will be minimal. Both of these elements will produce less than significant amounts of additional greenhouse gasses. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. The project will have a less than significant impact.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have a less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>HAZARDS AND HAZARDOUS MATERIALS</b>	Would the project			
<b>23. Hazards and Hazardous Materials</b>				
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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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:** Project Application Materials, Department of Environmental Health Review and Fire Department Review

**Findings of Fact:**

a-b) The proposed 9,100 square foot retail store will not be transporting, using, or disposing of any hazardous material and, therefore, is not anticipated to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or 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. The project will have less than significant impact.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. There will be no impact from the project.

d) The project site is not located within one-quarter mile of an existing or proposed school. The nearest school, Lakeland Village Middle School, is 0.64 miles away to the southeast of the project. There will be no impact from the project.

e) The 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, as a result, would not create a significant hazard to the public or the environment. There will be no impact from the project.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," RCLIS

Findings of Fact:

a) The project site is not located within an Airport Influence Area or an Airport Compatibility Zone, and therefore, will not result in an inconsistency with an Airport Master Plan. There will be no impact from the project.

b) The project site is not located within an Airport Influence Area or an Airport Compatibility Zone, and does not require review by the Airport Land Use Commission. There will be no impact from the project.

c) The project site is located 1.72 miles from the Skylark Airport, and is not within the Skylark Airport Influence Area. Skylark Airstrip is a small privately owner airstrip located in the southeastern portion of the City of Lake Elsinore. The project will not result in a safety hazard for people residing or working in the project area. There will be no impact from the project.

d) The project site is located 1.72 miles from the Skylark Airport, and is not within the Skylark Airport Influence Area. The project will not result in a safety hazard for people residing or working in the project area. There will be no impact from the project.

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>25. Hazardous Fire Area</b> 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is not located in a High Fire Area or in an area susceptible to wildfires. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, CFC, and CBC. This is a standard condition of approval and is not considered mitigation under CEQA. The project will not significantly 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. This 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>HYDROLOGY AND WATER QUALITY</b> Would the project				
<b>26. Water Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Figure 8 "Flood Hazards," Project Drainage Report, Project Specific Water Quality Management Plan

Findings of Fact:

a) There are no streams or rivers within the project site. The project is not anticipated to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. This impact is considered less than significant.

b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval. This impact is considered less than significant.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. This impact is considered less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. This impact is considered less than significant.

e-f) The project site is within a 100-year flood area as shown on the Elsinore Area Plan Flood Hazards Map. No housing is proposed as the proposed project is a retail store and no structures will be located within the 100-year flood area. Therefore, the project shall not place housing or structures 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 or impede or redirect flood flows. The project has been conditioned to comply with standard flood control conditions of approval. Any impact would be less than significant.

g-h) The project will not substantially degrade water quality, but will include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs). One (1) bio-retention/infiltration basin will be installed for the project with water treated on site either by absorption into the ground or drained to the street (Grand Avenue). The operation of this BMP will not result in significant environmental effects (e.g. increased vectors and odors). Any impact would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**27. Floodplains**

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

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

**Source:** Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, RCLIS

**Findings of Fact:**

a) The proposed project is not anticipated to 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the project will have a less than significant impact.

b) The project will not substantially change absorption rates or the rate and amount of surface runoff. Therefore, the project will have less than a significant impact.

c) The project is located in a Dam inundation area. However, the project (a retail store) will not 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. Therefore, the project will have less than a significant impact.

d) The project will not cause changes in the amount of surface water in any water body. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>LAND USE/PLANNING</b> 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, RCLIS, Project Application Materials

Findings of Fact:

a) The proposed project site is currently zoned both C-1/C-P and W-1 with land use designations of MDR and OS-C. The applicant is concurrently processing a General Plan Amendment (GPA) and Change of Zone (CZ). The GPA is requesting a change from Medium Density Residential (MDR) to Commercial Retail (CR), but maintain the OS-C designation on the northwest corner of the property to match the MSHCP Cell Criteria area. In addition, the CZ is requesting to move the W-1 zoning to the northwest corner of the site to match the MSHCP Cell Criteria area and make the rest of the property C-1/C-P. Neither of these requests have a significant impact on the density of the location and adhere to the present or planned land use of an area. Therefore, the project will have a less than significant impact.

b) The project site is within the Sphere of Influence for the City of Lake Elsinore and is adjacent to the City of Lake Elsinore boundary due to their extended line for sewer. The project will not adjust or affect city or county boundaries. Therefore, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>29. Planning</b>				
a) Be consistent with the site's existing or proposed zoning?	<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
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 Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff Review, RCLIS

Findings of Fact:

a) With the approval of the associated Change of Zone application (CZ7945), the proposed project will be consistent with the site's proposed zoning of General Commercial (C-1/C-P), which most of the site currently is. A general retail store is allowed in the General Commercial zone. Impacts will be less than significant.

b) The surrounding zoning is General Commercial (C-1/C-P) to the northwest and northeast of the project site. Manufacturing-Service Commercial (M-SC) to the southwest, Regulated Development (R-D) to the southeast beyond the small sliver of the City of Lake Elsinore, and Watercourse, Watershed, and Conservation Area (W-1) to the northeast. Based on these designations, the proposed C-1/C-P zone on the majority of the site is compatible with surrounding zoning and shows no conflicts along the street. Impact will be less than significant.

c) With the approval of the associated General Plan Amendment (GPA1223), the project site is proposed to become Community Development: Commercial Retail (CD: CR), while surrounding properties are designated Open Space-Conservation to the northwest, Medium Density Residential to the northwest, Light Industrial to the southwest, City of Lake Elsinore immediately to the southeast with Medium High Density Residential beyond that. Based on these surrounding designations, the proposed CR designation on the site is compatible with surrounding land uses. Impact will be less than significant.

d) With the approval of the associated GPA application, the proposed project will be consistent with current land use designations and the policies of the Riverside County General Plan. Currently the Lakeland Village Community Plan has taken into account this parcel of property becoming Commercial Retail. As the applicant didn't want to wait for the Lakeland Village Community Plan to be adopted, they submitted their own GPA (GPA1223) so as to develop the project quickly. Impact will be less than significant.

e) The proposed project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). There will be no impact from the project.

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

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

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

The Riverside County General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources. There will be no impact from the project.

b) The project will not 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. The project will not 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. There will be no impact from the project.

c) The proposed project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. There will be no impact from the project.

d) The proposed project will not expose people or property to hazards from proposed, existing or known abandoned quarries or mines. There will be no impact from the project.

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
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**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-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. No impact from the project.

b) The project site is located 1.72 miles from the Skylark Airport, and is not within the Skylark Airport Influence Area. Skylark Airstrip is a small privately owned airstrip located in the southeastern portion of the City of Lake Elsinore. The project will not expose people residing or working in the project area to excessive noise levels. No impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**32. Railroad Noise**

NA       A       B       C       D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", RCLIS, On-site Inspection

Findings of Fact:

The project site is not located adjacent to or near an active railroad line. No impacts will occur as a result of the proposed project

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>33. Highway Noise</b>				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project site is located approximately 2.81 miles south of Inter-State Highway 15. It is also located approximately 2.18 miles east of State Highway 74. Therefore, the impact from highway noise is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>34. Other Noise</b>				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, RCLIS

Findings of Fact:

No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>35. Noise Effects on or by the Project</b>				
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: Project Application Materials

Findings of Fact:

a) Deliveries will be made by semi-truck once a week and by smaller independent suppliers once or twice a week. The mechanical equipment located on the roof will be screened as required in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside County Zoning Code and recommended in the project's Noise Study. Therefore, the project will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Impact will be less than significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. These may include but are not limited to hours of construction, hours of operation, hours of delivery, use of noise reducing equipment (e.g.: mufflers and engine shrouds), setbacks, and berms. The operation of the retail building will occur within the retail building, with limited noise (truck engine noise) beyond that of a few weekly deliveries of goods. Therefore, the project will have a less than significant impact.

c-d) The project would not expose 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 or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>POPULATION AND HOUSING</b> Would the project				
<b>36. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, RCLIS, Riverside County General Plan Housing Element

Findings of Fact:

a) The project is not displacing any housing and will not necessitate the construction or replacement of housing elsewhere. There will be no impact from the project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. It is anticipated that employees would already have housing in the area. There will be no impact from the project.

c) The project is not demolishing any housing and, therefore, will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. There will be no impact from the project.

d) The project site is located within the Lakeland Village/Wildomar County Redevelopment Area. The project was transmitted to the redevelopment agency for their review. No response was received. There will be no impact from the project.

e) Due to the small size of the store and operation, the project will not cumulatively exceed official regional or local population projections. There will be no impact from the project.

f) Development of the project site will have a less than significant impact on inducing substantial population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure). Therefore, a less than significant impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**37. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project is closest to the Lakeland Village Fire Station No. 11 located approximately 0.93 miles northwest of the Project site at 33020 Maiden Ln. Thus, the Project site is adequately served by fire protection services under existing conditions. The implementation of the proposed Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protection services. Therefore, there would be a less than significant 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>38. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department provides community policing to the Project area via the Riverside County Sheriff's Department – Lake Elsinore Station, located approximately 2.35 miles northeast of the Project site at 333 W Limited St. Thus, the Project site is adequately served by sheriff protection services under existing conditions. The implementation of the proposed Project would not result in the need for new or physically altered sheriff station facilities, and would not exceed applicable service ratios or response times for sheriff protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>39. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Map My County

Findings of Fact:

The proposed project is located within the Lake Elsinore Unified School District. The closest school is the Lakeland Village Middle School located at 18730 Grand Avenue Lake Elsinore, CA 92530 at approximately .60 miles south of the Project site. No new housing, which could potentially increase the demand for school services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>40. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Map My County

Findings of Fact:

The closest library to the proposed project is the Lake Elsinore Public Library located at 600 W Graham, approximately 2.45 miles away. No housing, which could potentially increase the demand for library services, is being proposed. Therefore, there would be 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>41. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

The closest health services facility to the proposed project is the Lake Elsinore Urgent Care approximately 2.59 miles away. No housing, which could increase the demand for health services, is being proposed. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>RECREATION</b>				
<b>42. Parks and Recreation</b>				
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCLIS, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-b) The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities, and does not include the use of existing neighborhood or regional parks or other recreational facilities. This project has been reviewed by the Riverside County Parks Department and has not been conditioned for recreational facilities. There will be no impact from the project.

c) The project site is not located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees) and commercial projects are not required to pay Quimby fees. There will be no impact from the project.

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>43. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

As required by the Riverside County Transportation Department, sufficient land has been dedicated to provide for a future bicycle trail along Grand Avenue. With the dedication of this right-of-way, no significant impact will be made by this project on recreational trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>TRANSPORTATION/TRAFFIC</b> Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>44. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Project Application Materials

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

- a) The proposed project will not conflict with any policy, ordinance, plan that establishes any effectiveness measures. The project will also not impact any mass transit means. The site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections. Any impact would be less than significant.
- b) The project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways.
- c) The project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d) The proposed project will not result in alteration of waterborne, rail or air traffic. No impact.
- e) The proposed project is not anticipated to have any impact on circulation substantially increasing hazards to a design feature or incompatible uses. Any impact would be less than significant.
- f) The proposed project will have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.
- g) The proposed project will have less than significant impact on traffic circulation during construction. Any needed lane closures will be approved by the Riverside County Transportation Department in advance to ensure as little impact as possible. Any impact would be less than significant.
- h) The proposed project will have no impact on circulation resulting in inadequate emergency access or access to nearby uses. The project is designed to allow access to the properties to the northeast of the site by keeping the existing access road.
- i) The proposed project site would have no impact on circulation conflicting with adopted policies supporting alternative transportation.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>45. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riverside County General Plan

**Findings of Fact:**

The Elsinore Area Plan identifies a Class 1 Bike Path / Regional Trail along Grand Avenue, which has been provided as part of the right-of-way dedication. The Riverside County Parks and Recreation Department has reviewed and approved the project with no further conditions of approval. No impacts will occur as a result of the proposed project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**46. Water**

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review, Project Application Materials

Findings of Fact:

a) The Elsinore Valley Municipal Water District has provided a will-serve letter for water and sewer. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. No impacts will occur as a result of the proposed project

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health and/or the Elsinore Valley Municipal Water District. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**47. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

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

**Findings of Fact:**

a) The Elsinore Valley Municipal Water District has provided a will-serve letter for sewer services. The Riverside County Department of Health has reviewed this project. The project will not require or will not result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities. The project will have no impact.

b) This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health and/or the Elsinore Valley Municipal Water District. Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

48. Solid Waste	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan

**Findings of Fact:**

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs. Impacts will be less than significant.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan). Impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

49. Utilities	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-c) The project will require utility services in the form of Electricity, Natural gas, and Telecommunications. Utility service infrastructure is available to the project site and the project is not anticipated to create a need for new facilities. Impacts will be less than significant.

d) Storm water drainage will be handled on-site. Impacts will be less than significant.

e-f) Street lighting will be provided as needed for the access to the project site. Overall, the project will have an incremental impact on the maintenance of public facilities, including roads. Impacts will be less than significant.

g) The project will not require additional government services. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**50. Energy Conservation**

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

Source: Project Materials

Findings of Fact:

a) The proposed project does not conflict with any adopted energy conservation plans. No Impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

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

Source: Staff review, Project Application Materials

Findings of Fact:

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. There will be no impact.

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

Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. The proposed project of a retail store is considerable when viewed in connection with other projects (past, current, or future) as most properties in this surrounding area along Grand Avenue are or will be commercial or industrial in nature. There will be no impact.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, project application

Findings of Fact:

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. No Impact.

**VI. EARLIER ANALYSES**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Riverside County General Plan 2015

Location Where Earlier Analyses, if used, are available for review:

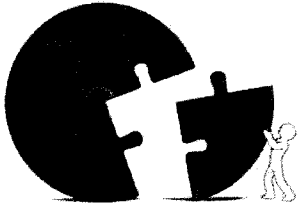


Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Location: County of Riverside Planning Department  
 4080 Lemon Street, 12th Floor  
 Riverside, CA 92501

**VII. AUTHORITIES CITED**

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 1203, Change of Zone No. 7913, Tentative Tract Map No. 37153, Plot Plan No. 26209

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

**COMPLETED/REVIEWED BY:**

By: Russell Brady Title: Project Planner Date: September 7, 2017

Applicant/Project Sponsor: Temescal Office Partners, LP Date Submitted: July 6, 2016

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Russell Brady at (951) 955-3025.

\\agency\AgencyDFS\Plan\FILES\Planning Case Files-Riverside office\TR37153\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42924 ZCFG06367

**FOR COUNTY CLERK'S USE ONLY**

# **INITIAL STUDY**

for

**General Plan Amendment No. 01203  
Change of Zone No. 07913  
Tentative Tract Map No. 37153  
Plot Plan No. 26209**

Prepared for

**County of Riverside**  
4080 Lemon Street, 12<sup>th</sup> Floor  
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**October 2017**

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**APPENDICES** See Enclosed CD

**Appendix A:** *Map My County.*

**Appendix B:** *Temescal Canyon Road Project Air Quality, Global Climate Change, and Health Risk Assessment Impact Analysis*, prepared by Kunzman Associated, Inc., June 14, 2017.

**Appendix C1:** *Temescal Canyon Residential Development Biological Resources Assessment*, prepared by ESA PCR, November 2016.

**Appendix C2:** *BUOW Habitat Assessment*, prepared by PCR Services Corporation, August 31, 2015.

**Appendix D1:** *Temescal Canyon Residential Project Phase I and II Cultural Resources Assessment*, prepared by ESA PCR, November 2016.

**Appendix D2:** *Assembly Bill 52 (AB 52)/Senate Bill 18 (SB 18) Formal Notification (GPA 1203, TR 37153)*, prepared by County of Riverside, August 16, 2016.

**Appendix D3:** *Pechanga Tribe Request for Consultation Pursuant to AB52/SB18 for GPA 1203, TR 37153*, received from Pechanga Band of Luiseño Indians, August 26, 2016.

**Appendix D4:** *General Plan Amendment No. 1203 Response Letter*, received from the Pala Tribal Historic Preservation Office, September 28, 2016.

**Appendix E1:** *Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California*, prepared by LGC Inland, December 11, 2007.

**Appendix E2:** *Supplemental Geotechnical Investigation, Proposed Multi-Family Residential Development, Tentative Tract Map 37153, Temescal Canyon Area, Riverside County, California*, prepared by LGC Geo-Environmental, Inc., November 30, 2016.

**Appendix F1:** *Phase I Environmental Site Assessment, 13.76-Acre Proposed Commercial Development Located at the Northwest Corner of Temescal Canyon Road and Interstate 15 in the Corona Area of Riverside County, California*, prepared by LGC Inland, November 6, 2006.

**Appendix F2:** *Phase I Environmental Site Assessment Update, Tentative Tract Map 35309, (APN Nos. 290- 060-024 and-025), Temescal Valley Area, Riverside County, California*, prepared by LGC Geo-Environmental, Inc., September 9, 2016.

**Appendix G1:** *Project Specific Water Quality Management Plan Tract No. 37153*, prepared by Proactive Engineering, June 21, 2016 (WQMP). The WQMP includes *Infiltration Investigation Report for the Onsite Storm Water Infiltration Devices, for the Multi-Family Residential Tract Development, Tentative Tract Map 37153, Temescal canyon Road and I-15 Freeway, City of Corona, Riverside County, California*, prepared by LGC Geo-Environmental, Inc., November 23, 2016 as Appendix 3.

**Appendix G2:** *Tract No. 37153 Preliminary Drainage Study*, prepared by Proactive Engineering, December 28, 2016.

**Appendix H1:** *Temescal Canyon Road Project Noise Impact Analysis*, prepared by Kunzman Associated, Inc., March 4, 2015.

**Appendix H2:** *Temescal Canyon Road Project Noise Impact Analysis Update Letter*, prepared by Kunzman Associated, Inc., June 2017.

**Appendix I1:** *Temescal Canyon Road Project Traffic Impact Analysis*, prepared by Kunzman Associated, Inc., December 7, 2016.

**Appendix I1:** *Temescal Canyon Road Project Traffic Impact Analysis Update Letter*, prepared by Kunzman Associated, Inc., June 2017.

**Appendix J:** *Sewer and Water Availability Letters*, prepared by Temescal Valley Water District, July 5, 2016.

**Appendix K1:** *Temescal Canyon Design Manual*, prepared by DAHLIN Architecture and Planning, March 2017.

**Appendix K2:** *General Plan Policy Analysis*, prepared by Matthew Fagan Consulting Services, July 2017.



## List of Abbreviations and Acronyms

A.C.	Asphalt Concrete
ACOE	Army Corps of Engineers
ADT	average daily trip
AFY	Acre-feet per year
ALUC	Airport Land Use Commission
AQ/GHG	Air Quality/Greenhouse Gas
AQMP	Air Quality Management Plan
ARB	Air Resource Board
ARB Handbook	ARB Air Quality and Land Use Handbook
Basin	South Coast Air Basin
BMPs	Best Management Practices
BP	Business Park
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emission Estimator Model
CAP	Climate Action Plan
CARB	California Air Resource Board
CBC	California Building Code
CDFW	California Department of Fish and Wildlife
CBIA	California Building Industry Association
CEQA	California Environmental Quality Act
CIWMP	County Integrated Waste Management Plan
CNEL	Critical Noise Equivalent Level
CNUSD	Corona-Norco Unified School District
CO	Carbon Monoxide
CO <sub>2</sub> E	Carbon Dioxide Equivalent
CR	Commercial Retail
CRMP	Cultural Resources Management Plan
CSA	Community Service Area
CUP	Conditional Use Permit
CVC	California Vehicle Code
CY	Cubic Yard(s)
dBA	A-weighted decibel
DG	Decomposed Granite
DTSC	California Department of Toxic Substances Control
<i>DIF</i>	Development Impact Fees
EIR	Environmental Impact Report
EMWD	Eastern Municipal Water District
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
°F	Fahrenheit
GHG	Greenhouse Gas
GP	General Plan
GWP	Global Warming Potential
HANS	Habitat Evaluation and Acquisition Negotiation Strategy
HAP	Hazardous Air Pollutants

HCP	Stephens' Kangaroo Rat Habitat Conservation Plan
HRA	Health Risk Assessment
I-15	Interstate 15
I-215	Interstate 215
I-P	Industrial Park
LI	Light Industrial
LOS	Level of Service
LST	Level of Significance Threshold
MBTA	Migratory Bird Treaty Act
MRZ	Mineral Resources Zones
M-SC	Manufacturing-Service Commercial
MSHCP	Multiple Species Habitat Conservation Plan
MSL	Mean Sea Level
NAAQS	National Ambient Air Quality Standards
NOA	Naturally Occurring Asbestos
NO <sub>x</sub>	Nitrogen Oxide
NPDES	National Pollutant Discharge Elimination System
OEHHA	Office of Environmental Health Hazard Assessment
OPR	Office of Planning and Research
RCP	Reinforced Concrete Pipe
PM <sub>2.5</sub>	Particulate Matter – 2.5 micrometer or less
PM <sub>10</sub>	Particulate Matter – 10 micrometer or less
RCFC&WCD	Riverside County Flood Control and Water Conservation District
RCIP	Riverside County Integrated Project
RCIT	Riverside County Information Technology
RMS	root mean squared
ROW	Right-of-Way
SARWQCB	Santa Ana Regional Water Quality Control Board
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SMGB	State Mining and Geology Board
SO <sub>2</sub>	Sulphur Dioxide
sq. ft.	Square Feet
SRA	Source Receptor Area
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resource Control Board
TAC	Toxic Air Contaminant
TCAP	Temescal Canyon Area Plan
TCP	Traffic Control Plan
TUMF	Transportation Uniform Mitigation Fee
USGS	U.S. Geology Survey
USFW	U.S. Fish and Wildlife Service
UST	Underground Storage Tank
UWMP	Urban Water Management Plan
WDR	Waste Discharge Requirement
WMWD	Western Municipal Water District
WQMP	Water Quality Management Plan

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42924

**Project Case Type (s) and Number(s):** General Plan Amendment No. 01203; Change of Zone No. 07913; Tentative Tract Map No. 37153; and Plot Plan No. 26209.

**Lead Agency Name:** County of Riverside Planning Department

**Address:** P.O. Box 1409, Riverside, CA 92502

**Contact Person:** Russell Brady, Project Planner

**Telephone Number:** 951.955.3025 or rbrady@rivco.org

**Applicant's Name:** Temescal Office Partners, CA Limited Partnership

**Applicant's Address:** c/o Pinnacle Residential 2 Venture, Suite 350, Irvine, CA 92618

**NOTE:**

**ALL FIGURES ARE CONTAINED IN SECTION IX  
(NOT IMMEDIATELY FOLLOWING THEIR REFERENCE IN THE TEXT)**

### I. PROJECT INFORMATION

#### A. Project Description:

The proposed Project includes a General Plan Amendment, a Change of Zone, a Tentative Tract Map, and a Plot Plan. The General Plan Amendment No. 01203 (GPA 01203), Change of Zone No. 07913 (CZ 07913), Tentative Tract Map No. 37153 (TR 37153), and Plot Plan No. 26209 are described in detail, below. Collectively, these four (4) applications comprise the "Project," as depicted in this Project Description and analyzed in this Environmental Assessment Form: Initial Study (IS).

#### **GPA 01203**

GPA 01203 proposes to change the General Plan Land Use Designation for Parcels 290-060-024 and 290-060-025 from Community Development: Business Park (CD:BP), (0.25 – 0.60 Floor Area Ratio); to Community Development: Medium High Density Residential (CD:MHDR), (5-8 dwelling units per acre)

#### **CZ 07913**

CZ 07913 proposes to change the zoning classification for Parcels 290-060-024 and 290-060-025 from Commercial Office (C-O) to Planned Residential (R-4).

#### **TR 37153**

TR 37153 proposes a subdivision of 14.81 acres into 3 residential lots and 6 lettered lots. The 3 numbered residential lots would be subdivided into 83 condominium units. The 6 lettered lots consist of 2 of which are for public roads, 1 for a recreational area, and 3 are designated for open space. Reference Table 1, *TR 37153 Specifics*, below. The density of TR 37153 is 5.60 dwelling units/acre. Reference Figure 1, *TR 37153*.

**Table 1  
TR 37153 Specifics**

<b>Type</b>	<b>Area (ac)</b>	<b>Number of Lots</b>
Residential	6.07	3
Public Road	2.45	1
Rec. Area	0.56	1
Open Space	2.31	1
Open Space	0.81	1
Open Space	2.01	1
Public Road	0.60	1
<b>TOTAL</b>	<b>14.81</b>	<b>9</b>

Source: TR 37153 Exhibit, May 2017.

**Plot Plan No. 26209**

A total of 83 single-family detached condominium units are proposed within three (3) condominium lots. Refer to **Figure 2, Plot Plan 26209** for the overall unit layout. All units are designed as two-story units, as shown on the conceptual elevations for the Plot Plan. The four conceptual floor plans included with the Plot Plan range in size between 1,845 to 2,338 square feet in livable area with 3 to 4 bedrooms. Units will generally be arranged in blocks of 8 units with garages oriented towards a common driveway or court. Pedestrian access to the units will connect either to the common driveway or the internal private street depending on the units' location within the block. Each unit will have its own private yard area.

Approximately 122,800 square feet of the Project site will be landscaped. This includes perimeter landscaping (walls and slopes), street landscaping, and the recreation area. One approximately 0.5-acre recreational area will be located in the central, southern portion of the proposed Project site. The recreational area is within walking distance of all the units. On-street parking, is provided. The recreational area will include a pool and a building for restrooms and mechanical equipment. Other amenities shall include, but not be limited to: a permanent outdoor kitchen area with a permanent grilling station and tot lot playground.

Parking for the units will be provided with two car attached garages for each unit as well as 63 spaces on the internal private streets for a total of 229 parking spaces, which equates to approximately 2.76 spaces per unit. A total of 36 of the units are designed with driveways, which can also provide parking for 72 additional vehicles, which would assist in minimizing the use of the parking spaces on the private street by residents and guests. With these additional 72 spaces considered, a total of 301 parking spaces are provided, which equates to approximately 3.63 parking spaces per unit. Reference **Figure 3, Plot Plan 26209 Parking Exhibit**.

Access to the proposed Project will be via Temescal Canyon Road. Proposed Street 'A' is the Project's access to Temescal Canyon Road, which crosses an existing drainage area that runs parallel to Temescal Canyon Road.

The proposed Project will take access off Temescal Canyon Road, located to the south of the Project site, onto "A" Street. "A" Street, along with "B" Street and "C" Street will provide access into the entire site. Streets "A," "B," and "C" are classified as local streets with a 56-foot right-of-way (ROW). This ROW includes 5-foot non-curb adjacent sidewalks, with five (5) feet of curb adjacent landscaping on both sides of the street. Parking is also provided on both sides of the street.

The Temescal Canyon Area Plan (reference Figure 7, *Temescal Canyon Area Plan Circulation*, p. 41) classifies Temescal Canyon Road as a "Major Highway." The current Temescal Canyon Road ROW varies from 123' to 133' (adjacent to the Campbell Ranch Road intersection. Proposed improvements to Temescal Canyon Road is described as follows, based on 3 sections provided on TR 37153 (A'-A', B'-B', and C'-C') as shown on **Figure 4, TR 37153 Conceptual Grading Plan**.

A'-A' and B'-B'

- 80' ROW (existing);
- 123' ROW (proposed, 30' ROW additional on northerly/project side);
- 30' of existing pavement (to remain);
- 32' of pavement to be added (on northerly/project side);
- 26'-wide parkway:
  - 4'-wide parkway (street adjacent);
  - 5'-wide sidewalk;
  - 4'-wide parkway (behind sidewalk)
  - 10'-wide multi-purpose decomposed granite trail; and
  - 3'-wide additional parkway.

C'-C'

- 80' ROW (existing);
- 133' ROW (proposed, 30' ROW additional on northerly/project side);
- 52' of existing pavement (to remain);
- 34' of pavement to be added (on northerly/project side);
- 26'-wide parkway:
  - 4'-wide parkway (street adjacent);
  - 5'-wide sidewalk;
  - 4'-wide parkway (behind sidewalk)
  - 10'-wide multi-purpose decomposed granite trail; and
  - 3'-wide additional parkway.

A property owned by Caltrans, with an approximate southerly dimension of 391.8' an approximate westerly dimension of 93.4', and an approximate 355.6' dimensions juts into the Project site. No development is located on this property.

**Project Grading**

The Project will require approximately 118,325 cubic yards (CY) of cut and 109,807 CY of fill, which will result in a balanced site, due to shrinkage from grading and compaction.

The site currently ranges in elevation from approximately 1,050 feet above mean sea level (AMSL) in the northeastern portion of the Project site to 1,125 AMSL within the southwestern portion of the site.

When graded, the Project will range in elevation from 1,076.5 AMSL at the bottom of detention-infiltration basin in the northeast corner of the Project site, to 1,108 feet AMSL at the southwestern corner of the Project site. This demonstrates that the range of site elevation variations on the site will narrow from 75' to 31.5' to facilitate the development of the Project. In order to accomplish this, manufactured slopes and retaining walls will be installed on the western portion of the site where the Project abuts existing residential development, to the southeast (northerly of the

existing channel), to the west (adjacent to the Caltrans property and the I-15 right-of-way, and northerly (adjacent to the existing residential development).

Reference **Figure 4, TR 37153 Conceptual Grading Plan.**

### **General Construction Assumptions**

The following general construction assumptions have been assumed for this Project:

- Site preparation will begin in May 2018 and will require an estimated 5 working days;
- Site grading will begin in May 2018 and will require an estimated 60 working days;
- Building construction will begin in December 2018 and continue through June 2020 for an estimated 400 working days;
- Paving will begin in November 2018 and will require an estimated 20 working days; and
- Architectural coatings will begin in March 2019 and will require an estimated 400 working days.

### **Drainage / Hydrology / Water Quality**

The existing drainage flows for the Project are carried in two natural drainage courses that combine into one at the northwest corner of the Project. The existing drainage courses are identified as Area A and Area B. Area A consists of 2.55 acres and Area B consists of 6.54 acres. The balance of the site flows directly into the existing Temescal Canyon Wash along the southerly portion of the Project. This remainder area includes Temescal Canyon Road (reference **Figure 26-1, Existing Hydrology Map**).

The proposed drainage flows for the Project are carried via street and underground storm drain systems to one detention basin located near the northwest corner of the Project. The proposed drainage system is identified as Area A and Area B. Area A consists of 3.81 acres and Area B consists of 5.43 acres including the detention basin area but excludes Area B7. Area B7 consists of 0.42 acres of existing slopes along the northerly property that drains naturally to the north then easterly and will remain in the existing condition. The proposed detention basin mitigates the increased run-off flows in the post-development construction to at or below the pre-development flow values. The existing flows within the Temescal Canyon Wash along the southerly property including the existing vertical slopes will remain in the existing condition (reference **Figure 26-2, Proposed Hydrology Map**).

The proposed Project is divided into 3 drainage management areas (DMAs) as depicted on **Figure 5, TR 37153 WQMP Site Map**. The DMAs follow the Drainage Boundaries. Runoff within the DMAs is generated by roofs, concrete, asphalt, turf block, etc.

The rainfall runoff is conveyed through the proposed streets with catch basin pick-up points throughout the project. The catch basins for Areas A and B connect into an underground storm drain system that directs the flows into a proposed detention/bioretention basin which outlets into the natural drainage courses after increased flow mitigation and water treatment. Area C rainfall runoff is conveyed through the proposed entry street into Temescal Canyon Road then picked up in a catch basin with a Modular Wetland System (MWS) Unit for water treatment before entering into the existing Temescal Canyon Wash.

The detention/bioretention and MWS Unit serve as the Best Management Practices (BMPs) for the Project. The bioretention is a proposed structure that includes engineering soil media and

gravel with a perforated pipe that is below the detention basin that treats the water. A 15' wide service drive has been provided for on-going maintenance of the water quality basin.

The water will migrate through the soils media and gravel which treats the water then into the perforated pipe that outlets to the natural water courses at the northeast corner of the Project. The MWS is part of the catch basin on Temescal Canyon Road. This treatment is filtered through multiple stages that includes debris removal and pre-filter cartridges with sediment and hydrocarbon removals in a biofiltration chamber.

All These facilities shall meet County requirements to capture and manage the discharge of surface runoff without any substantial change in the rate or amount.

### Utilities

All utilities and public services are currently available on, or adjacent to, the proposed Project site. Utility and Service providers are as follows:

- Electricity: Southern California Edison
- Water: Temescal Valley Water District
- Sewer: Temescal Valley Water District
- Cable: Comcast
- Gas: Southern California Gas
- Telephone: Verizon
- School: Corona-Norco Unified School District

Reference **Figure 4, TR 37153 Conceptual Grading Plan**, and **Map My County (Appendix A)**.

### *Sewer and Water Facilities*

The proposed Project will tie into an existing 30" Temescal Valley Water District (TVWD) water line, which is located in Temescal Canyon Road. The Project will tie into an existing 24" Temescal Valley Water District (TVWD) sewer line, which is also located in Temescal Canyon Road. At Campbell Ranch Road, this sewer line ties into an existing sewer lift station located at the southeastern corner of Temescal Canyon Road and Campbell Ranch Road. Reference **Figure 4, TR 37153 Conceptual Grading Plan**.

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

### **C. Total Project Area:**

<b>Residential Acres:</b> 6.07	<b>Lots:</b> 9	<b>Units:</b> 83	<b>Projected No. of Residents:</b> 254
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	
<b>Est. No. of Employees:</b> N/A			
<b>Total Open Space Acres:</b> 5.68			
<b>Open Space – Recreation Acres:</b> 5.68			
<b>Open Space – Conservation Acres:</b> N/A			
<b>Public Facilities Acres (K-8 School):</b> N/A			
<b>Major Circulation Acres:</b> 3.05			
<b>Industrial Acres:</b> N/A			

**D. Assessor's Parcel No(s):** 290-060-024 and -025.

**E. Street References:** West of I-15; north of Temescal Canyon Road; east of Wrangler Way; and south of Whitecrown Circle.

**F. Section, Township & Range Description:** Section 2, Township 5 South, Range 6 West.

**G. Brief description of the existing environmental setting of the Project site and its surroundings:**

The Project site is located in unincorporated Riverside County, California between the cities of Corona Lake Elsinore. The Project area is separated from the coastline approximately 24 miles across the Santa Ana Mountain range. Regional access to the area is provided to the general area in a north-south direction by the Interstate 15 (I-15) freeway and by State Route 91, and State Route 74 (Ortega Highway) in an east-west direction.

The Project site is approximately 14.81 gross acres. Current land use is vacant; adjacent land use is residential to the north, I-15 to the east, vacant to the south, residential to the west. Prior disturbances to the property are substantial and represent the cumulative impacts of off-road vehicle activity, grading, road construction, and flood control improvements. Reference **Figure 6, Aerial Photo**.

The Project site is located in the Temescal Valley in northwestern Riverside County. It is situated in a topographically diverse region, which is defined by the Santa Ana Mountains to the west, Lake Mathews to the northeast, and Lake Elsinore to the southeast. Most drainage in the vicinity of the Project site has been channelized, but historically the flow pattern was in a northeasterly direction toward the Temescal Wash. For the most part, drainage is intermittent, flowing only as a result of seasonal precipitation or irrigation runoff.

Topographically, the Project site is primarily comprised of a relatively flat mesa with eastern and southern slopes transitioning to a substantial watercourse on the southern portion of the site that parallels Temescal Canyon Road. Elevations range from a low of 1,045 feet AMSL in the watercourse near the southeastern property corner to a high of 1,148 feet AMSL near the northwestern corner. Most of what was originally a natural watercourse along the southern boundary of the Project site has been expanded by the construction of a large channel that serves to convey intermittent drainage from the surrounding area. A permanent source of water is not present within the Project boundaries.

## **II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

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

- 1. Land Use:** The Project site's existing General Plan Land Use designation is Community Development: Business Park (CD:BP). The Project proposes to change the land use designation of the site to Community Development: Medium High Density Residential (CD:MHDR). Although the General Plan Amendment would change the land use designation of the site, the Project would be consistent with the remaining portions of the Land Use Element.
- 2. Circulation:** The proposed Project will add overall trips to the area. The Department of Transportation has reviewed the Traffic Study submitted for this Project and determined that required levels of service can be maintained. The proposed Project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed Project is located within the Multiple Species Habitat Conservation Plan (MSHCP) and is located in a criteria area, Criteria Cell 3348. The Project underwent the HANS Process and it was determined that the study area is not



needed for inclusion into the MSHCP Conservation Area. The proposed Project meets all other applicable Multipurpose Open Space element policies.

4. **Safety:** The proposed Project is located partially in a flood zone, oriented along the drainage area in the southern portion of the property. The proposed Project is in an area designated as having low and very low potential for liquefaction and susceptible to subsidence. The Project is not located within an Alquist-Priolo or County Fault Zone. The Project is not located within a fire hazard area. 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 83 residential units. The proposed Project meets all applicable Housing element policies.
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 Project meets all applicable policies of the Healthy Communities Element of the General Plan.

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

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

**D. Land Use Designation(s):**

- Existing - Business Park (BP)
- Proposed – Medium High Density Residential (MHDR)

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

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

**G. Adjacent and Surrounding:** N/A

1. **Area Plan(s):** Temescal Canyon Area Plan

2. **Foundation Component(s):** Community Development

3. **Land Use Designation(s):**

- North: Medium Density Residential (MDR)
- South: Light Industrial (LI)
- East: I-15 Freeway and Light Industrial (LI)
- West: Medium High Density Residential (MHDR)

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

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

H. Adopted Specific Plan Information: N/A

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: Commercial Office (C-O)

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

K. Adjacent and Surrounding Zoning:

- North: One-Family Dwellings (R-1)
- South: Manufacturing – Service Commercial (M-SC)
- East: Vacant/I-15 right-of way and freeway
- West: Mobilehome Subdivisions and Parks (R-T)

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below  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 Resources           | <input 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 checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources             | <input checked="" type="checkbox"/> Other (Cumulative Impacts)         |
| <input checked="" type="checkbox"/> Cultural Resources   | <input checked="" type="checkbox"/> Noise              | <input type="checkbox"/> Other   |
| <input type="checkbox"/> Geology/Soils                   | <input type="checkbox"/> Population/Housing            | <input checked="" 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 **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

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

Russell Brady, Project Planner

For Charissa Leach, P.E., Assistant TLMA Director

Printed Name

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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
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**AESTHETICS. Would the Project:**

**1. Scenic Resources.**

a) Have a substantial effect upon a scenic highway corridor within which it is located?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Temescal Canyon Area Plan (TCAP) - TCAP Figure 9, Temescal Canyon Area Plan Scenic Highways; Riverside County General Plan (General Plan); Plot Plan No. 26209 Site Photos; Project Design Manual (Appendix K1); and General Plan Policy Analysis (Appendix K2).

**Findings of Fact:**

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

**Less Than Significant Impact**

The Project site is located in the TCAP. According to the TCAP, two highways have been nominated for Scenic Highway status:

- Interstate 15 (I-15) is designated as an Eligible State Scenic Highway; and
- State Route 91 (SR91) is designated as an Eligible State Scenic Highway.

The Project site is located immediately west of I-15, and 9 miles south of SR91, at its closest point.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the *TCAP*, the development of scenic highways will not only add to the pleasure of the residents of this State, but will also play an important role in encouraging the growth of the recreation and tourist industries upon which the economy of many areas of this State depend.

The following *TCAP* policy would apply to the Project as it relates to the I-15 corridor:

*“TCAP 14.1 Protect the scenic highways in the Temescal Canyon Area Plan from change that would diminish the aesthetic value of adjacent properties in accordance with policies in the Scenic Corridor sections of the Land Use, Multipurpose Open Space, and Circulation Elements.”*

An analysis of the Project’s relationship to the General Plan Policies related to scenic highways is located in the General Plan Land Use Element Policies Analysis (Appendix K2). Based on the Project’s consistency with General Plan Policies related to scenic highways, implementation of the proposed Project will not have a substantial effect upon a scenic highway corridor within which it is located. Any impacts are considered less than significant. No mitigation is required.

*b) Would the Project 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?*

**Less Than Significant Impact**

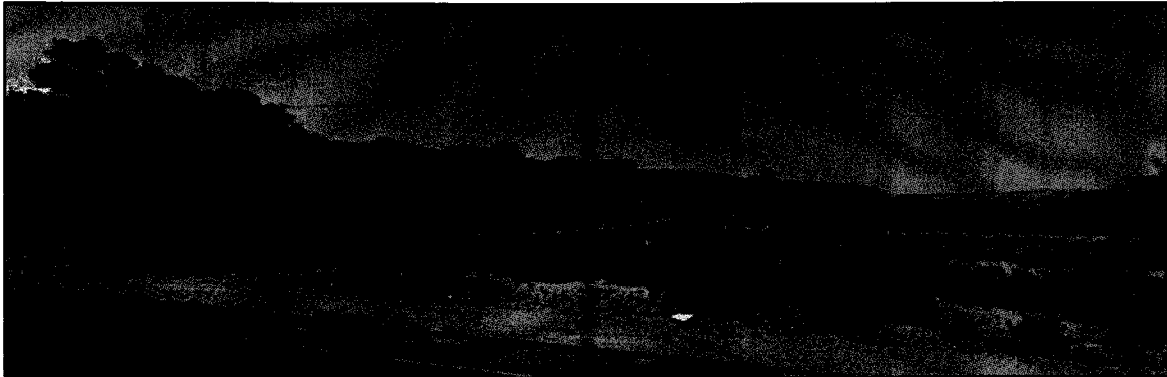
Site Photographs provided below, acquired on February 2, 2017, were utilized for the analysis for Sections 1.a-b.

Based on a field reconnaissance of the Project site on June 8, 2017 by Matthew Fagan and a review of the Site Photographs, it was determined that from a visual standpoint the following vantage points to the Project site shall be considered for evaluation in this analysis.

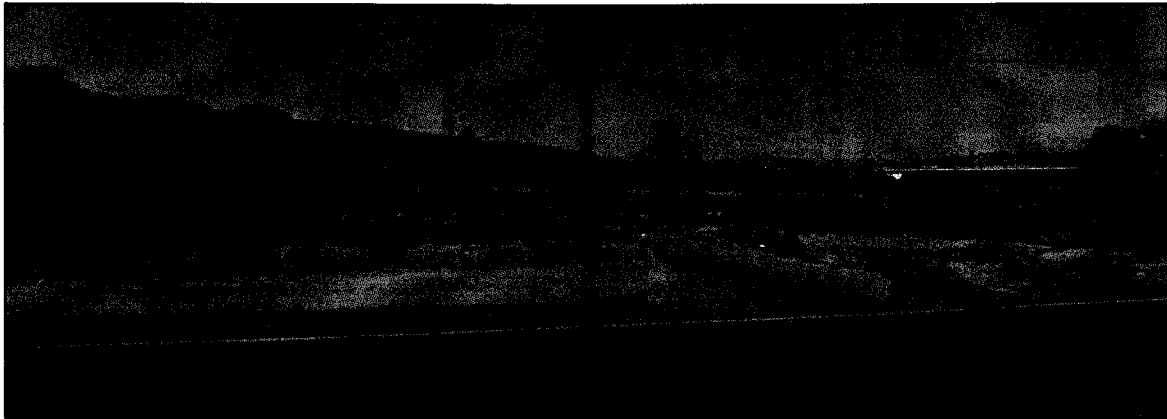
*Vantage Point No. 1 – Facing North and North-Northeast*

The photographs for Vantage Point No. 1 (Site Photographs 1 and 2) were taken south of the Project site, from the Temescal Canyon Road right-of-way (ROW), facing north and north-northeast, respectively. Site Photographs 1 and 2 shows the vacant Project site and Southern California Edison (SCE) power lines in the foreground and in the middle ground, as well as an I-15 bridge structure (Photograph 2). There are no landforms or structures visible in the background. There is a hill on the Project site; however, this is not considered a significant landform. There are no significant landforms visible from Site Photographs 1 or 2. The overall visual setting shown in Site Photographs 1 and 2 are that of a vacant parcel adjacent to existing developed residential areas to the north and west of the Project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Site Photograph 1 – facing north



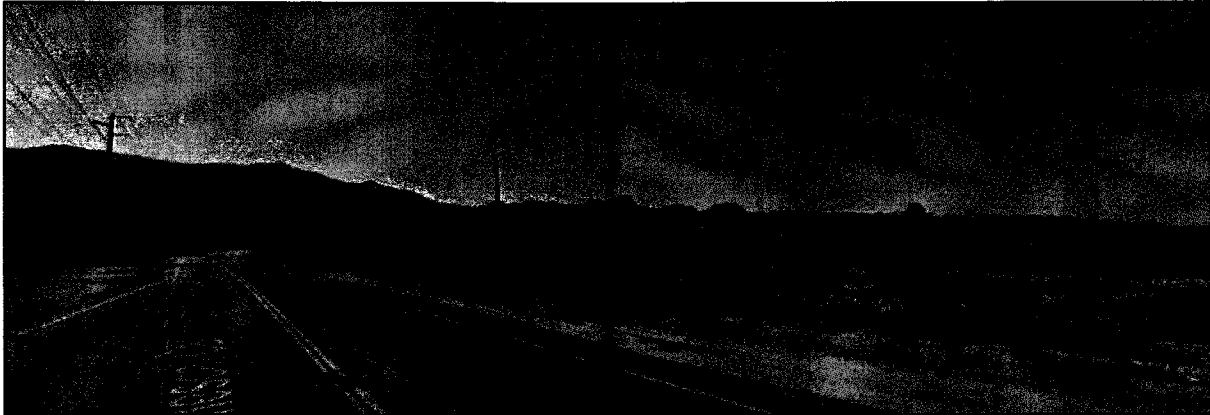
Site Photograph 2 – facing north-northeast

*Vantage Point No. 2 – Facing Northwest and Northeast*

The photographs for Vantage Point No. 2 (Site Photographs 3 and 4) were taken from the Temescal Canyon Road ROW, facing northwest and northeast respectively. Site Photograph 3 shows Temescal Canyon Road, Southern California Edison (SCE) power poles/lines, and the vacant Project site in the foreground and middle ground. The Santa Ana Mountains are visible in the background. The overall visual setting shown in Site Photograph 3 is that of a vacant parcel adjacent that does not obstruct views to the west of the Santa Ana Mountains. Development of the Project will not obstruct views of the Santa Ana Mountains, as it will be located in the portion of this setting that does not obstruct views to the west, of the Santa Ana Mountains.

Site Photograph 4 shows a view from the Temescal Canyon Road ROW, facing northeast. Site Photograph 4 shows Temescal Canyon Road, a vacant Project site, and SCE power poles/lines in the foreground, and middle ground, as well as an I-15 bridge structure in the middle ground. There are no landforms or structures visible in the background in Site Photograph 4. The hills in the background provide a consistent, natural setting for the Project area. The overall visual setting shown in Site Photograph 4 is that of a vacant parcel adjacent to existing developed residential areas to the north and west of the Project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Site Photograph 3 – facing northwest

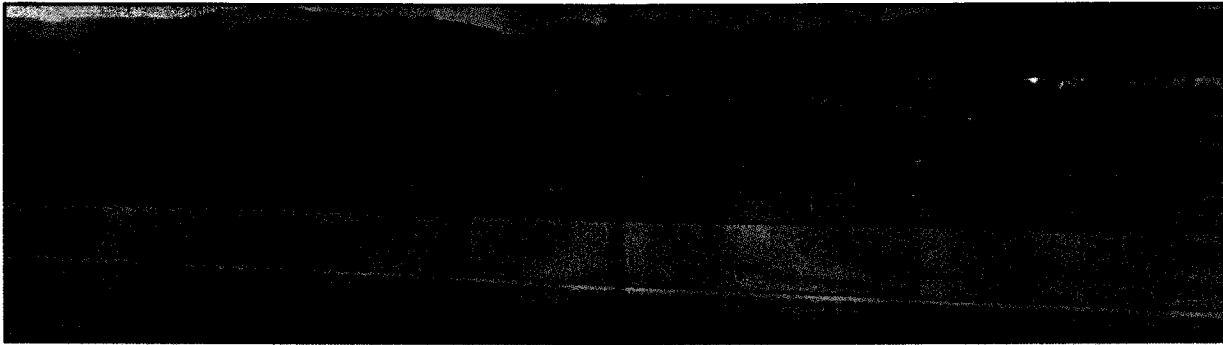


Site Photograph 4 – facing northeast

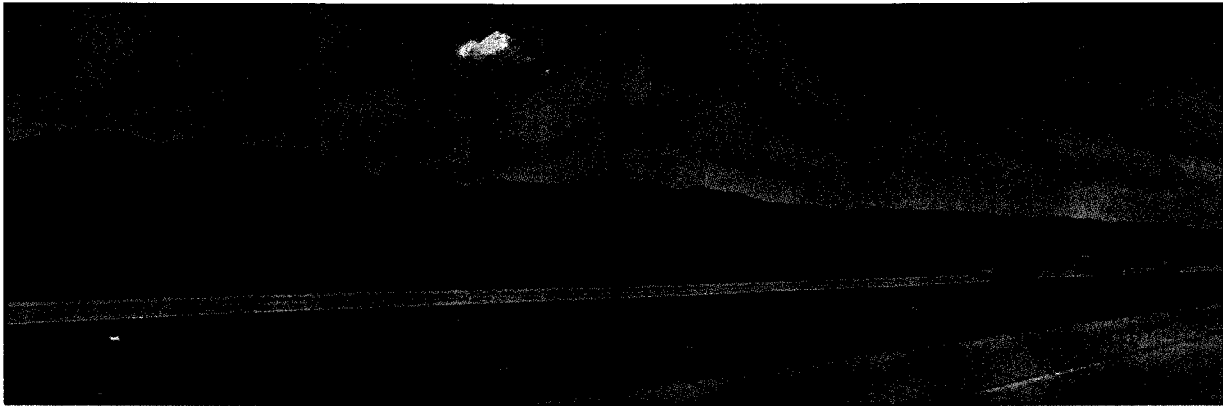
*Vantage Point No. 3 – Looking Southwesterly and Westerly from I-15*

The photographs for Vantage Point No. 3 (Site Photographs 5 and 6) were taken from the I-15 ROW, facing southwesterly and facing westerly, respectively. Site Photograph 5 shows I-15, and the vacant Project site in the foreground. The vacant Project site and existing residences (to the west of the Project site) are visible in the middle ground. The Santa Ana Mountains are visible in the background. The overall visual setting shown in Site Photograph 5 is that of a vacant land adjacent to existing developed residential areas to the north and west of the Project site that already minimally obstructs views of the base of the Santa Ana Mountains, from this point to the west of the Santa Ana Mountains. Development of the Project will not would result in a similar obstruction of the views of the Santa Ana Mountains from this vantage point as the existing condition. The same description would apply to Site Photograph 6.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Site Photograph 5 – facing southwesterly



Site Photograph 6 – facing westerly

Site Photographs 1-6 show, there are no unique or landmark features located onsite within the Project site boundaries. There are no landscape features that distinguish the Project site from the surrounding residential uses or vacant lands. The proposed Project will remove the Project site from a vacant, undisturbed land to a graded, manufactured parcel that will ultimately be developed for residential use, similar that which currently surrounds the Project site. Based on the lack of any intrinsic on-site scenic resources, the proposed Project will not cause substantial Project specific damage to any such resources. In addition, once developed, retaining walls will be visible from Temescal Canyon Road and I-15. These walls will be located below the homes. They will serve as a bottom “frame” as it is to the visual picture from both I-15 and Temescal Canyon Road. Similar to the retaining wall at “The Shops at Sycamore Creek” project, located to the south of the Project site, nestled between De Palma Road and I-15, the planting on the wall will serve to reduce the visual impact of the walls from I-15 over time.

Therefore, implementation of the Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings. No impacts are anticipated. No mitigation is required.

As stated above, development of the Project would result in a similar obstruction of the views of the Santa Ana Mountains from this vantage point as the existing condition. No conditions on development within the I-15 corridor will be necessary to preserve unique or special visual features, or a prominent vista.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The existing character of the Project environs represents a developing suburban development pattern. As demonstrated in the analysis above, implementation of the Project will not result in any obstructions of any scenic vista, or view open to the public.

The Project also has a Design Manual, (**Appendix K1**), which contains Project details for architecture styles, landscape architecture, trails, monumentation, recreational amenities, and walls and fences to ensure a well-designed project that is fitting with the surrounding developed character of the area and could not objectively be considered aesthetically offensive. The Project aesthetic contained in the Design Manual, when coupled with the Project setting will not result in the creation of an aesthetically offensive site open to public view. Any impacts are considered less than significant.

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

**Monitoring:** No mitigation monitoring is required.

**2. Mt. Palomar Observatory.**

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

**Source(s):** TCAP, Figure 6, *TCAP Plan Mt. Palomar Nighttime Lighting Policy Area; Map My County, (Appendix A)*; and Ordinance No. 655 (An Ordinance of the County of Riverside Regulating Light Pollution).

**Findings of Fact:**

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

**Less Than Significant Impact**

According to Figure 6, *Temescal Canyon Area Plan Mt. Palomar Nighttime Lighting Policy*, of the TCAP, the Project site is located within Zone B of the designated Special Lighting Area that surrounds the Mt. Palomar Observatory. The Project site is approximately 44.89 miles northwest from the Observatory.

Ordinance No. 655 was adopted by the County Board of Supervisors on June 7, 1988 and went into effect on July 7, 1988. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research at the Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definitions, general design requirements, requirements for lamp source and shielding, prohibitions and exceptions.

Adherence to Ordinance No. 655 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Outdoor lighting sources include: parking lot lights, wall mounted lights and illuminated signage. With conformance with Ordinance No. 655, any impacts are expected to be less than significant from implementation of the Project. No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** No mitigation measures are required.

**Monitoring:** No mitigation monitoring is required.

**3. Other Lighting Issues.**

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

b) Expose residential property to unacceptable light levels?

**Source(s):** TCAP Figure 6, *Temescal Canyon Area Plan Mt. Palomar Nighttime Lighting Policy Area*; Ordinance No. 655; Ordinance No. 915 (An Ordinance of the County of Riverside Regulating Outdoor Lighting), and **Figure 6, Aerial Photo**.

**Findings of Fact:**

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

**Less Than Significant Impact**

Currently, there are no light sources at the Project site. New lighting sources will be created from light and glare associated with construction activities. These additional artificial light sources are typically associated with security lighting since all exterior construction activities are limited to daylight hours in the City. In addition, workers, either arriving to the site before dawn, or leaving the site after dusk, will generate additional construction light sources. The amount and intensity of light anticipated from these construction sources would generally be similar to the lighting of adjacent developed residential areas. Additionally, these impacts will be temporary, of short-duration, and will cease when Project construction is completed.

The Project will result in new sources of light and glare from the addition of residential units, as well as vehicular lighting from cars traveling on adjacent roadways under the proposed Project. Once operational, the Project will be required to comply with Ordinance No. 655 and Ordinance No. 915, which restricts lighting hours, types, and techniques of lighting. Outdoor lighting sources include: house lights, streetlights, wall mounted lights. Ordinance No. 655 requires the use of low-pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare, and has been discussed in detail in Section 2.a, above.

Ordinance No. 915 requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions. The Project will be required to comply with the County of Riverside conditions of approval that requires lighting restrictions. These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655 and Ordinance No. 915, any impacts are expected to be less than significant from implementation of the Project. No mitigation will be required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) *Would the Project expose residential property to unacceptable light levels?*

**Less Than Significant Impact**

There are existing residences located immediately to the west of the Project. As discussed in Threshold 2.a., above, construction impacts will be temporary, of short-duration, and will cease when Project construction is completed. Once inhabited, conformance with Ordinance No. 655, and Ordinance No. 915, will ensure that any impacts are expected to be less than significant from implementation of the Project.

Therefore, there are no potential Project-specific impacts that could expose residential property to unacceptable light levels. Less than significant impacts are anticipated. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

**AGRICULTURE RESOURCES.** Would the Project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4. Agriculture.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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(s):** *Map My County, (Appendix A); Figure 6, Aerial Photo;* and Ordinance No. 625 (An Ordinance of the County of Riverside Providing a Nuisance Defense for Certain Agricultural Activities, Operations, and Facilities and Providing Public Notification Thereof).

**Findings of Fact:**

a) *Would the Project 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?*

**No Impact**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to *Map My County* the proposed Project site is designated as "Other Lands" and "Urban-Built Up Land." The Project is not located on Prime Farmland, Unique Farmland, Farmland of Local Importance, or Farmland of Statewide Importance (Farmland). As no designated farmland exists on the Project site, no impacts are anticipated. No mitigation is required.

b) *Would the Project conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?*

**No Impact**

The proposed Project is not subject to a Williamson Act contract and is not within a Riverside County Agriculture Preserve. The project site is not zoned for agricultural use nor is it used for agriculture. No impacts are anticipated. No mitigation is required.

c) *Would the Project cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?*

**No Impact**

Land zoned for "primarily agricultural purposes" means any land lying within any one of the following zone classification established by the Riverside County Land Use Ordinance, Ordinance No. 348:

- A-1 Zone (Light Agriculture);
- A-P Zone (Light Agriculture with Poultry);
- A-2 Zone (Heavy Agriculture);
- A-D Zone (Agriculture-Dairy); or
- C/V Zone (Citrus/Vineyard).

The zoning classification on the Project site is Commercial Office (C-O) and is proposed to be modified to Planned Residential (R-4). The zoning classifications surrounding the Project are:

- North: One-Family Dwellings (R-1).
- South: Manufacturing – Service Commercial (M-SC).
- East: Vacant/I-15.
- West: Mobilehome Subdivisions and Parks (R-T).

There are no agriculturally zoned properties (A-1, A-P, A-2, A-D, or C/V) within 300 feet from the Project site.

Therefore, implementation of the proposed Project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625); or, involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use, since no agricultural uses are located in immediate proximity of the Project site. No impacts are anticipated. No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) *Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?*

**No Impact**

Existing surrounding uses include residential uses to the north and west, I-15 and commercial to the east, and mining and vacant uses to the south. Of the vacant, surrounding parcels, based upon the current General Plan land use designations and zoning classifications, it is anticipated that uses will be consistent with the developing suburban land use pattern(s). The closest agriculturally zoned properties are located well beyond 1.5 miles to the east of the Project site. Implementation of the Project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use, since no agricultural uses are located in immediate proximity of the Project site. No impacts are anticipated. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is required.

<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(s):** *Map My County, (Appendix A); Figure 6, Aerial Photo; Project Site Visit – June 8, 2017 by Matthew Fagan; and Temescal Canyon Residential Development Biological Resources Assessment, prepared by ESA PCR, November 2016, (Appendix C1).*

**Findings of Fact:**

a) *Would the Project 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))?*

**No Impact**

The zoning classification on the Project site is Commercial Office (C-O) and is proposed to be modified to Planned Residential (R-4). The surrounding zoning classifications are:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- North: One-Family Dwellings (R-1).
- South: Manufacturing – Service Commercial (M-SC).
- East: Vacant/I-15.
- West: Mobilehome Subdivisions and Parks (R-T).

None of these zoning classifications pertain to forest land, timberland, or timberland zoned Timberland Production. Therefore, implementation of the proposed Project will not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. No impacts are anticipated. No mitigation is required.

b) *Would the Project result in the loss of forest land or conversion of forest land to non-forest use?*

**No Impact**

As referenced in Section 5.a, above, there are no zoning classifications pertain to forest land, timberland, or timberland zoned Timberland Production. As a result of past agricultural activities and recent grading, virtually no native vegetation remains on top of the upper elevations of the Project site. Present on the upper elevations of the Project site and in the watercourse are plant species representative of the Diegan Coastal Sage Scrub Plant Community.

Plants include:

- California buckwheat (*Eriogonum fasciculatum*);
- Black sage (*Salvia melifera*);
- White sage (*Salvia apiana*);
- Laurel sumac (*Rhus laurina*); and
- California sagebrush (*Artemesia fasciculata*).

Scattered Sycamores (*Populus fremontit*) and Coast Live Oaks (*Quercus agrifolia*) in the watercourse indicate the presence of at least a limited amount of subsurface water on a fairly regular basis. Indigenous peoples of the region extensively utilized these plants for food, medicines, construction materials, and implement production.

As described, there are no forest lands on the Project site. Therefore, implementation of the proposed Project will not result in the loss of forest land or conversion of forest land to non-forest use. No impacts will occur. No mitigation will be required.

c) *Would the Project 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?*

**No Impact**

The Project site is currently vacant, and would not be characterized as forest land. As a result of past agricultural activities and recent grading, virtually no native vegetation remains on top of the upper elevations of the Project site. Present on the upper elevations of the Project site and in the watercourse are plant species representative of the Diegan Coastal Sage Scrub Plant Community.

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

- California buckwheat (*Eriogonum fasciculatum*),
- Black sage (*Salvia melifera*),
- White sage (*Salvia apiana*),
- Laurel sumac (*Rhus laurina*), and
- California sagebrush (*Artemesia fasciculatum*).

Scattered Sycamores (*Populus fremontii*) and Coast Live Oaks (*Quercus agrifolia*) in the watercourse indicate the presence of at least a limited amount of subsurface water on a fairly regular basis. Indigenous peoples of the region extensively utilized these plants for food, medicines, construction materials, and implement production.

Thus, implementation of the proposed Project will not 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. No impacts will occur. No mitigation will be required.

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

**Monitoring:** No mitigation monitoring is required.

**AIR QUALITY. Would the Project:**

**6. Air Quality Impacts.**

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

f) Create objectionable odors affecting a substantial number of people?

**Source(s):** *Temescal Canyon Road Project Air Quality, Global Climate Change, and Health Risk Assessment Impact Analysis*, prepared by Kunzman Associated, Inc., January 17, 2017, Revised June 14, 2017 (Appendix B, AQ/GHG/HRA).

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) *Would the Project conflict with or obstruct implementation of the applicable air quality plan?*

**Less Than Significant Impact**

The Project site is located in the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the basin is in nonattainment (i.e., ozone (O<sub>3</sub>), coarse particulate matter (PM<sub>10</sub>), and fine particulate matter (PM<sub>2.5</sub>)). These are considered criteria pollutants because they are three of several prevalent air pollutants known to be hazardous to human health. An area designated as nonattainment for an air pollutant is an area that does not achieve national and/or state ambient air quality standards for that pollutant.

CEQA requires a discussion of any inconsistencies between a proposed Project and applicable General Plans and Regional Plans (CEQA Guidelines Section 15125). The regional plan that applies to the proposed project includes the SCAQMD Air Quality Management Plan (AQMP). This discussion shall set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the proposed Project would interfere with the region's ability to comply with Federal and State air quality standards. If the decision makers determine that the proposed project is inconsistent, the lead agency may consider project modifications or inclusion of mitigation to eliminate the inconsistency.

The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

- (f) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP, and
- (2) Whether the project will exceed the assumptions in the AQMP in 2010 or increments based on the year of project buildout and phase. These are discussed in detail, below.

**Consistency Criterion No. 1**

- The Project will not result in an increase in the frequency or severity of existing air quality violations, or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

Based on the air quality modeling analysis contained in the AQ/GHG/HRA, the short term construction impacts and long-term operational impacts will not result in significant impacts based on the SCAQMD regional and local thresholds of significance as detailed further in Section V.6.b).

Therefore, the proposed Project is not anticipated to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first



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

**Consistency Criterion No. 2**

- The Project will not exceed the assumptions in the AQMP based on the years of project buildout phase.

Consistency with the AQMP assumptions is determined by performing an analysis of the proposed Project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the proposed project are based on the same forecasts as the AQMP. The 2012-2035 Regional Transportation/Sustainable Communities Strategy, prepared by SCAG, 2012, consists of three sections: Core Chapters, Ancillary Chapters, and Bridge Chapters. The Growth Management, Regional Mobility, Air Quality, Water Quality, and Hazardous Waste Management chapters constitute the Core Chapters of the document. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For this Project, the County Land Use Plan defines the assumptions that are represented in the AQMP.

The *General Plan* and *TCAP* land use designation is currently Community Development: Business Park (CD:BP). The Project proposes a General Plan Amendment (GPA) to change the land use to Community Development: Medium High Density Residential (CD:MHDR). As the majority of Project-related emissions are from mobile sources, and residential uses generally attract less traffic (especially less truck traffic) than business park or commercial-type uses, the proposed residential use would be a less intense use, with less overall emissions, than the existing Community Development/Community Development (BP) uses. Additionally, while the Project proposes a change in land use designation from non-residential to residential use, the Project would simply be accommodating growth already anticipated to occur. Since the Project is not constructing any substantial infrastructure that could be construed as growth inducing, the Project would not alter the growth projections for the area that the AQMP is based on. Therefore, the proposed Project is not anticipated to exceed the AQMP assumptions for the Project site and is found to be consistent with the AQMP for the second criterion.

Based on the above, the proposed Project would not conflict with the implementation of the SCAQMD AQMP. Therefore, impacts are considered to be less than significant impact. No mitigation is required.

- b) *Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

**Less Than Significant Impact**

As discussed above, the Project site is located in the SCAB. State and federal air quality standards are often exceeded in many parts of the SCAB. Please reference *AQ/GHG/HRA*, for a description of the current atmospheric setting, pollutants, air quality management, and air quality standards. A discussion of the Project's potential short-term construction impacts, long-term operational impacts, and a diesel emissions health risk assessment are provided below.

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

The following provides a discussion of the methodology used to calculate regional construction air emissions and an analysis of the proposed Project's short-term construction emissions for the criteria pollutants.

*Methodology*

Typical emission rates from construction activities were obtained from CalEEMod Version 2016.3.1. CalEEMod is a computer model published by the SCAQMD for estimating air pollutant emissions. The CalEEMod program uses the EMFAC2014 computer program to calculate the emission rates specific for the eastern portion of Riverside County for construction-related employee vehicle trips and the OFFROAD2014 computer program to calculate emission rates for heavy truck operations. EMFAC2014 and OFFROAD2014 are computer programs generated by CARB that calculates composite emission rates for vehicles. Emission rates are reported by the program in grams per trip and grams per mile or grams per running hour.

Using CalEEMod, the peak daily air pollutant emissions during each phase was calculated and presented below. These emissions represent the highest level of emissions for each of the construction phases in terms of air pollutant emissions. The construction emissions printouts from CalEEMod are provided in Appendix B of the AQ/GHG/HRA.

The Project will be required to comply with existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 establishes these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities, such as application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites.

The phases of the construction activities, which have been analyzed, are:

- (1) Grading,
- (2) Building construction,
- (3) Paving, and
- (4) Application of architectural coatings.

Building construction, paving and painting phases may overlap during construction. The emissions for the overlapping construction phases were added together and the total is shown in **Table 6-1, Construction Related Regional Pollutant Emissions**, below. See CalEEMod Output in Appendix B of the AQ/GHG/HRA for details.

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

**Table 6-1  
Construction Related Regional Pollutant Emissions<sup>1</sup>**

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO <sub>2</sub>	PM10	PM2.5
<b>Grading*</b>						
On-Site <sup>2</sup>	5.75	67.94	38.78	0.06	6.47	4.23
Off-Site <sup>3</sup>	0.38	10.63	2.38	0.03	0.90	0.29
<b>Subtotal</b>	<b>6.13</b>	<b>78.57</b>	<b>41.16</b>	<b>0.09</b>	<b>7.37</b>	<b>4.52</b>
<b>Building Construction</b>						
On-Site	3.11	26.55	18.18	0.03	1.79	1.68
Off-Site	1.51	9.78	12.10	0.04	2.59	0.77
<b>Subtotal</b>	<b>4.63</b>	<b>36.34</b>	<b>30.29</b>	<b>0.07</b>	<b>4.38</b>	<b>2.44</b>
<b>Paving</b>						
On-Site	1.75	14.07	14.65	0.02	0.75	0.69
Off-Site	0.08	0.05	0.60	0.00	0.17	0.05
<b>Subtotal</b>	<b>1.83</b>	<b>14.11</b>	<b>15.26</b>	<b>0.02</b>	<b>0.92</b>	<b>0.74</b>
<b>Architectural Coating</b>						
On-Site	53.89	1.68	1.83	0.00	0.11	0.11
Off-Site	0.19	0.11	1.49	0.00	0.42	0.11
<b>Subtotal</b>	<b>54.08</b>	<b>1.80</b>	<b>3.32</b>	<b>0.00</b>	<b>0.53</b>	<b>0.22</b>
<b>Total of Overlapping Construction Phases<sup>4</sup></b>	<b>60.53</b>	<b>52.24</b>	<b>48.87</b>	<b>0.10</b>	<b>5.82</b>	<b>3.41</b>
<b>SCAQMD Thresholds</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Exceeds Thresholds?</b>	No	No	No	No	No	No

Source: Table 6 of AQ/GHG/HRA, Appendix B.

1 Source: CalEEMod Version 2016.3.1.

2 On site emissions from equipment operated on site that is not operated on public roads.

3 Off site emissions from equipment operated on public roads.

4 Construction phase, paving phase and painting phase may overlap.

\* Includes fugitive dust control measures mandated by SCAQMD Rule 403 (used mitigated values for fugitive PM<sub>10</sub> and fugitive PM<sub>2.5</sub> and unmitigated values for off road PM<sub>10</sub> and PM<sub>2.5</sub>).

Per SCAQMD Rule 1113 as amended on June 3, 2011, the architectural coatings that would be applied after January 1, 2014 will be limited to an average of 50 grams per liter or less of volatile organic compounds, which is reflected in the emission results in Table 6-1.

The construction-related criteria pollutant emissions are shown above in Table 6-1. Table 6-1 shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less than significant regional air quality impact would occur from construction of the proposed Project. No mitigation is required.

#### *Construction Related Local Impacts*

The proposed Project has been analyzed for the potential local air quality impacts created from: construction related fugitive dust and diesel emissions; and from toxic air contaminants.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. Local Air Quality Impacts from Construction

The SCAQMD has published a "Fact Sheet for Applying CalEEMod to Localized Significance Thresholds" (South Coast Air Quality Management District 2011b). CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. In order to compare CalEEMod reported emissions against the localized significance threshold lookup tables, the CEQA document should contain in its project design features or its mitigation measures the following parameters:

- The off road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
- The maximum number of acres disturbed on the peak day.
- Any emission control devices added onto off road equipment.
- Specific dust suppression techniques used on the day of construction activity with maximum emissions.

As shown in **Table 6-2, Maximum Number of Acres Disturbed Per Day**, below, the maximum number of acres disturbed in a day would be five (5) acres.

**Table 6-2  
Maximum Number of Acres Disturbed Per Day<sup>1</sup>**

Activity	Equipment	Number	Acres/8hr-day	Total Acres
Site Grading	Graders	1	0.5	0.5
	Rubber Tired Dozers	1	0.5	0.5
	Excavators	2	0.5	1
	Scrapers	2	1	2
	Tractors/Loaders/Backhoes	2	0.5	1
Maximum per phase		-	-	5

Source: Table 8 of AQ/GHG/HRA, Appendix B.

1. Source: South Coast AQMD, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds.

The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold Look up Tables and the methodology described in Localized Significance Threshold Methodology, prepared by SCAQMD, revised July 2008. The Look up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> from the proposed Project could result in a significant impact to the local air quality. The emission thresholds were calculated based on the Lake Elsinore source receptor area (SRA) 25, and a disturbance value of five acres per day (see **Table 6-2**).

According to LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25 meter thresholds. The nearest sensitive receptors are the single family detached residential dwelling units located adjacent to the west and north of the Project site; therefore, the SCAQMD Look up Tables for 25 meters was used. **Table 6-3, Local Construction Emissions at the Nearest Receptors**, below, shows the on site emissions from the CalEEMod model for the different construction phases and the localized emissions thresholds.

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

**Table 6-3  
Local Construction Emissions at the Nearest Receptors<sup>1</sup>**

Activity	On-Site Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Grading	67.94	38.78	6.47	4.23
Building Construction	26.55	18.18	1.79	1.68
Paving	14.07	14.65	0.75	0.69
Architectural Coating	1.68	1.83	0.11	0.11
<b>SCAQMD Thresholds<sup>2</sup></b>	<b>371</b>	<b>1,965</b>	<b>13</b>	<b>8</b>
Exceeds Threshold?	No	No	No	No

Source: Table 9 of AQ/GHG/HRA, Appendix B.

Source: South Coast AQMD, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds.

The data provided in Table 6-3 shows that none of the analyzed criteria pollutants would exceed the calculated local emissions thresholds at the nearest sensitive receptors. Therefore, a less than significant local air quality impact would occur from construction of the proposed Project. No mitigation is required.

## 2. Construction-Related Toxic Air Contaminant Impacts

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed Project. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of "individual cancer risk". "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of toxic air contaminants over a 30-year lifetime will contract cancer, based on the use of standard risk assessment methodology. Given the relatively limited number of heavy duty construction equipment and the short term construction schedule, the proposed Project would not result in a long term (i.e., 30 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk. Therefore, no significant short term toxic air contaminant impacts would occur during construction of the proposed Project.

### Operational Emissions

The on going operation of the proposed Project would result in a long term increase in air quality emissions. This increase would be due to emissions from the Project generated vehicle trips and through operational emissions from the on going use of the proposed Project. The following section provides an analysis of potential long term air quality impacts due to: regional air quality and local air quality impacts with the on going operations of the proposed Project.

### Operational Activities

Operational activities associated with the Project will result in emissions of VOCs, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. The operations related criteria air quality impacts created by the proposed Project have been analyzed through use of the CalEEMod model. The Project was analyzed for the opening year of 2020 (the TIA, Appendix I-1, used 2017 as the Project's buildout year; however, per the developer, the Project will not be operational until Spring 2020). The TIA also originally analyzed traffic impacts for 88 single family detached residential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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dwelling units; the number of dwelling units has since been reduced to 83. The *AQ/GHG/HRA* also used 88 single family detached residential dwelling units for its analysis. The Project now proposes 83 single family detached residential dwelling units, which would result in reduced impacts compared to the analysis which was performed for 88 single-family detached residential dwelling units. The operations daily emissions printouts from the CalEEMod model are provided in Appendix B of the *AQ/GHG/HRA*.

Operational emissions would be expected from the following primary sources:

1. Mobile Source Emissions;
2. Area Source Emissions; and
3. Energy Source Emissions.

1. *Mobile Source Emissions*

Mobile sources include emissions from the additional vehicle miles generated from the proposed Project. The vehicle trips associated with the proposed Project were obtained from the *TIA*, **Appendix I-1**, for the Project. The *TIA* showed that the Project would generate 838 daily trips. The trip generation rate for the Project is 9.52 trips per dwelling unit (DU) per day. The restroom/recreation building will not generate any additional trips.

2. *Area Source Emissions*

Area sources include emissions from consumer products, landscape equipment and architectural coatings. Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers, as well as air compressors, generators, and pumps. As specifics were not known about the landscaping equipment fleet, CalEEMod defaults were used to estimate emissions from landscaping equipment.

Per SCAQMD Rule 1113 as amended on June 3, 2011, the architectural coatings that would be applied after January 1, 2014 will be limited to an average of 50 grams per liter or less of volatile organic compounds.

3. *Energy Usage*

Energy usage includes emissions from the generation of electricity and natural gas used on site. No changes were made to the default energy usage parameters.

The worst case summer or winter VOC, NO<sub>x</sub>, CO, SO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> emissions generated by the proposed Project's long term operations have been calculated and are summarized below in **Table 6-4, Operational Regional Pollutant Emission**, below. **Table 6-4** shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less than significant regional air quality impact would occur from operation of the proposed Project. No mitigation is required.

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

**Table 6-4  
Regional Operational Pollutant Emissions<sup>1</sup>**

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources <sup>2</sup>	3.86	1.37	7.67	0.00	0.14	0.14
Energy Usage <sup>3</sup>	0.09	0.81	0.35	0.00	0.07	0.07
Mobile Sources <sup>4</sup>	1.87	15.43	22.55	0.09	6.29	1.74
<b>Total Emissions</b>	<b>5.82</b>	<b>15.61</b>	<b>30.56</b>	<b>0.09</b>	<b>6.50</b>	<b>1.94</b>
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: Table 9 of AQ/GHG/HRA, Appendix B.

- <sup>1</sup> Source: CalEEMod Version 2016.3.1. Emissions presented are the worst from either summer or winter.
- <sup>2</sup> Area sources consist of emission from consumer products, architectural coatings, and landscaping equipment.
- <sup>3</sup> Energy usage consists of emissions from generation of electricity and on-site natural gas usage.
- <sup>4</sup> Mobile sources consist of emissions from vehicles and road dust.

### *Cumulative Regional Air Quality Impacts*

Cumulative projects include local development as well as general growth within the Project area. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered, would cover an even larger area. Accordingly, the cumulative analysis for the Project's air quality must be generic by nature.

The SCAB area is out of attainment for O<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. With respect to long term emissions, this Project would create a less than significant cumulative impact.

### *Operations Related Local Air Quality Impacts*

Project related air emissions may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. The proposed Project has been analyzed for the potential local CO emission impacts from the Project generated vehicular trips and from the potential local air quality impacts from on site operations. The following analysis analyzes the vehicular CO emissions, local impacts from on site operations.

### *Local CO Emission Impacts from Project-Generated Vehicular Trips*

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality

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generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing future without and with project CO levels to the State and Federal CO standards.

To determine if the proposed Project could cause emission levels in excess of the CO standards, a sensitivity analysis is typically conducted to determine the potential for CO "hot spots" at a number of intersections in the general Project vicinity. Because of reduced speeds and vehicle queuing, "hot spots" potentially can occur at high traffic volume intersections with a Level of Service E or worse.

The TIA (Appendix I-1) showed that the highest peak hour intersection volume is 942 for the existing plus ambient growth plus project plus cumulative AM scenario at Temescal Canyon Road and the I-15 Freeway northbound ramp. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. Therefore, as the intersection with the highest traffic volume falls far short of 100,000 vehicles, no CO "hot spot" modeling was performed and no significant long term air quality impact is anticipated to local air quality with the on going use of the proposed Project. No mitigation is required.

*Local Air Quality Impacts from On-Site Operations*

Project related air emissions from on site sources such as architectural coatings, landscaping equipment, on site usage of natural gas appliances as well as the operation of vehicles on site may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin. The nearest sensitive receptor that may be impacted by the proposed Project are the adjacent residential uses to the west and north of the Project site.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources, or attracts mobile sources (such as heavy duty trucks) that may spend long periods queuing and idling at the site; such as industrial warehouse/transfer facilities. The proposed Project is a residential project and does not include such uses. Therefore, due the lack of stationary source emissions, no long term localized significance threshold analysis is warranted.

*Operations-Related Toxic Air Contaminant Impacts*

The Project site is located immediately easterly of Interstate 15 (I-15). Toxic air contaminants (TACs) are a group of pollutants of concern. Which would be generated primarily from motor vehicle exhaust from vehicles on I-15.

According to the SCAQMD CEQA Handbook, any project that has the potential to expose the public to toxic air contaminants in excess of the following thresholds would be considered to have a significant air quality impact:

- If the Maximum Incremental Cancer Risk is 10 in one million or greater; or
- Toxic air contaminants from the proposed project would result in a Hazard Index increase of 1 or greater.



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In order to determine if the proposed Project may have a significant impact related to hazardous air pollutants (HAP), the Health Risk Assessment Guidance for analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis, (Diesel Analysis), prepared by SCAQMD, August 2003, recommends that if the proposed project is anticipated to create hazardous air pollutants through stationary sources or regular operations of diesel trucks on the project site, then the proximity of the nearest receptors to the source of the hazardous air pollutants and the toxicity of the hazardous air pollutants should be analyzed through a comprehensive facility-wide health risk assessment (HRA).

As determined in the *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal. 4th 369 (CBIA) case the California Supreme Court determined that CEQA does not generally require an impact analysis of the existing environmental conditions on the future residents of a proposed project and generally only requires an analysis of the proposed project's impact on the environment. However, the CBIA case also stated that when a proposed project brings development and people into an area *already subject to specific hazards* and the new development/people *exacerbate the existing hazards*, then CEQA requires an analysis of the hazards and the proposed project's effect in terms of *increasing the risks related to those hazards [Emphasis added]*. In regards to air quality hazards, TACs are defined as substances that may cause or contribute to an increase in deaths or in serious illness, or that may pose a present or potential hazard to human health. As such, if a proposed project would not exacerbate pre-existing hazards (e.g., TAC health risks) then an analysis of those hazards and the proposed project's effect on increasing those hazards is not required.

The proposed Project is a residential project and will not be a source of toxic air contaminants. The Project site is currently vacant land that does not contain any operational land uses that emit toxic air contaminants. However, as the Project is locating sensitive receptors in proximity to freeway-related Diesel Particulate Matter (DPM) sources, an HRA was conducted.

A health risk assessment requires the completion and interaction of four general steps:

1. Quantify project-generated TAC emissions.
2. Identify nearby ground-level receptor locations that may be affected by the emissions (including any special sensitive receptor locations such as residences, schools, hospitals, convalescent homes, and daycare centers).
3. Perform air dispersion modeling analyses to estimate ambient pollutant concentrations at each receptor location using project TAC emissions and representative meteorological data to define the transport and dispersion of those emissions in the atmosphere.
4. Characterize and compare the calculated health risks with the applicable health risk significance thresholds.

The ARB Air Quality and Land Use Handbook (ARB Handbook) provides an advisory recommendation to avoid the locating of new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day. The Project's proposed residential uses are within approximately 130 feet of the I-15 Freeway.

The California Department of Transportation traffic counts show 2015 average daily trip (ADTs) numbers of 132,000, at the segment of Temescal Canyon Road, with a total of 12,285 of those vehicles being trucks.

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Due to the technical nature of the information contained in an HRA, please refer to Section VIII (Diesel Emissions Health Risk Assessment pp. 61-73 of the AQ/GHG/HRA) for a detailed discussion of *Estimate of Emission Factors, Emission Source Characterization* (Receptor Network, and Dispersion Modeling). The estimation of health cancer and non-cancer risks are discussed below.

**Cancer Risks**

Model run results are shown on **Figure 6-1, Modeled Project Area Annual DPM Emissions.**

According to the AQ/GHG/HRA, receptors closest to the freeway (Receptors 1 and 2 of **Table 6-1**, above) would experience the highest levels of freeway-related diesel emissions, resulting in a cancer risk of 7.01 and 7.62 per million people respectively.

As the site is exposed to cancer health risks less than 10 in 1 million, it is concluded that, the Project site not significantly impacted by TAC. No mitigation is required

**Non-Cancer Risks**

The Office of Environmental Health Hazard Assessment, as protective for the respiratory system, has established a non-carcinogenic hazards to residential and concentration Hazard Index. The Project Index number is 0.026. The criterion for significance is a Hazard Index increase of 1.0 or greater. Therefore, the proposed Project would have a less than significant impact due to the non cancer risk from diesel emissions from the adjacent freeway traffic. No mitigation is required.

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

**Less Than Significant Impact**

“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects). As shown in the analysis in response to Section 6.b, above, local and regional Project construction and operational impacts are less than significant. Therefore, implementation of the proposed Project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). No mitigation is required.

- d) *Would the Project expose sensitive receptors which are located within 1 mile of the Project site to project substantial point source emissions?*

**Less Than Significant Impact**

Sensitive receptors are considered land uses or other types of population groups that are more sensitive to air pollution than others due to their exposure. Sensitive population groups include

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children, the elderly, the acutely and chronically ill, and those with cardio-respiratory diseases. For CEQA purposes, the SCAQMD, in its Localized Significance Threshold Methodology (SCAQMD 2008a, page 3-2), considers a sensitive receptor to be a location where a sensitive individual could remain for 24-hours or longer, such as residencies, hospitals, and schools (etc.).

The nearest sensitive receptors in the Project vicinity are the single family detached residential dwelling units located adjacent to the west and north of the Project site. Impacts were analyzed at a distance of 25 meters in order to demonstrate that the Project will comply with the most stringent localized thresholds.

As shown in the analysis in response to Section 6.b, above, local and regional Project construction and operational impacts are less than significant. Therefore, implementation of the proposed Project will not expose sensitive receptors which are located within 1 mile of the Project site to Project substantial point source emissions. No mitigation is required.

- e) *Would the Project involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?*

**Less Than Significant Impact**

According to the CARB Air Quality and Land Use Handbook: A Community Health perspective (2005), sources of dust are also common sources of air pollution related complaints. Operations that can result in dust problems are rock crushing, gravel production, stone quarrying, and mining operations. A common source of complaints is the dust and noise associated with blasting that may be part of these operations. Besides the health impacts of dust as particulate matter, thick dust also impairs visibility, aesthetic values, and can soil homes and automobiles. Local air districts typically have rules for regulating dust sources in their jurisdictions, but dust sources can still be a concern. Therefore, separation of these facilities from residential and other new sensitive land uses should be considered. The following surface mining companies are located at 24980 Maitri Road, in the City of Corona: CEMEX Construction Materials Pacific LLC (SCAQMD Facility ID 43856), C.L. Pharris Trucking Inc. (SCAQMD Facility ID 29596), and Mayhew Aggregates and Mine Reclamation (SCAQMD Facility ID 166118). The closest area of activity to the Project site is located at the CEMEX portion of the facility and is located approximately 623 feet from the closest proposed residential uses. According to the SCAQMD Facility Information Detail (FIND) database, there are no emissions related permit violations on record for any of the aforementioned companies. There is no emissions data available for either CEMEX or C.L. Pharris Trucking; however, the emissions data for Mayhew show that they emitted: 7.915 tons per year of PM and 0.001 tons per year VOC in 2014, 0.946 tons per year of PM and 0.001 tons per year VOC in 2015, and 4.758 tons per year of PM and 0.001 tons per year VOC in 2016. Therefore, Mayhew's daily PM emissions could range between 5.2 lbs. to 45 lbs. per day, both of which are well under the CEQA daily maximum operational thresholds of 150 lbs. per day for PM<sub>10</sub> and 55 lbs. per day for PM<sub>2.5</sub>. There are no records of any permit violations and excessive emissions of PM sources from quarry related activities are not anticipated.

These uses are separated by well over 500 feet from the closest Project related sensitive receptor; therefore, the quarry related PM emissions are considered to be both too low (meet their permit requirements) to cause any potential health impacts and occur too far from

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed residential uses for future Project related sensitive receptors to be impacted by existing quarry related activities.

Please reference the discussion in Section 6.b, above, as it related to DPM emissions from I-15.

Therefore, the potential for TAC related impacts from quarry activities and DPM emissions from I-15 are considered to be less than significant. No mitigation is required.

f) *Would the Project create objectionable odors affecting a substantial number of people?*

**Less Than Significant Impact**

Heavy-duty equipment in the Project area during construction will emit odors. Closest residence is located immediately to the west of the Project site (approximately 15 feet). The Project is required to comply with Rule 402 during construction. Rule 402 requires that a person not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. No other sources of objectionable odors have been identified for the construction phase of the proposed Project. While the Project may create objectionable odors during construction, these are of short-duration, and will cease once the construction phase of development is completed.

Over the long-term a portion of the future residential activities that typically do not include activities that generate substantial odors. Residential odors from vehicles and activities such as outdoor barbecues are common components of the overall residential experience and do not pose a significant odor exposure for future residents. Based on this information, any impacts are considered less than significant. No mitigation is required.

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

**Monitoring:** No mitigation monitoring is 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

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regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** *Temescal Canyon Residential Development Biological Resources Assessment*, prepared by ESA PCR, November 2016 (**Appendix C1, 2016 BRA**); *BUOW Habitat Assessment*, prepared by PCR Services Corporation, August 31, 2015 (**Appendix C2**); Ordinance No. 810.2 (An Ordinance of the County of Riverside to Establish the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee); and Ordinance No. 559 (An Ordinance of the County of Riverside Regulating the Removal of Trees).

**Findings of Fact:**

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

***Less than Significant with Mitigation Incorporated***

The Project study area is within the MSHCP and requires payment of the Local Development Mitigation Fee and compliance with requirements of the MSHCP, including the Burrowing Owl Survey Area guidelines (Section 6.3.2 of the MSHCP) and the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (Section 6.1.2 of the MSHCP). Although the Project study area is within the survey overlays for Criteria Area Species and Narrow Endemic Plant Species, the Project study area does not support these target plant species based on the lack of suitable habitat or negative focused surveys. The Project study area is not within the survey overlays for Amphibian Species or Mammal Species (Section 6.3.2 of the MSHCP).

Although the Project study area resides in the northwestern corner of Cell 3348 and southwestern corner of Cell 3245, the study area is not within the proposed Extension of Existing Core 2.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project study area is within MSHCP Criteria Cell 3245 of Cell Group H (0.14 acres) and Cell 3348 of Cell Group I (14.39 acres) in the Temescal Wash West Sub Unit (SU3) of the Temescal Canyon Area Plan (Figure 5). These cells are associated with proposed Extension of Existing Core 2 (Lake Mathews/Estelle Mountain Extension) to the east of the I-15, which serves to preserve high quality habitat along the border of Existing Core 2. The remaining 0.26 acre is not within any MSHCP criteria cells. Although the Project study area resides in the northwestern corner of Cell 3348 and southwestern corner of Cell 3245, the Project study area is not within the proposed Extension of Existing Core 2.

The Project underwent the HANS Process in July 2010 based on the previously proposed Temescal Canyon Business Park project and it was determined by the County of Riverside EPD that the study area is not needed for inclusion into the MSHCP Conservation Area (see Appendix E of the BRA). However, due to the proximity of the Project study area to the proposed Extension of Existing Core 2, implementation of the Project may indirectly affect the proposed off-site MSHCP Conservation Area through implementation of the Project. Therefore, the Project will be required to comply with measures related to drainage, toxics, invasives, lighting, noise, and barriers outlined in Section 6.1.4 of the MSHCP. Since the Project study area does not directly abut the proposed off-site MSHCP Conservation Area, the grading/land development measure is not applicable.

Project compliance with the MSHCP pertaining to Burrowing Owl, Riparian/Riverine, and Urban/Wildlands Interface requirements for drainage, toxics and invasives are summarized below:

- The Project study area is within the Burrowing Owl Survey Area of the MSHCP. Habitat assessments and focused burrow surveys were conducted on the Project study area. No suitable burrows for burrowing owl were observed on the Project study area and therefore focused burrowing owl surveys were not conducted, in accordance with survey protocol. In accordance with the County of Riverside’s Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area, a pre-construction survey for burrowing owl is required within 30 days prior to ground disturbance to avoid potential direct take of burrowing owls in the future. These are mitigation and are not considered unique mitigation under CEQA. With conducting of the survey, any impacts will remain less than significant. No additional mitigation is required.
- Drainage Complex A and Drainage B on the Project study area meet the definition of Riparian/Riverine Areas pursuant to the MSHCP. The Project would result in permanent impacts to 0.108 acre of Riparian/Riverine Areas, including 0.086 acre within Drainage Complex A and 0.022 acre within Drainage B. Temporary impacts would occur to 0.046 acre of Riparian/Riverine Areas, including 0.009 acre within Drainage Complex A and 0.037 acre within Drainage B. The permanent impacts are equivalent to 9 percent of the existing 1.154 acres of Riparian/Riverine Areas. Reference **Table 7-1, Existing and Proposed Impacts to Plant Communities**, below. In order to mitigate these impacts **Mitigation Measure BIO-1**, below, shall be implemented, which requires that prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features, the Project applicant shall obtain regulatory permits from the USACE, RWQCB, and CDFW. Within incorporation of mitigation, impacts will be reduced to a less than significant level.
- The biological function and value of the Riparian/Riverine Areas within Drainage Complex A and Drainage B include the transport of water, which is limited based on the ephemeral flows of the drainage and lack of upstream connectivity, and the associated native riparian and

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non-native species that provide potential resources for Riparian/Riverine wildlife species. Drainage Complex A is considered of limited function and value due to the presence of developed and disturbed areas intermixed with native habitat patches and significant disturbance of the upstream watershed. Although Drainage B supports sparse patches of native riparian vegetation, its function and value is also limited due to its isolated nature, small acreage, and lack of upstream connectivity. Other types of aquatic features that could provide suitable habitat for Riparian/Riverine species, such as fairy shrimp, are not present within the study area (i.e. vernal pools, swales, vernal pool-like ephemeral ponds, seasonal ponds, stock ponds, or other human-modified depressions such as tire ruts, etc.). Impacts to Riparian/Riverine Areas would be potentially significant based on requirements of the MSHCP. According to Section 6.1.2 of the MSHCP, if an avoidance alternative is not feasible, a DBESP shall be made by the Applicant to ensure the replacement of any lost functions and values of habitat as it relates to MSHCP Covered Species. Compliance with Section 6.1.2 of the MSHCP already demonstrated in the DBESP report for the previously approved Temescal Canyon Business Park project will be considered adequate, provided that impacts and proposed compensatory mitigation for impacts to the Riparian/Riverine Areas required to construct the Temescal Canyon Residential Development remain equivalent with those analyzed in the approved DBESP.

- Since the Project study area is adjacent to, but not within, the proposed Extension of Existing Core 2, the Project has the potential to indirectly affect the proposed off-site MSHCP Conservation Area. As such, measures pertaining to drainage, toxics, invasives, lighting, noise, and barriers outlined in Section 6.1.4 of the MSHCP are recommended to ensure the Project does not indirectly impact the proposed off-site MSHCP Conservation Area. Compliance with measures outlined below will minimize the Project's potential indirect effect on the adjacent proposed off-site MSHCP Conservation Area.
  - **Drainage/Toxics/Invasives:** The Project has the potential to affect the quantity and quality of water in downstream MSHCP Conservation Areas or Riparian/Riverine areas via Drainage Complex A and B through runoff generated by the development and transport of invasive, non-native plants species from project landscaping. Since the Project will be required to comply with flood and water quality standards, no indirect effects from the quantity and quality of run-off will occur to downstream areas. At minimum, no invasive, non-native plant species listed in Tables 6-2 of the MSHCP, Plants That Should Be Avoided Adjacent to the MSHCP Conservation Area, will be utilized in the landscape plans.
  - **Lighting:** The Project has been designed to minimize night lighting while remaining compliant with Section 22 of Riverside County Ordinance 461 related to street lighting. Any necessary lighting will be shielded or directed away from the proposed off-site MSHCP Conservation Areas to protect species from direct night lighting.
  - **Noise:** Short-term construction-related noise impacts will be reduced by the implementation of a number of measures including the following:
    - During all excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards to reduce construction equipment noise to the maximum extent possible. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the off-site nearest the study area.
    - The construction contractor shall stage equipment in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the Project study area during all project construction.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- All construction work shall occur during the daylight hours. The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours to be determined by the City.
- The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass through sensitive land uses or residential dwellings.
- **Barriers:** Permanent fencing should be placed around the avoided Riparian/Riverine Areas on the Project study area to provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping within the proposed off-site MSHCP Conservation Area. The fence should have a minimum height of three feet at its shortest point and fence posts should be no more than five feet apart. The fence should be designed such that sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height.

These are standard requirements of the MSHCP, and are not considered unique mitigation under CEQA.

With incorporation of standard requirements of the MSHCP, and **Mitigation Measure BIO-1**, the Project will not conflict with the provisions of the MSHCP. Impacts will remain less than significant.

b) *Would the Project 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)?*

1. Sensitive Plant Communities

**Less Than Significant Impact**

The study area supports six plant communities dominated by native species totaling 3.64 acres, including mule fat scrub (0.11 acre), Riversidean sage scrub (1.62 acres), Riversidean sage scrub/ruderal (1.48 acres), scalebroom scrub (0.26 acre), scalebroom scrub/ruderal (0.11 acre), and southern willow scrub (0.06 acre), as summarized in **Table 7-1, Existing and Proposed Impacts to Plant Communities**, below and as shown on **Figure 7-1, Plant Communities**.



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

**Table 7-1  
Existing and Proposed Impacts to Plant Communities <sup>a</sup>**

<b>Plant Communities</b>	<b>Existing (acres)</b>	<b>Permanent Impacts (acres)</b>	<b>Temporary Impacts (acres)</b>
Mule Fat Scrub	0.11	0.03	0.02
Riversidean Sage Scrub	1.82	0.47	0.02
Riversidean Sage Scrub/Ruderal	1.48	0.07	0.02
Scalebroom Scrub <sup>b</sup>	0.26	0.15	0.02
Scalebroom Scrub/Ruderal <sup>b</sup>	0.11	0.11	0.00
Southern Willow Scrub	0.06	0.02	0.02
River Wash/Riversidean Sage Scrub	0.88	1.45	0.06
River Wash/Ruderal	0.19	0.58	0.04
Ruderal	0.66	0.07	0.01
Ruderal/Riversidean Sage Scrub	0.13	0.00	0.00
Disturbed	9.84	9.02	0.52
Developed	0.28	0.05	0.02
<b>Total</b>	<b>15.22</b>	<b>12.02</b>	<b>0.75</b>

Source: Table 8 of BRA (Appendix C1).

A On-site and off-site plant community acreages are combined, where applicable.

B These communities are high priority [for conservation] vegetation communities denoted on the CDFW "List of California Terrestrial Natural Communities".

Permanent impacts are proposed to 12.02 acres, which includes 0.85 acre of native plant communities and 11.17 acres of non-native/disturbed vegetation, sparsely vegetated river wash, and developed areas, as shown in Figure 7-2, *Impacts to Plant Communities*. In addition to permanent impacts, the Project proposes 0.75 acre (0.10 acre of native vegetation and 0.65 acre of non-native/disturbed vegetation, sparsely vegetated river wash, and developed areas) of temporary impacts.

Two of the six native plant communities are considered sensitive habitats (high priority for inventory) by CDFW, namely scalebroom scrub and scalebroom scrub/ruderal. These two sensitive communities total 0.37 acre on the Project study area. The remaining four native communities are not considered sensitive habitats. A total of 0.26 acre of permanent impacts and 0.02 acre of temporary impacts are proposed to scalebroom scrub and scalebroom scrub/ruderal, as summarized in Table 7-1, above. A total of 0.09 acre of sensitive communities would be completely avoided.

The Project will be required to pay the applicable MSHCP Mitigation Fees pursuant to Ordinance No. 810. These are standard fees and are not considered unique mitigation under CEQA.

The Project will also be required to comply with required guidelines in the MSHCP (compliance with Section 6.1.2 of the MSHCP pertaining to Riparian/Riverine Areas), implementation of drainage, toxics and non-native species guidelines pertaining to the Urban/Wildlands Interface

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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in Section 6.1.4 of the MSHCP, and compliance with Section 6.3.2 of the MSHCP pertaining to Burrowing Owl Survey Area requirements.

Compliance with Section 6.1.2 of the MSHCP already demonstrated through the approved Determination of Biologically Equivalent or Superior Preservation (DBESP) report for the previously approved Temescal Canyon Business Park Project (Appendix F of the BRA) will be considered adequate, provided that impacts and proposed compensatory mitigation for impacts to the Riparian/Riverine Areas required to construct the Temescal Canyon Residential Development remain equivalent with those analyzed in the approved DBESP.

2. CDFW Jurisdiction

***Less Than Significant Impact with Mitigation Incorporated***

The Project study areas support drainages that are considered CDFW jurisdictional streambeds pursuant to Section 1602 of the California Fish and Game Code and are proposed for impacts. Drainage Complex A and Drainage B (reference **Figure 7-3, Jurisdictional Features and MSHCP Riparian/Riverine Areas**), are all jurisdictional, of which permanent impacts are proposed to Drainage Complex A and Drainage B totaling 0.108 acre of permanent impacts. Existing and impact acreages are summarized in **Table 7-2, Impacts to CDFW Jurisdictional Features and MSHCP Riparian/Riverine Areas**. The permanent impacts total approximately 9 percent of the total 1.154 acres of CDFW jurisdiction identified within Project study area. In addition to permanent impacts, the Project proposes 0.046 acre of temporary impacts to CDFW jurisdiction, which will be restored to pre-Project conditions following completion of construction.

**Table 7-2  
Impacts to CDFG Jurisdictional Features and MSHCP Riparian/Riverine Areas\***

<b>Drainage (Study Area)</b>	<b>Permanent Impacts (acres)</b>	<b>Temporary Impacts (acres)</b>
A	0.063	0.006
A1	0.000	0.000
A2	0.005	0.000
A3	0.010	0.001
A4	0.008	0.002
<b>Complex A Subtotal</b>	<b>0.086</b>	<b>0.009</b>
B	0.022	0.037
<b>Total</b>	<b>0.108</b>	<b>0.046</b>

Source: Table 9 of BRA (Appendix C1).

A MSHCP Riparian/Riverine Areas are presumed equivalent to CDFW jurisdiction.

In order to mitigate these impacts **Mitigation Measure BIO-1**, below, shall be implemented, which requires that prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features, the Project applicant shall obtain regulatory permits

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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from the USACE, RWQCB, and CDFW. Within incorporation of mitigation, impacts will be reduced to a less than significant level.

- c) *Would the Project 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?*

1. Special-Status Plant Species

**No Impact**

Development of the Project site would result in the direct removal of numerous common plant species. A list of plant species observed within the study area is included in Appendix A of the *BRA*. Common plant species present within the Project study area occur in large numbers throughout the region and their removal does not meet any significance thresholds. Therefore, impacts to common plant species would not be considered a significant impact. No mitigation is required.

A total of 42 plant species (of the 59 species identified as occurring in the vicinity of the Project study area in available databases) are not expected to occur within the Project study area due to the lack of suitable habitat or because the Project study area is outside the known distribution or elevation range for the species. These species are listed in Appendix B of the *BRA*.

The remaining 17 plant species were determined to have a potential to occur on the Project study area; however, 16 of these species are not expected to occur since focused surveys were negative. One CNPS-ranked plant species was observed on the study area, namely paniculate tarplant. Approximately 75 paniculate tarplant individuals were observed on the southeast-facing slope near the eastern study area boundary. However, this species is a Rank 4.2 species and is therefore not considered special-status. Rank 4 species are considered watch list species that have a limited distribution while species with a threat rank of .2 are considered fairly threatened in California with 20 to 80 percent occurrences threatened or are experiencing a moderate degree of threat. Based on this information, no impacts to special-status plant species would occur as a result of implementation of the Project. No mitigation is required.

2. Special-Status Wildlife Species

**Less Than Significant Impact**

Development of the Project would result in the disruption and removal of habitat and the loss and displacement of common wildlife species. A list of wildlife species observed within the study area is included in Appendix A of the *BRA*. Due to the limited amount of native habitat to be removed (0.85 acre) and the level of existing disturbance from human activity within the vicinity (e.g., nearby development), these impacts would not be expected to reduce the general wildlife populations below self-sustaining levels within the region and impacts to common wildlife species do not meet significance thresholds. Therefore, impacts to common wildlife species would not be considered a significant impact. No mitigation is required.

A total of 26 special-status wildlife species, of the 43 species identified as occurring in the Project vicinity in available databases, are not considered to have a potential to occur within the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project study area due to the lack of suitable habitat or because the site is outside the known distribution range for the species. These species are listed in Appendix C of the *BRA*. Since these species are not expected to be present on the Project study area, no impacts would occur as a result of Project development. No mitigation is required.

The remaining 17 special-status wildlife species were determined to have a potential to occur on the Project study area. Of these species, habitat assessments and focused burrow surveys were conducted for burrowing owl, which is conditionally covered by the MSHCP. Of the remaining 16 potential special-status wildlife species, 12 species are covered by the MSHCP with no survey or conservation requirements for the Project.

The Project will be required to pay the applicable MSHCP Mitigation Fees pursuant to Ordinance No. 810. These are standard fees and are not considered unique mitigation under CEQA. With payment of these fees, any impacts will remain less than significant. No mitigation is required.

The Project study area is just outside and to the west of the SKR HCP fee for the Stephens' kangaroo rat. Therefore, payment of SKR Mitigation Fees pursuant to Ordinance No. 633 are not applicable.

The remaining four species are not covered by the MSHCP, including coast patched-nosed snake, southern grasshopper mouse, pallid bat, and western mastiff bat. These species are listed as Species of Special Concern (SSC) by California Department of Fish and Wildlife, and do not carry a federal or state listing as threatened or endangered. These species are considered to have a low to moderate potential to occur on the study area based on the limited habitat and/or quality of the habitat, and no significant impacts are anticipated to these species. The above four species were not considered for coverage under the MSHCP, indicating that regionally significant populations of these species do not exist within the MSHCP boundaries. Based on the above discussion, the Project study area is not capable of supporting large populations of these species and a loss of a few individuals, if present, would not expect to reduce regional population numbers. Therefore, any impacts to these species would be less than significant. No mitigation is required.

f. Burrowing Owl

***Less Than Significant Impact***

The Project study area supports potentially suitable burrowing owl (SSC) habitat, but does not support suitable burrows. Although the Project study area does not currently support burrows suitable for burrowing owl, a pre-construction survey is required in compliance with the MSHCP since site conditions may change in the future prior to ground disturbance. In accordance with the County of Riverside's Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area, a pre-construction survey for burrowing owl is required within 30 days prior to ground disturbance to avoid potential direct take of burrowing owls in the future. These are standard requirements and are not considered unique mitigation under CEQA. With conducting of the survey, any impacts will remain less than significant. No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) *Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

1. Wildlife Movement

***Less than Significant Impact***

The Project study area supports potential live-in and movement habitat for species on a local scale (i.e., some limited live-in and at least marginal movement habitat for reptile, bird, and mammal species), but it likely provides little to no function to facilitate wildlife movement for wildlife species on a regional scale, and is not identified as a regionally important dispersal or seasonal migration corridor. Movement on a local scale likely occurs with species adapted to urban environments due to the development and disturbances in the vicinity of the study area. Although implementation of the Project would result in disturbances to local wildlife movement within the Project study area, those species adapted to urban areas would be expected to persist on-site following construction, particularly within the open space areas. Based on this information, impacts would be less than significant. Since the Project study area does not function as a regional wildlife corridor and is not known to support wildlife nursery area(s), no impacts would occur and no mitigation measures would be required.

2. Migratory Species

***Less than Significant Impact with Mitigation Incorporated***

The Project site supports potential nesting and foraging habitat for migratory birds, in addition to potential foraging habitat for raptors. Based on the limited areas of native habitat that will be removed (0.85 acre) and disturbed nature of the site from ongoing weed abatement activities, the quality of foraging habitat is considered to be low. Higher quality foraging habitat is considered to occur in less developed areas with larger expanses of open space. The loss of a relatively small acreage of low quality foraging habitat as a result of the Project would not be expected to impact the foraging of these species. Therefore, impacts to foraging habitat would be considered less than significant. No mitigation is required.

The Project study area has the potential to support songbird and raptor nests due to the presence of shrubs, ground cover, and limited trees on-site. Nesting activity typically occurs from February 15 to August 31. Disturbing or destroying active nests is a violation of the MBTA (16 U.S.C. 703 et seq.). In addition, nests and eggs are protected under Fish and Wildlife Code Section 3503. As such direct impacts to breeding birds (e.g. through nest removal) or indirect impacts (e.g. by noise causing abandonment of the nest) is considered a potentially significant impact. Compliance with the standard condition to implement the Migratory Bird Treaty Act requirements, below, would reduce impacts to a less than significant level.

Prior to the issuance of any grading permit that would remove potentially suitable nesting habitat for raptors or songbirds, the Project applicant shall demonstrate to the satisfaction of the Environmental Programs Department that either of the following have been or will be accomplished:

- i. Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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raptors) to avoid potential impacts to nesting birds.

- ii. Any construction activities that occur during the nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement of clearing. If any active nests are detected a buffer of 300 feet (500 feet for raptors) around the nest adjacent to construction will be delineated, flagged, and avoided until the nesting cycle is complete. The buffer may be modified and/or other recommendations proposed as determined appropriate by the biological monitor to minimize impacts.

- e) *Would the Project 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 Wildlife or U. S. Fish and Wildlife Service?*

**Less than Significant Impact with Mitigation Incorporated**

The Project study area does not support wetlands as defined by Section 404 of the Clean Water Act. However, the Project study area does support USACE/RWQCB ephemeral non-wetland jurisdictional streambeds regulated under Sections 404/401 of the Clean Water Act (CWA) that are proposed for impacts. Drainage Complex A and Drainage B are considered jurisdictional "waters of the U.S." of which permanent impacts are proposed to 0.018 acre. Existing and permanent impact acreages are summarized in Table 7-3, *Impacts to USACE/RWQCB Jurisdictional Features*.

**Table 7-3  
Impacts to USACE/RWQCB Jurisdictional Features**

Drainage (Study Area)	Permanent Impacts		Temporary Impacts	
	Length (ft)	Area (acres)	Length (ft)	Area (acres)
A	105	0.010	10	0.001
A1	1	0.000	0	0.000
A2	67	0.005	0	0.000
A3	47	0.002	5	>0.001
A4	46	0.001	9	>0.001
Complex A Subtotal	266	0.018	24	0.003
B	0	0.000	22	0.001
<b>Total</b>	<b>266</b>	<b>0.018</b>	<b>46</b>	<b>0.004</b>

Source: Table 10 of BRA (Appendix C1).

The permanent impacts total 7 percent of the total 0.243 acre of USACE/RWQCB jurisdiction. In addition to permanent impacts, the Project proposes 0.004 acre of temporary impacts to USACE/RWQCB jurisdiction, which will be restored to pre-project conditions following completion of construction.

In order to mitigate these impacts **Mitigation Measure BIO-1**, below, shall be implemented, which requires that prior to the issuance of any grading permit for permanent impacts in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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areas designated as jurisdictional features, the Project applicant shall obtain regulatory permits from the USACE, RWQCB, and CDFW. Within incorporation of mitigation, impacts will be reduced to a less than significant level.

- f) *Would the Project 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?*

**Less than Significant Impact with Mitigation Incorporated**

Reference the discussion in Section 7.e, above.

The permanent impacts total 7 percent of the total 0.243 acre of USACE/RWQCB jurisdiction. In addition to permanent impacts, the Project proposes 0.004 acre of temporary impacts to USACE/RWQCB jurisdiction, which will be restored to pre-project conditions following completion of construction.

In order to mitigate these impacts **Mitigation Measure BIO-1**, below, shall be implemented, which requires that prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features, the Project applicant shall obtain regulatory permits from the USACE, RWQCB, and CDFW. Within incorporation of mitigation, impacts will be reduced to a less than significant level.

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

**No Impact**

There are two areas of oak trees along the Temescal Canyon Road frontage, as shown on Figure 10, *Plant Communities*. These trees shall be removed to accommodate the expansion of Temescal Canyon Road to its ultimate General Plan roadway with of 118'. The County's Oak Tree Management Guidelines are intended to address the treatment of oak woodlands in areas where zoning and/or general plan density restrictions will allow the effective use of clustering. The oak trees occupy approximately 0.03 acres. The Project site is approximately 14.8 acres. The oaks represent approximately 0.2 acres of the Project site. The number of oak trees would not constitute an "oak woodlands." Therefore, the provisions of the County's Oak Tree Management Guidelines are not applicable. The provisions of Ordinance No. 559 would not apply since the Project site is not above 5,000 feet in elevation.

Therefore, implementation of the Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impacts are anticipated. No mitigation is required.

**Mitigation:**

- BIO-1** Prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features, the project applicant shall obtain regulatory permits from the USACE, RWQCB, and CDFW. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- i. On-site or off-site enhancement, restoration, and/or creation of USACE/RWQCB jurisdictional “waters of the U.S.” within the Santa Ana watershed at a ratio no less than 1:1 or within an adjacent watershed at a ratio no less than 2:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-project conditions (i.e. pre-project contours). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation as approved by the resource agencies, or through the purchase of mitigation credits at a resource agency-approved off-site mitigation bank or in-lieu fee program. Compensatory mitigation credits previously purchased to satisfy equivalent impacts proposed by the prior approved Temescal Canyon Business Park project in 2012 should be considered adequate subject to concurrence by the resource agencies as part of subsequent regulatory permitting for the proposed Temescal Canyon Residential Development.
- ii. On-site or off-site enhancement, restoration, and/or creation of CDFW jurisdictional streambed within the Santa Ana watershed at a ratio no less than 1:1 or within an adjacent watershed at a ratio no less than 2:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-project conditions (i.e. pre-project contours). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation as approved by the resource agencies, or through the purchase of mitigation credits at a resource agency-approved off-site mitigation bank or in-lieu fee program. Compensatory mitigation credits previously purchased to satisfy equivalent impacts proposed by the prior approved Temescal Canyon Business Park project in 2012 should be considered adequate subject to concurrence by the resource agencies as part of subsequent regulatory permitting for the proposed Temescal Canyon Residential Development.

Should the resource agencies as part of regulatory permitting determine that additional mitigation credits beyond those purchased in 2012 for equivalent impacts proposed as part of the previously approved project and regulatory permits for the Temescal Canyon Business Park are required, purchase of any additional mitigation credits through an agency-approved mitigation bank or in-lieu fee program should occur prior to any impacts to jurisdictional drainages. Any mitigation proposed on land acquired for the purpose of in-perpetuity mitigation that is not part of an agency-approved mitigation bank or in-lieu fee program shall include the enhancement, restoration, and/or creation of similar streambed habitat pursuant to a resource agency-approved Habitat Mitigation and Monitoring Plan (HMMP). The HMMP shall be prepared prior to any impacts to jurisdictional features, and shall provide details as to the implementation of the mitigation, maintenance, and future monitoring of mitigation areas. The goal of the mitigation shall be to enhance, restore, and/or create similar habitat with equal or greater function and value than the impacted habitat.

**Monitoring:** The Environmental Programs Department shall ensure that regulatory permits from the USACE, RWQCB, and CDFW are obtained prior to the issuance of a grading permit.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>CULTURAL RESOURCES. Would the Project:</b>				
<b>8. Historic Resources.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source(s):** *Temescal Canyon Residential Project Phase I and II Cultural Resources Assessment*, prepared by ESA PCR, November 2016 (**Appendix D1, 2016 CRA**).

**Findings of Fact:**

a) *Would the Project alter or destroy an historic site?*

***Less Than Significant Impact with Mitigation Incorporated***

No known built environment resources were identified from a records search; however, three previously unrecorded built environment resources (Temescal-Road-1, Temescal-Culvert-1 and Temescal-Culvert-2) have been identified during site reconnaissance. Temescal-Road-1 is a segment of Temescal Canyon Road that follows the original alignment of the former Corona-Elsinore Road/Highway 71. The resource is recommended eligible for listing in the California Register and qualifies as a Riverside County Landmark for its significant contribution to the settlement and development of the City of Lake Elsinore and the larger Temescal Valley, for its association with the original County of Riverside Highway System developed between 1914 to the 1930s post-incorporation, for its association with prominent Riverside County road engineer and surveyor Alexander C. Fulmor, and for its function as the main thoroughfare through the Temescal Valley for over 50 years. The Design of the Temescal-Road-1 would be partially retained, but the width of Temescal Canyon Road would be expanded as part of the proposed Project. A new sidewalk, trail, and crossing would be added. These roadway/right-of-way improvements are requirements mandated under the General Plan Circulation Element for Temescal Canyon Road (Major Arterial).

The two culvert resources (Temescal-Culvert-1 and -2) are located in the road bed of Temescal-Road-1 and convey flows underneath Temescal Canyon Road from one side to the other. The culverts are in a current state of disrepair and have outlived their functionality and utility. To accommodate the Temescal Canyon Road widening, the culverts will be extended under the roadway, and new culverts would have an earthen bottom and would not detract or diminish the overall integrity of Temescal-Road-1. The Design of the existing culverts does not substantially contribute to the significance of the road and their alteration would not adversely affect integrity of Location, Setting, Feeling or Association. The materials and workmanship of the existing culverts marginally contribute to the eligibility of the road because they indicate the construction methods and period of significance of the road, but the materials and workmanship of the road itself are already changed by later re-paving, so the culvert replacement work would not adversely affect the eligibility of the Temescal-Road-1.

The Proposed Project would marginally impact the Design, Setting (the general rural, natural, and open character of the associated landscape along the road), and Feeling (the historic character as a two-lane winding highway through a natural and open valley floor landscape) of Temescal-Road-1 as the width of Temescal Canyon Road would be expanded and new uses

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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including a sidewalk, trail, retaining wall, and crossing would be added. As a result, the Proposed Project would cause a substantial adverse change to the significance of a historical resource. **Mitigation Measures CUL-1 and CUL-2**, below, are provided to reduce these significant impacts to Temescal-Road-1 to a less than significant level.

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

**Less Than Significant Impact with Mitigation Incorporated**

Please reference the discussion in Section 8.a, above. The Proposed Project would cause a substantial adverse change to the significance of a historical resource. **Mitigation Measures CUL-1 and CUL-2**, below, are provided to reduce these significant impacts to Temescal-Road-1 to a less than significant level.

**Mitigation:**

**CUL-1:** Prior to any ground disturbance that may affect Temescal-Road-1, Temescal-Culvert-1 and -2, the Project applicant shall retain a qualified architectural historian or archaeologist to photograph representative sections of Temescal-Road-1, to measure the pavement width, and to photograph and prepare measured drawings of both culverts (Temescal-Culvert-1 and -2). The documentation shall be submitted to be archived at the Riverside County Planning Department and the Eastern Information Center, prior to the issuance of a grading permit.

**CUL-2:** Prior to the first occupancy, the Project applicant shall install an interpretive sign on the planned trail that depicts the old road with photos, drawings, and includes a brief narrative on the road's history and importance. The design plans for the sign shall be reviewed by the Planning Department prior to its installation.

**Monitoring:** The Planning Department shall ensure that photographs of Temescal-Road-1, Temescal-Culvert-1 and -2 are taken, submitted and archived. The Planning Department shall review signage design and ensure that installation occurs prior to the first occupancy.

<b>9. Archaeological Resources.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** *Temescal Canyon Residential Project Phase I and II Cultural Resources Assessment*, prepared by ESA PCR, November 2016 (**Appendix D1, 2016 CRA**); and Project Conditions of Approval.

**Findings of Fact:**

- a) *Would the Project alter or destroy an archaeological site?*

**Less Than Significant Impact with Mitigation Incorporated**

One prehistoric archaeological site (CA-RIV-630) was previously recorded within the Project Site; however, the pedestrian survey failed to identify the existence of CA-RIV-630. It was concluded that it is likely that it has been displaced (possibly by the construction of I-15) or buried, was mapped incorrectly, or early researchers mistakenly identified natural rocks as cultural artifacts.

No known prehistoric or historic period archaeological resources were identified on the surface of the Project site. Given that there are 14 historic/prehistoric archaeological resources in the vicinity of the Project Site, including a known Native American village that is supported by historic documentation research, ethnohistoric accounts, Native American oral history, and archaeological investigations that are discussed in this report; the favorable natural conditions (e.g., Temescal Creek, native vegetation communities, hot sulfur springs, cold water springs and creeks) that would have attracted prehistoric and historic inhabitants to the Project Site; the identification of Leandro Serrano's first residence nearby; and the presence of Old Temescal Road (CHL No. 638) nearby, there is a high potential to encounter previously unknown archaeological resources during implementation of the Proposed Project.

As a result, the overall sensitivity of the Project Site with respect to buried archaeological resources is high. **Mitigation Measures CUL-3 through CUL-6**, below, shall be implemented in order to reduce potentially significant impacts to previously unknown archaeological resources (that are unexpectedly discovered during Project implementation) to a less than significant level.

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

**Less Than Significant Impact with Mitigation Incorporated**

Please reference the discussion in Section 9.a, above. The Proposed Project would cause a substantial adverse change to the significance of a historical resource. **Mitigation Measures CUL-3 through CUL-6**, below, are provided to reduce these significant impacts to Temescal-Road-1 to a less than significant level.

- c) *Would the Project disturb any human remains, including those interred outside of formal cemeteries?*

**Less Than Significant Impact**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project implementation will require excavation on previously disturbed sites in an area that was occupied during the prehistoric and historic period. Due to historic human presence and activity in the area, the potential for buried human remains to be disturbed is considered minimal. However, if human remains are encountered during construction, all work shall cease and the Riverside County Coroner's Office shall be contacted pursuant to procedures set forth in Section 7050.5 of the Health and Safety Code. The County shall follow the recommendations of the Riverside County Coroner's Office and document the subsequent management of the remains in the Project file. Further, if the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted and shall identify the "most likely descendant". Their treatment will comply with procedures consistent with Public Resources Code Sec. 5097.98 et al. This is addressed in Condition of Approval 10.PLANNING 002 for TR 37153. Because these are mandatory measures, it is not considered unique mitigation under CEQA. Any impacts are considered less than significant. No mitigation is required.

d) *Would the Project restrict existing religious or sacred uses within the potential impact area?*

***Less Than Significant Impact with Mitigation Incorporated***

No religious or sacred uses were identified within the Project site. However, the overall sensitivity of the Project Site with respect to buried archaeological resources (which could have included *existing religious or sacred uses*) is high. **Mitigation Measures CUL-3 through CUL-6**, below, shall be implemented in order to reduce potentially significant impacts to previously unknown archaeological resources (that are unexpectedly discovered during Project implementation) to a less than significant level.

**Mitigation Measures:**

**CUL-3:** Prior to the issuance of grading permits, developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resources Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native America monitors. A sign-in sheet for attendees of this training shall be include in the Phase IV Monitoring Report. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition, etc. The Project Monitor shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow for identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this conditional of approval.