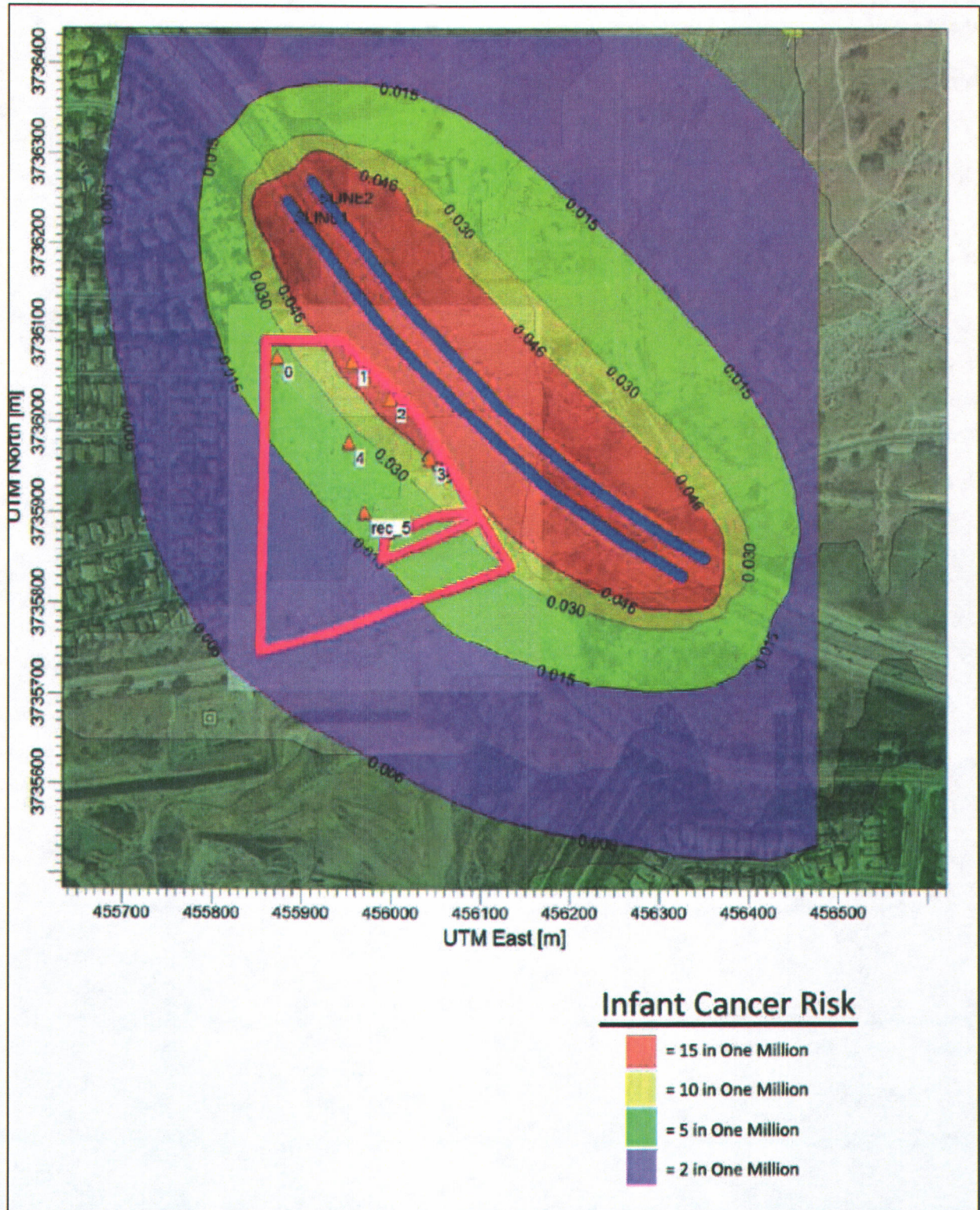


Figure 6-1
Modeled Project Area Annual DPM Emissions



Source: Figure 5 of AQ/GHG/HRA, (Appendix B).

**Figure 7-1
Plant Communities**



Source: Figure 11 of BRA (Appendix C1).

Figure 7-2
Impact to Plant Communities



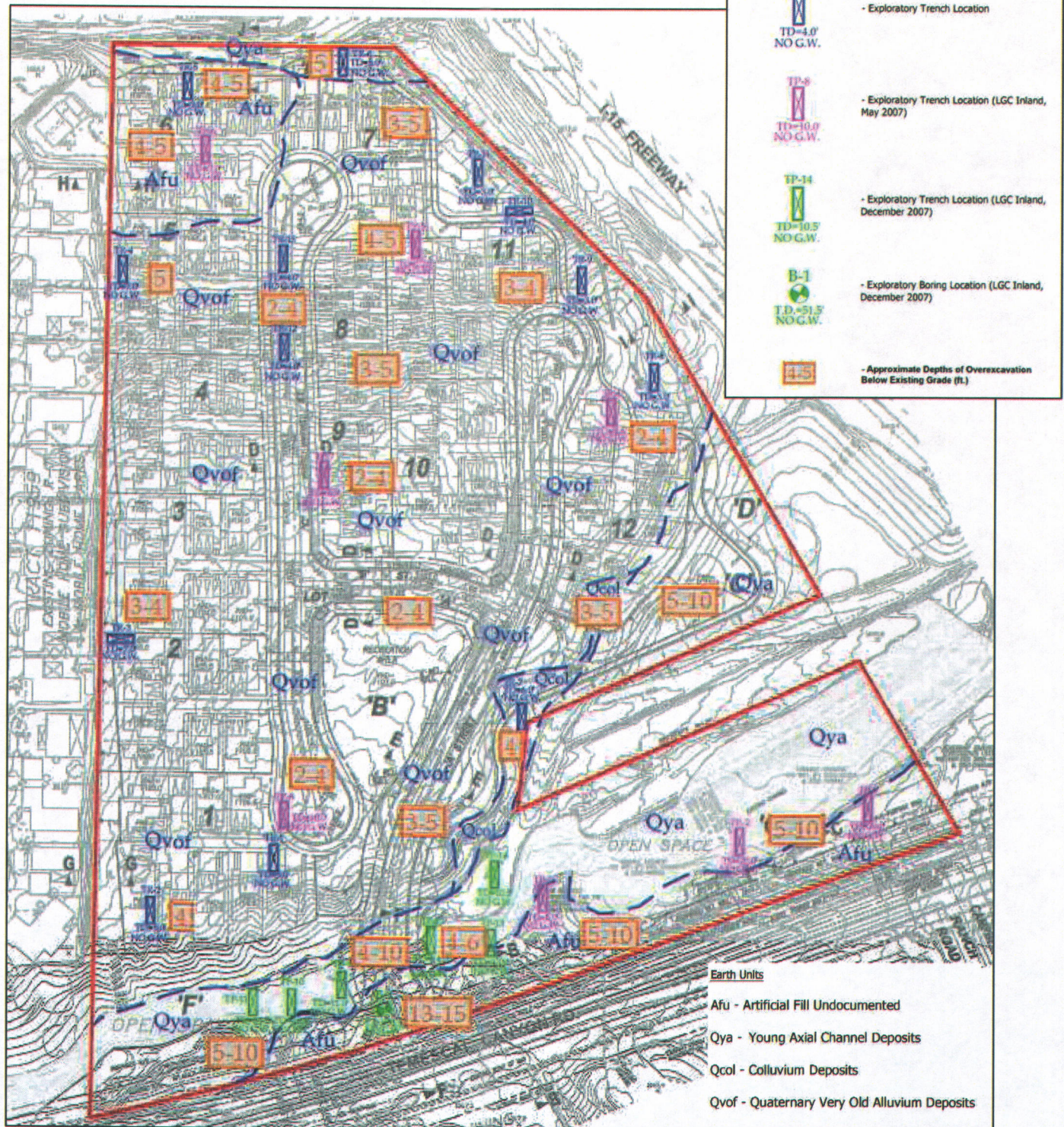
Source: Figure 6 of the BRA (Appendix C1).

Figure 7-3
Jurisdictional Features and MSHCP Riparian/Riverine Areas



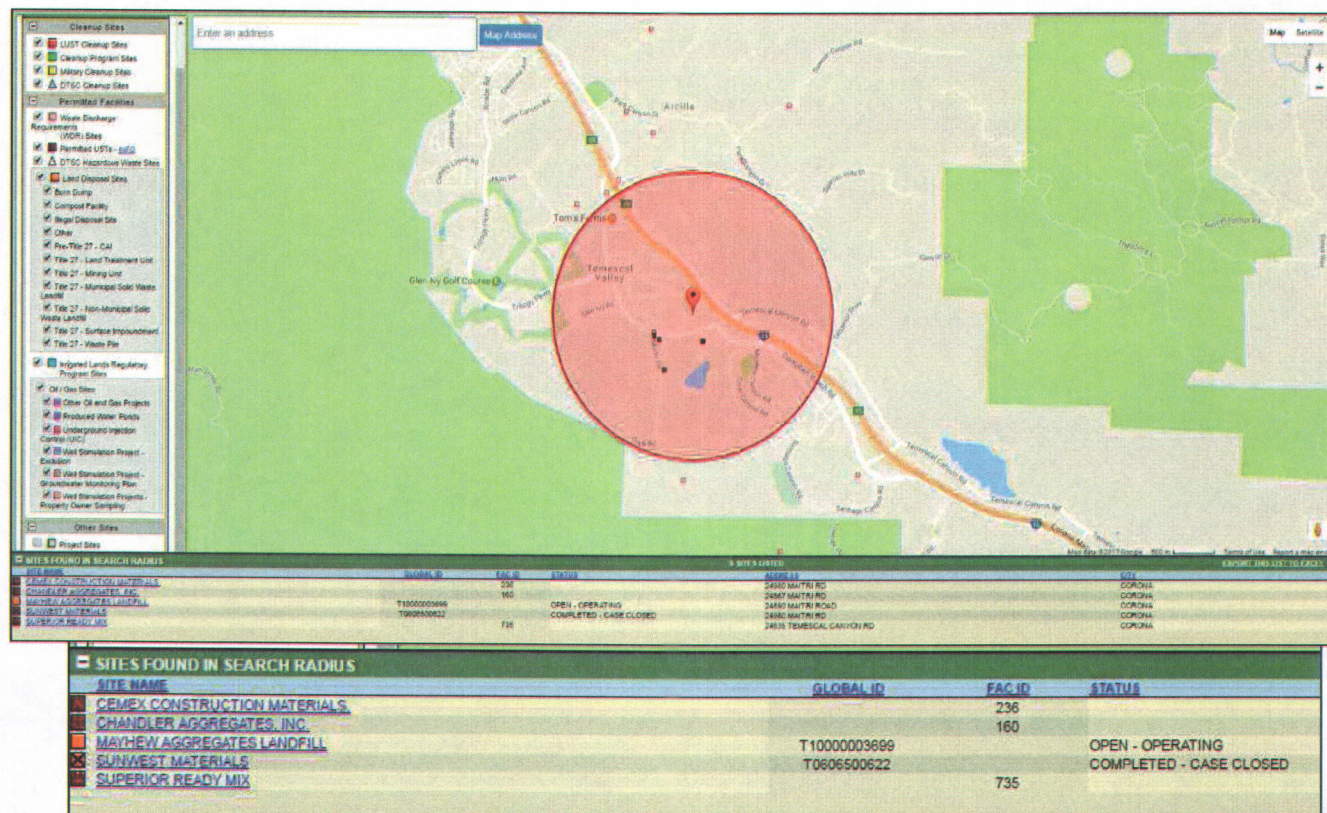
Source: Figure 9 of the BRA (Appendix C1).

**Figure 12-1
Geotechnical Map**



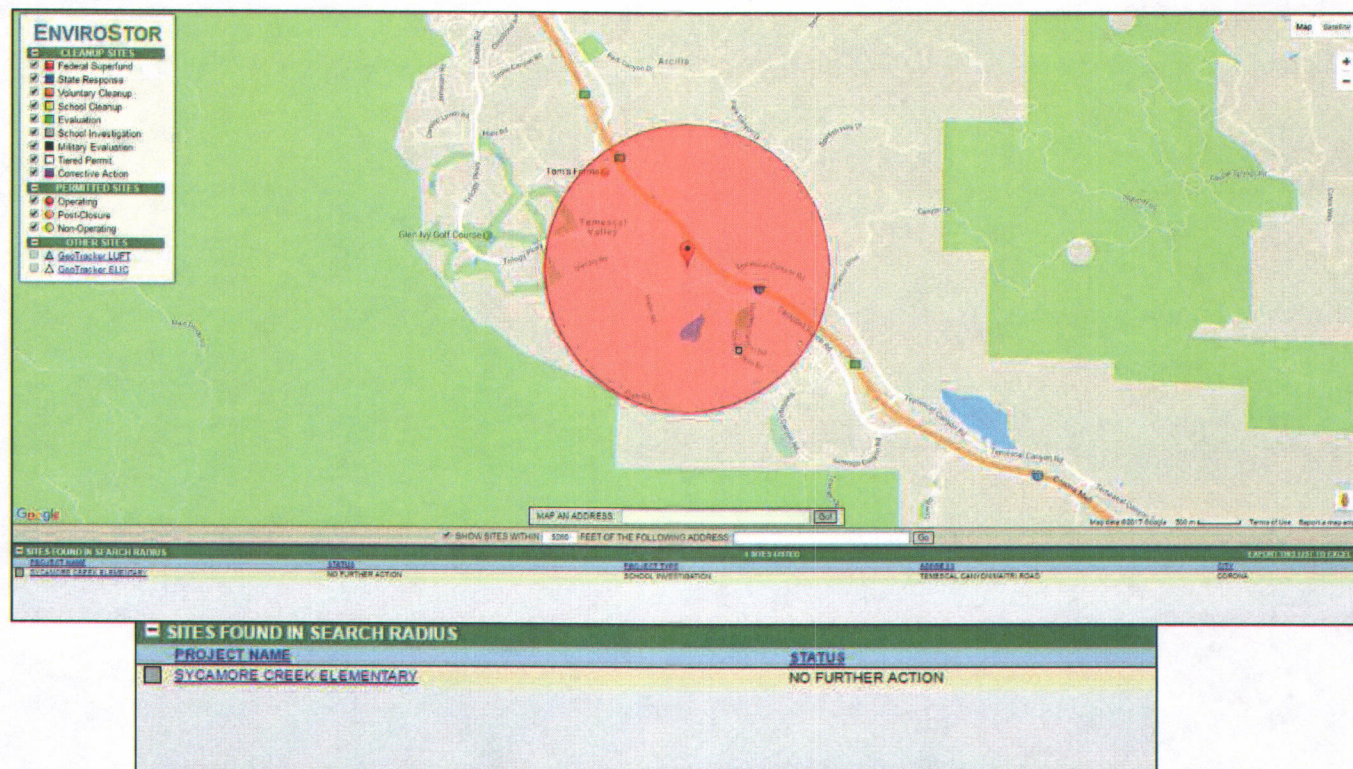
Source: Geotechnical Map Figure of the Geo Supplemental (Appendix E2).

Figure 22-1
Geotracker Site



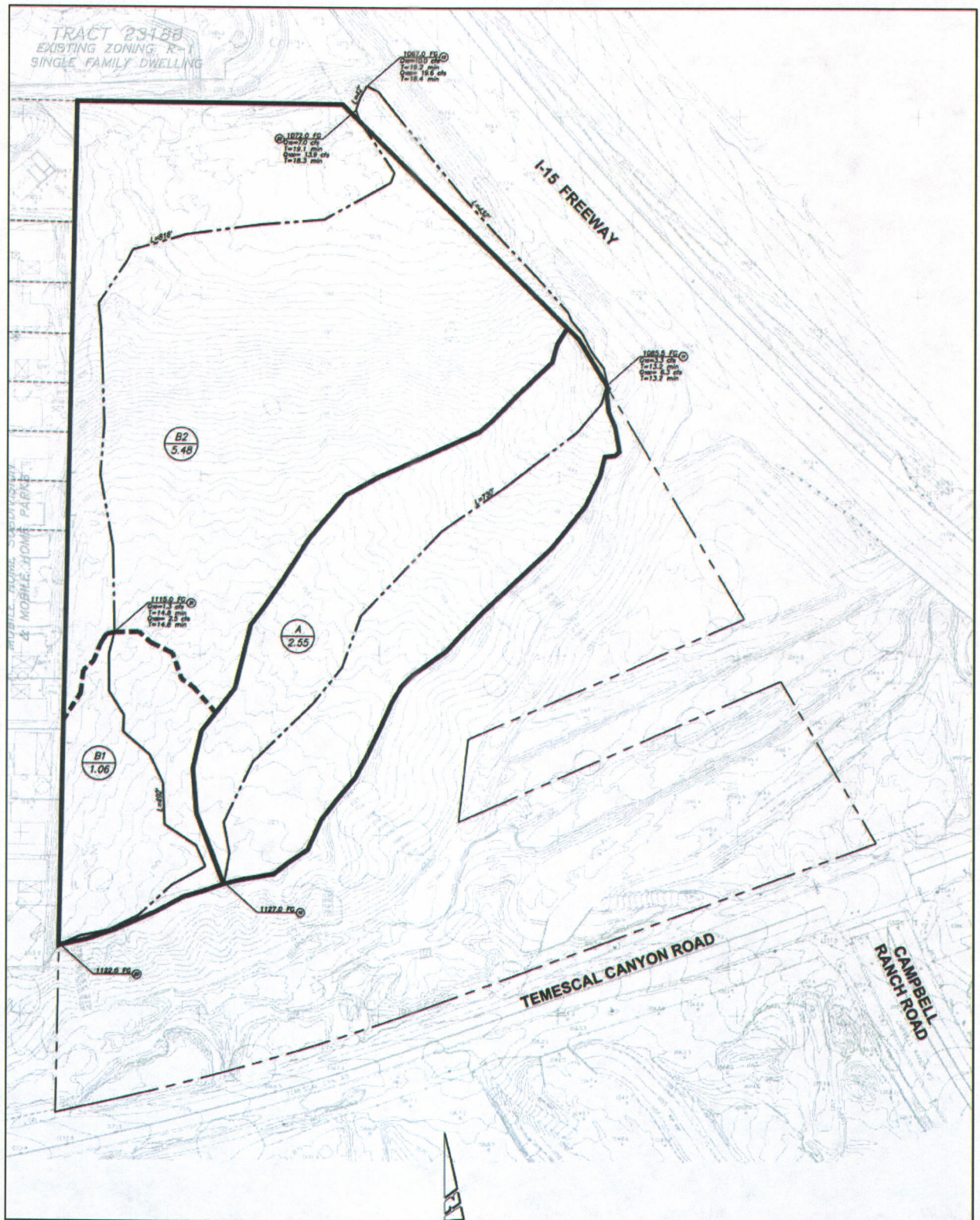
Source: Geotracker Site, <http://geotracker.waterboards.ca.gov/map/>, accessed May 2017.

**Figure 22-2
Envirostor Site**



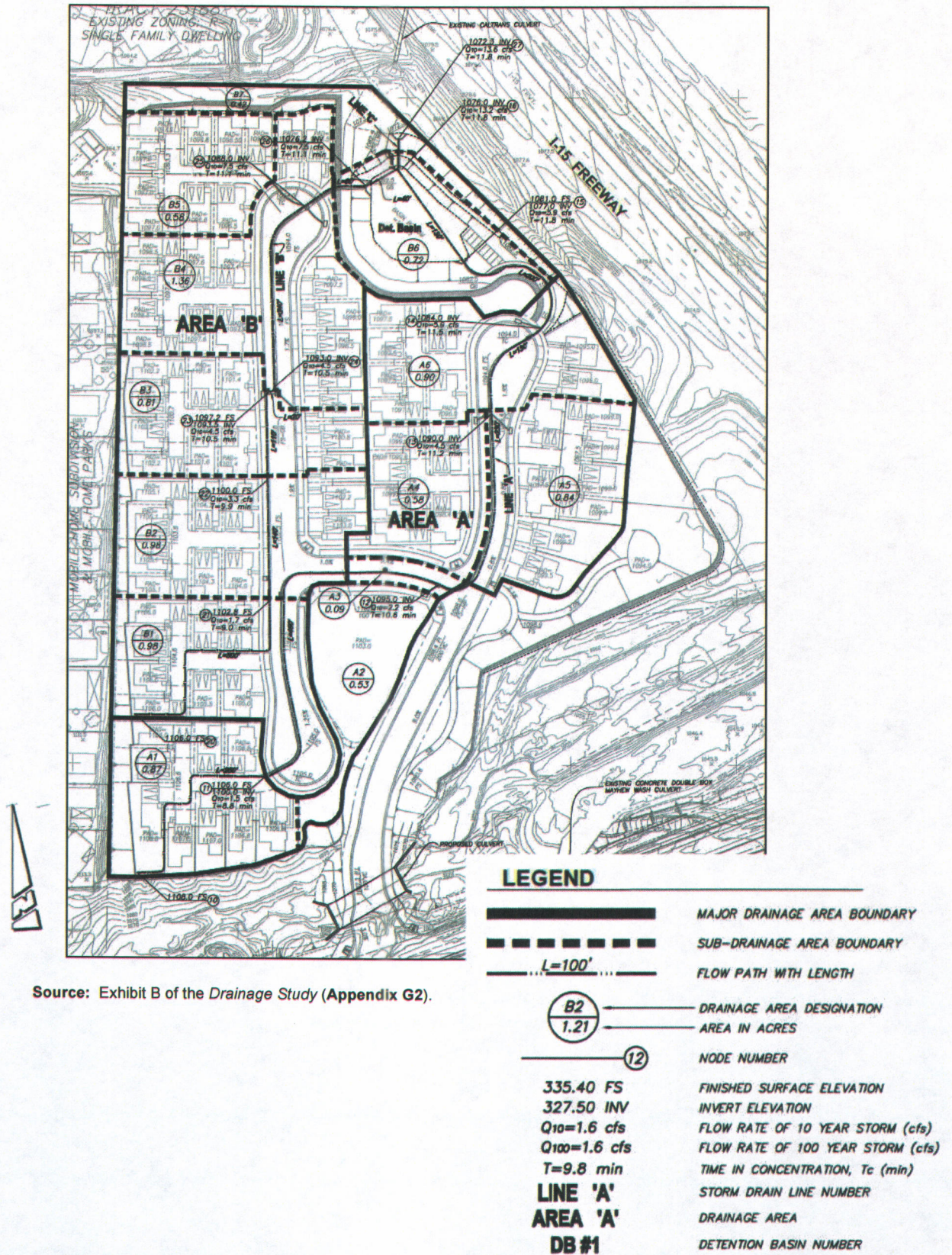
Source: Envirostor Site, <http://www.envirostor.dtsc.ca.gov/>, accessed May 2017.

**Figure 25-1
Existing Hydrology Map**



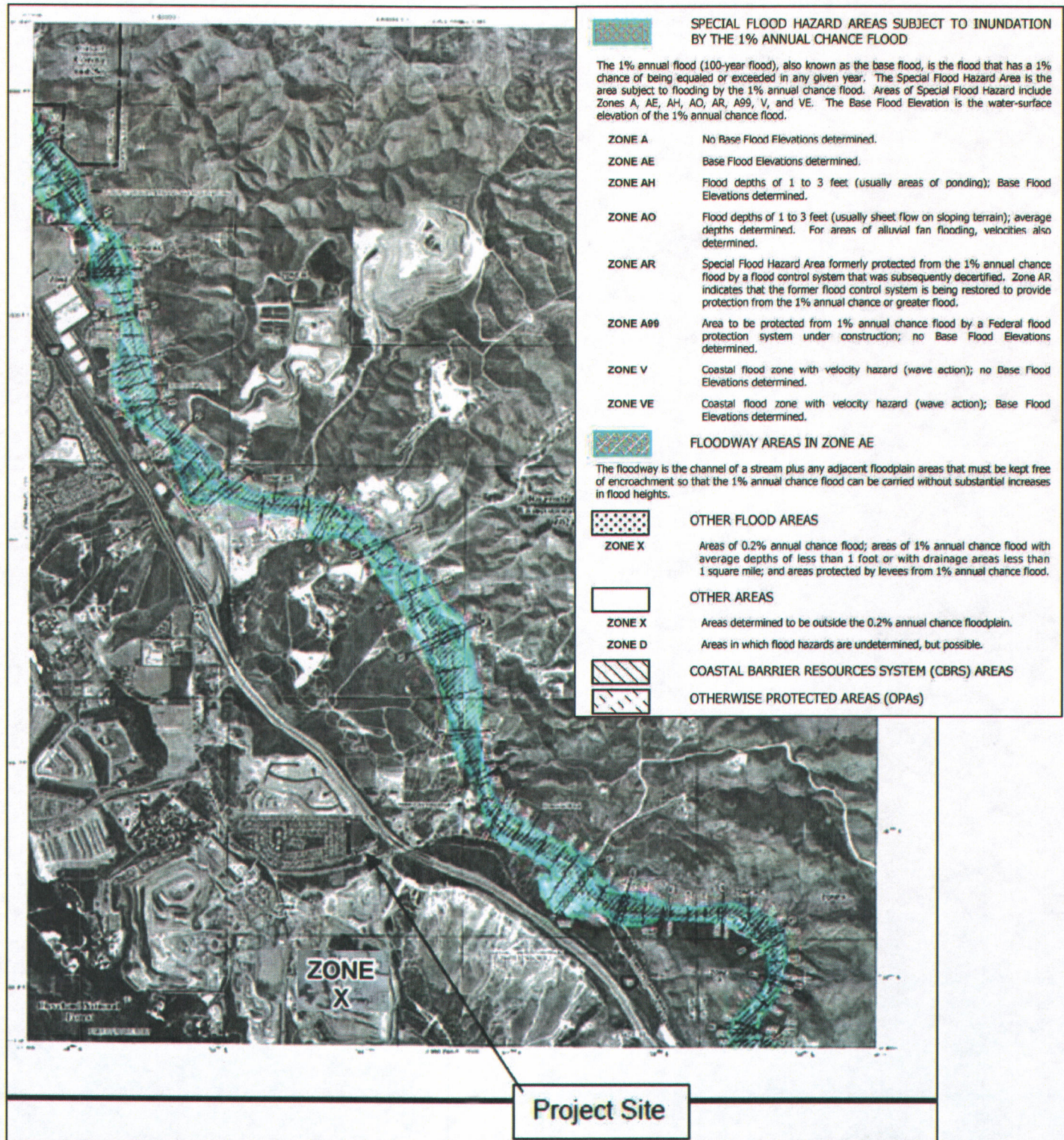
Source: Exhibit A of the Drainage Study (Appendix G2).

Figure 25-2
Proposed Hydrology Map



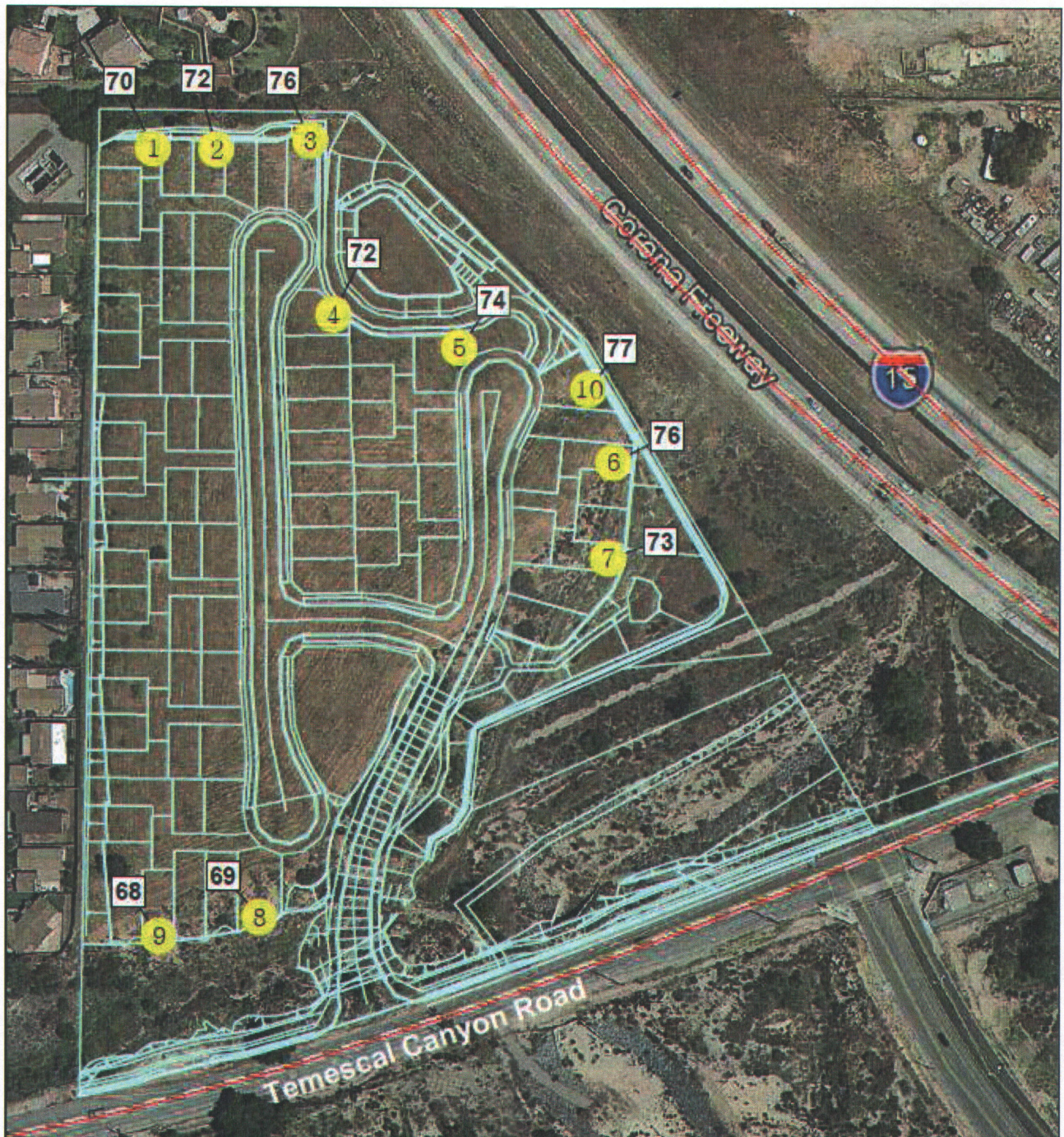
Source: Exhibit B of the Drainage Study (Appendix G2).

**Figure 25-3
FEMA Flood Map**



Source: FEMA Flood Map Service Center,
<https://msc.fema.gov/portal/search?AddressQuery=23900%20Temescal20Canyon%20Rd%2C%20Corona%2C%20CA%2092883#se>
 archresultsanchor, accessed May 2017.

Figure 32-1
Unmitigated Traffic Noise Levels (CNEL)



Source: Figure 3, NIA Update (Appendix H2).

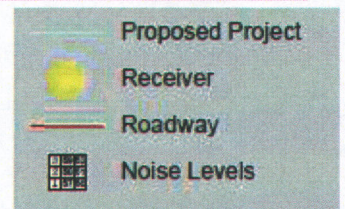


Figure 32-2
Mitigated Traffic Noise Levels (CNEL)



Source: Figure 4, NIA Update (Appendix H2).

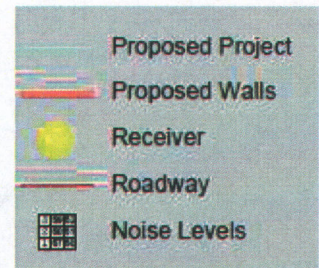
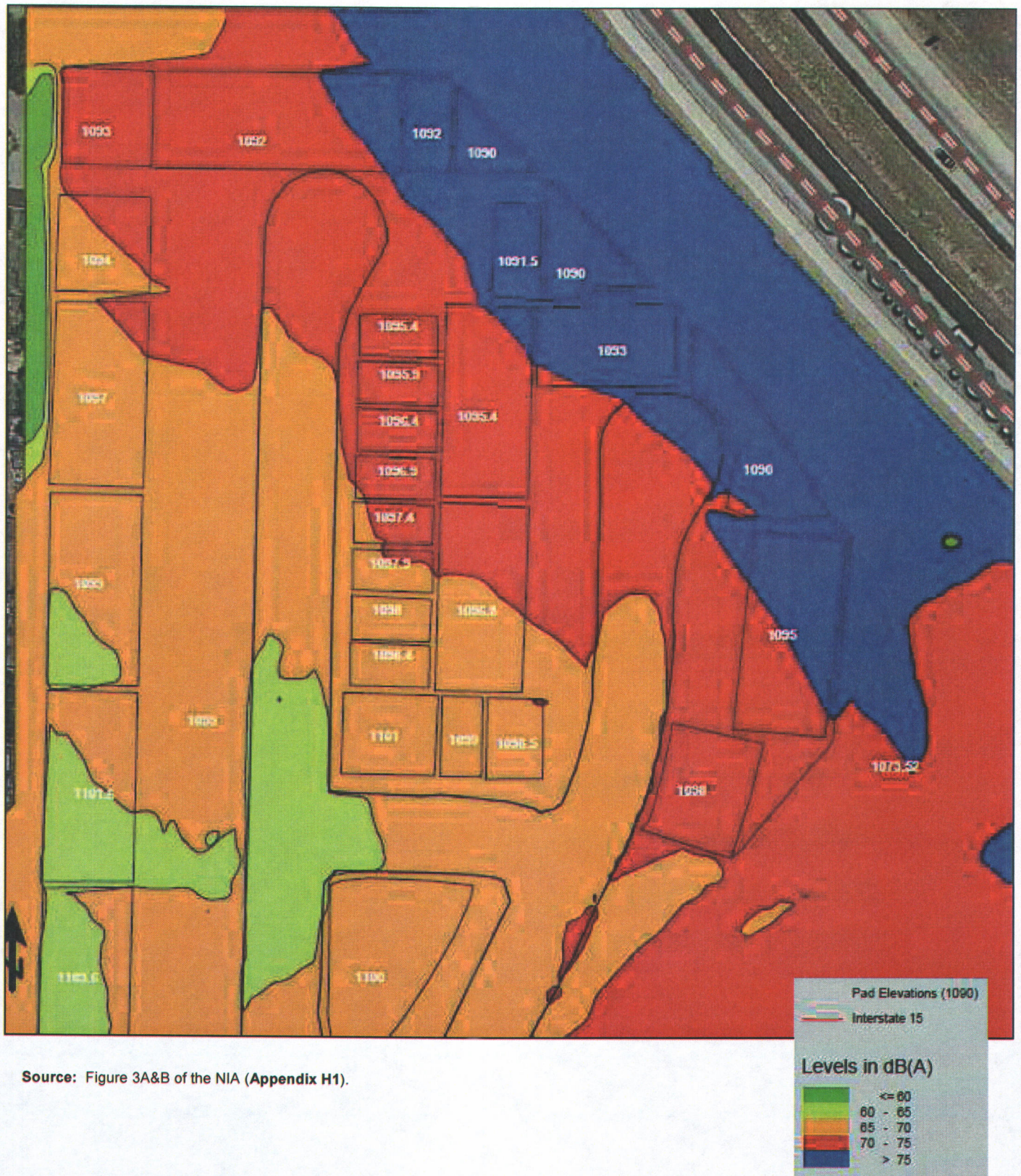
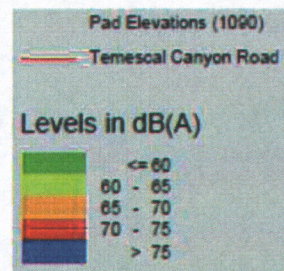


Figure 34-1
Existing, Unmitigated Noise Levels

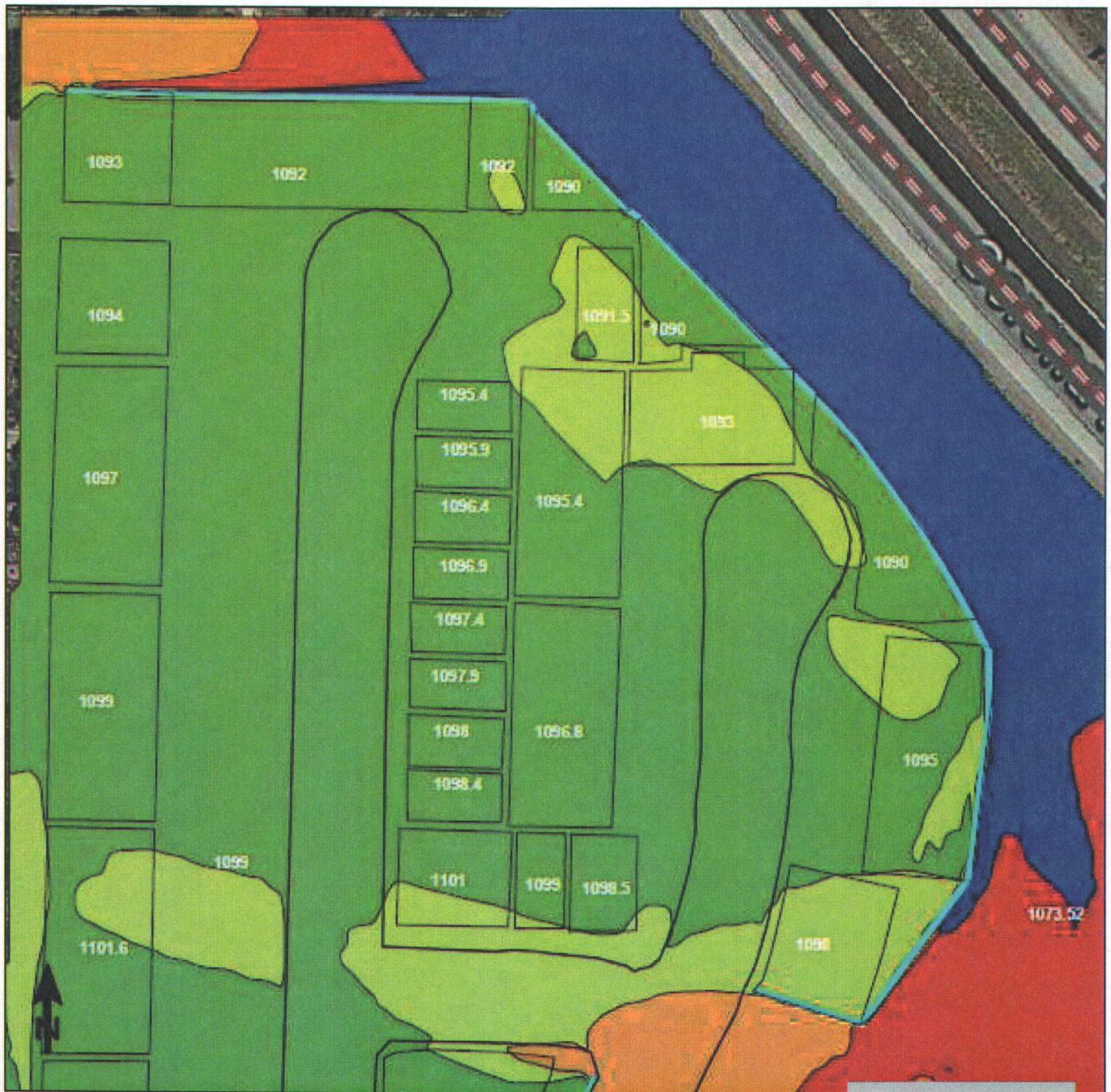


Source: Figure 3A&B of the NIA (Appendix H1).

Figure 34-1
Existing, Unmitigated Noise Levels, continued



**Figure 34-2
Mitigated Noise Levels**



Source: Figure 3C&D of the NIA (Appendix H1).

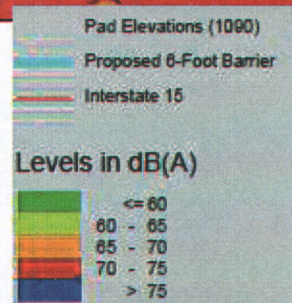


Figure 34-2
Mitigated Noise Levels, continued

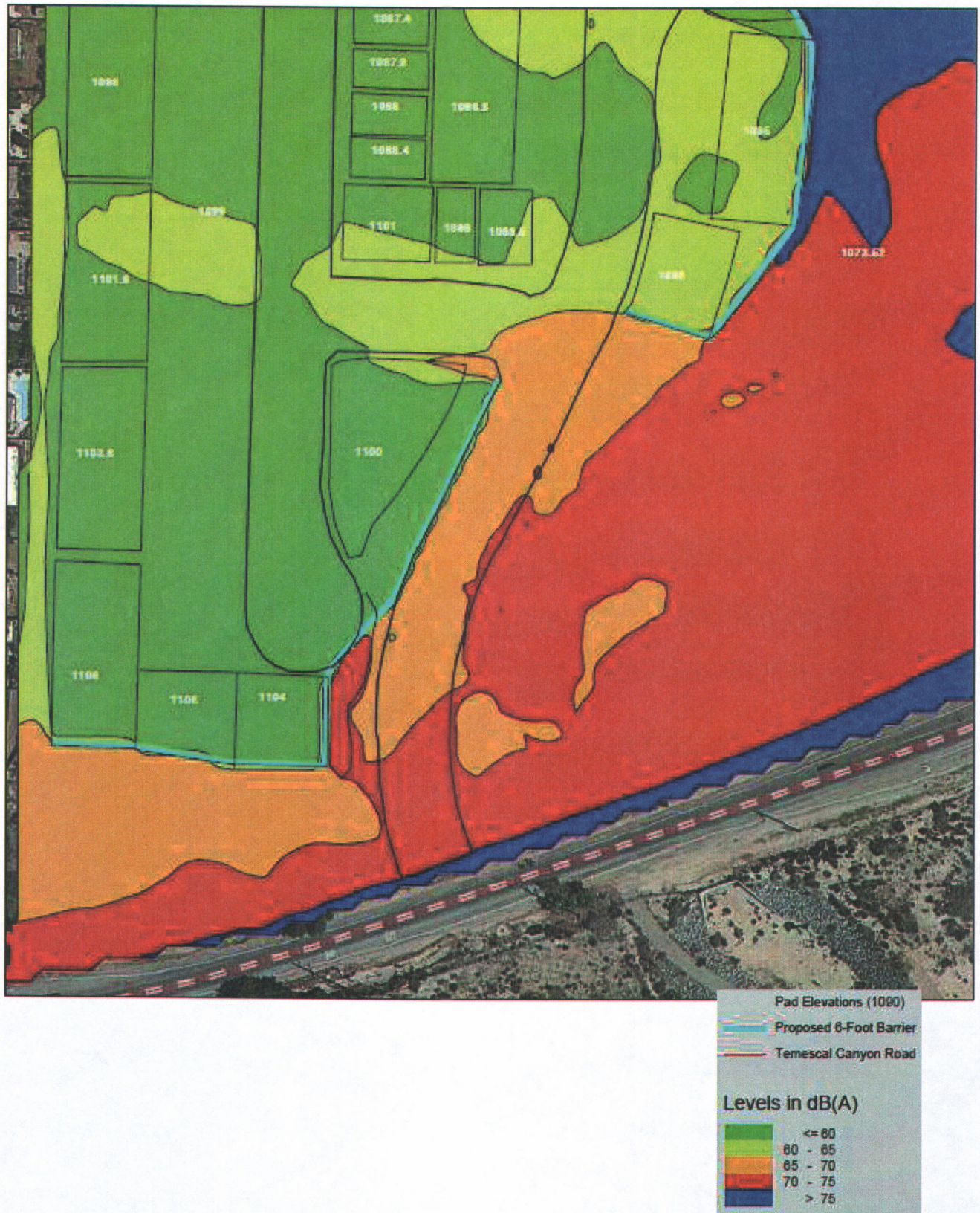
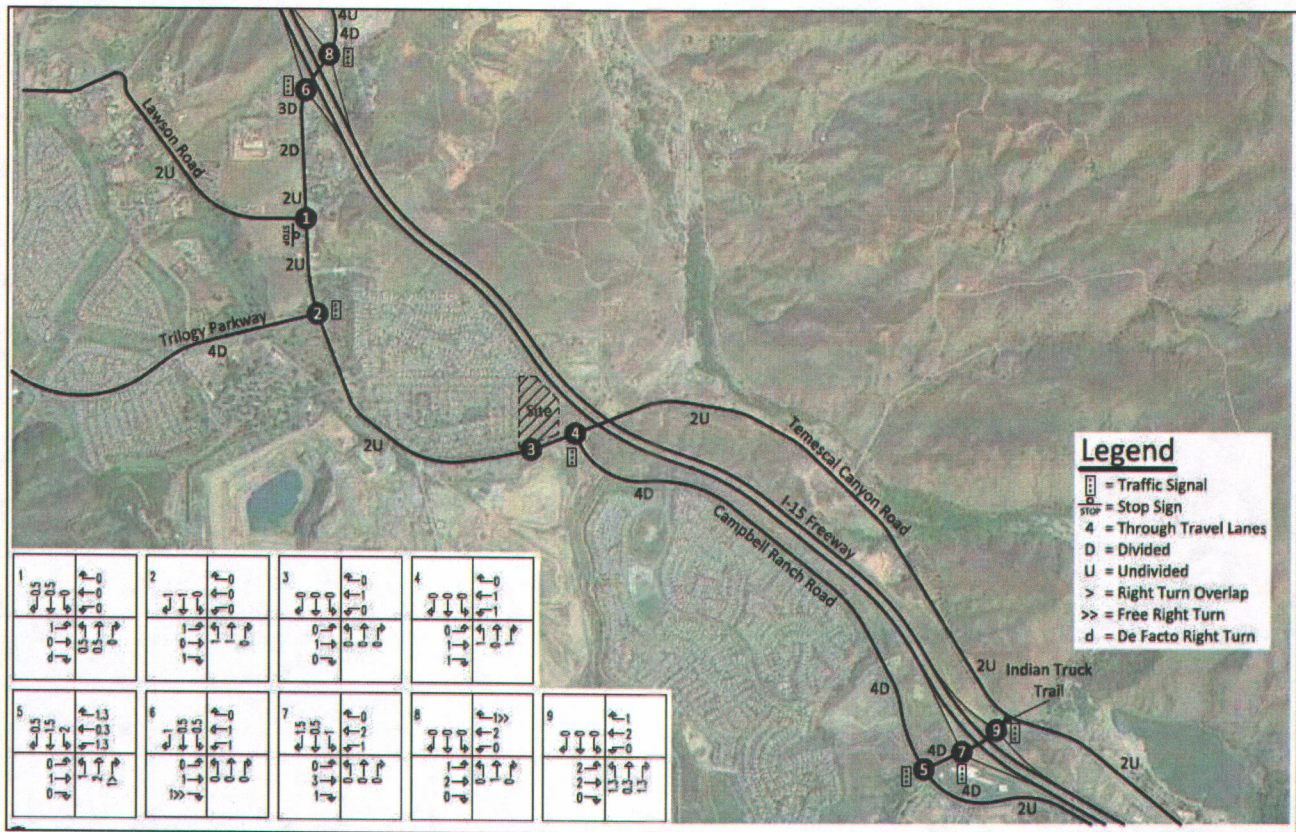


Figure 43-1
Existing Through Travel Lanes and Intersection Controls



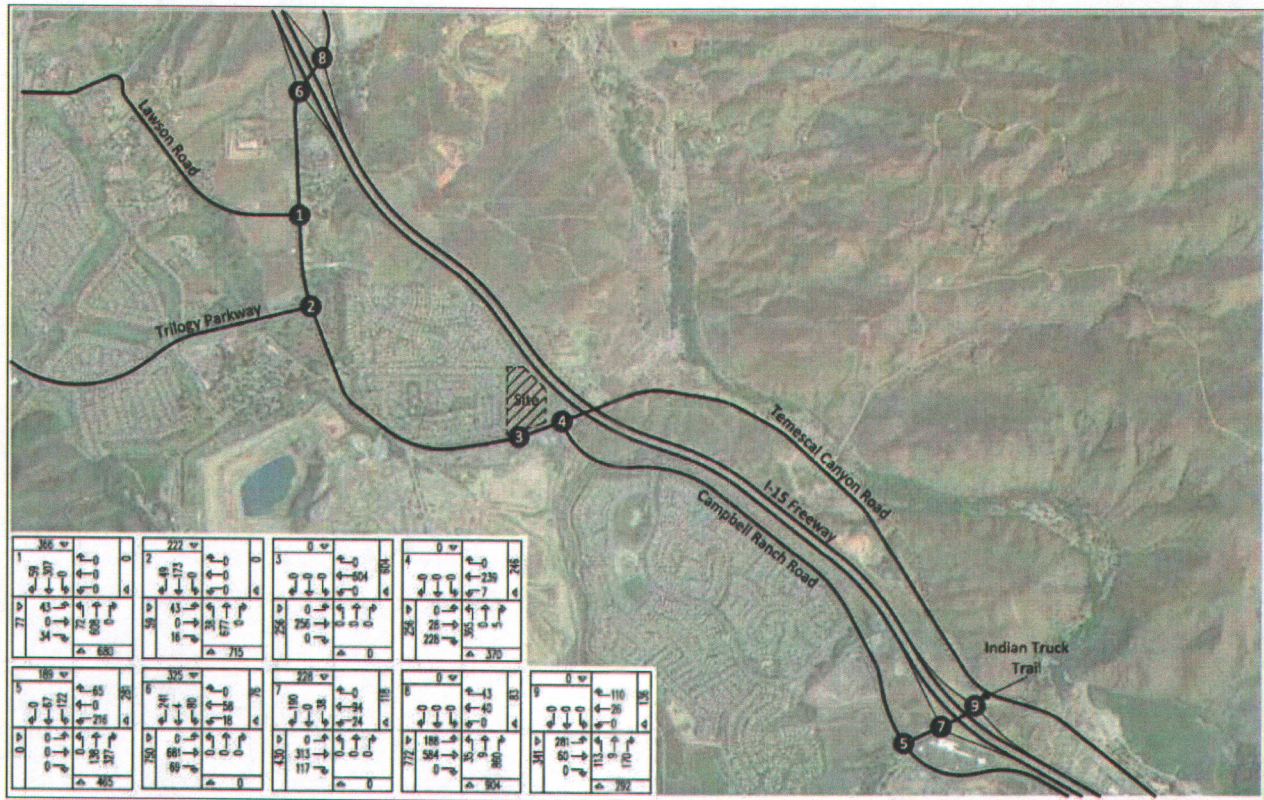
Source: Figure 3 of T/A, (Appendix I1).

Figure 43-2
Existing Average Daily Traffic Volumes



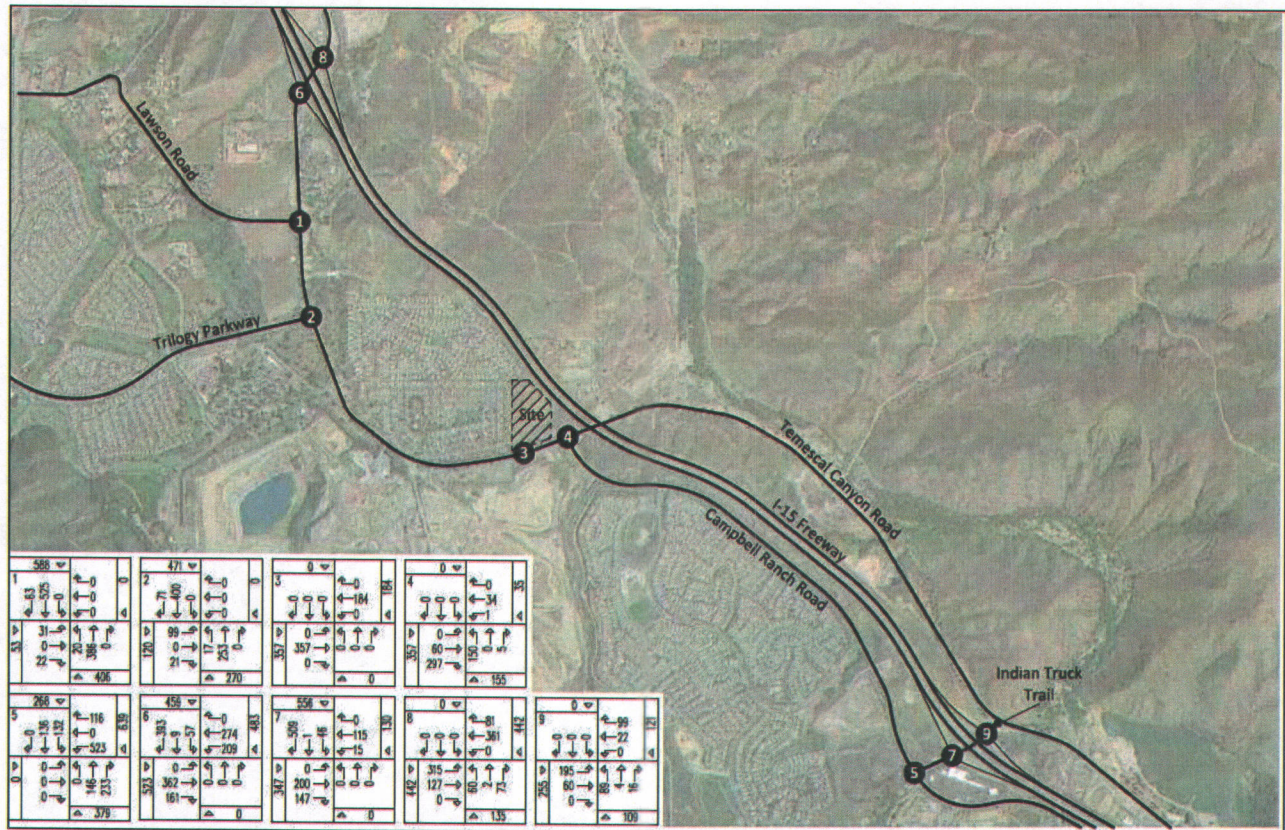
Source: Figure 4 of T/A, (Appendix I1).

Figure 43-3
Existing Morning Peak Hour Intersection Turning Movement Volumes



Source: Figure 5 of T/A, (Appendix I1).

Figure 43-4
Existing Evening Peak Hour Intersection Turning Movement Volumes



Source: Figure 6 of TIA, (Appendix I1).

**Figure 43-5
Project Trip Distribution – Inbound**



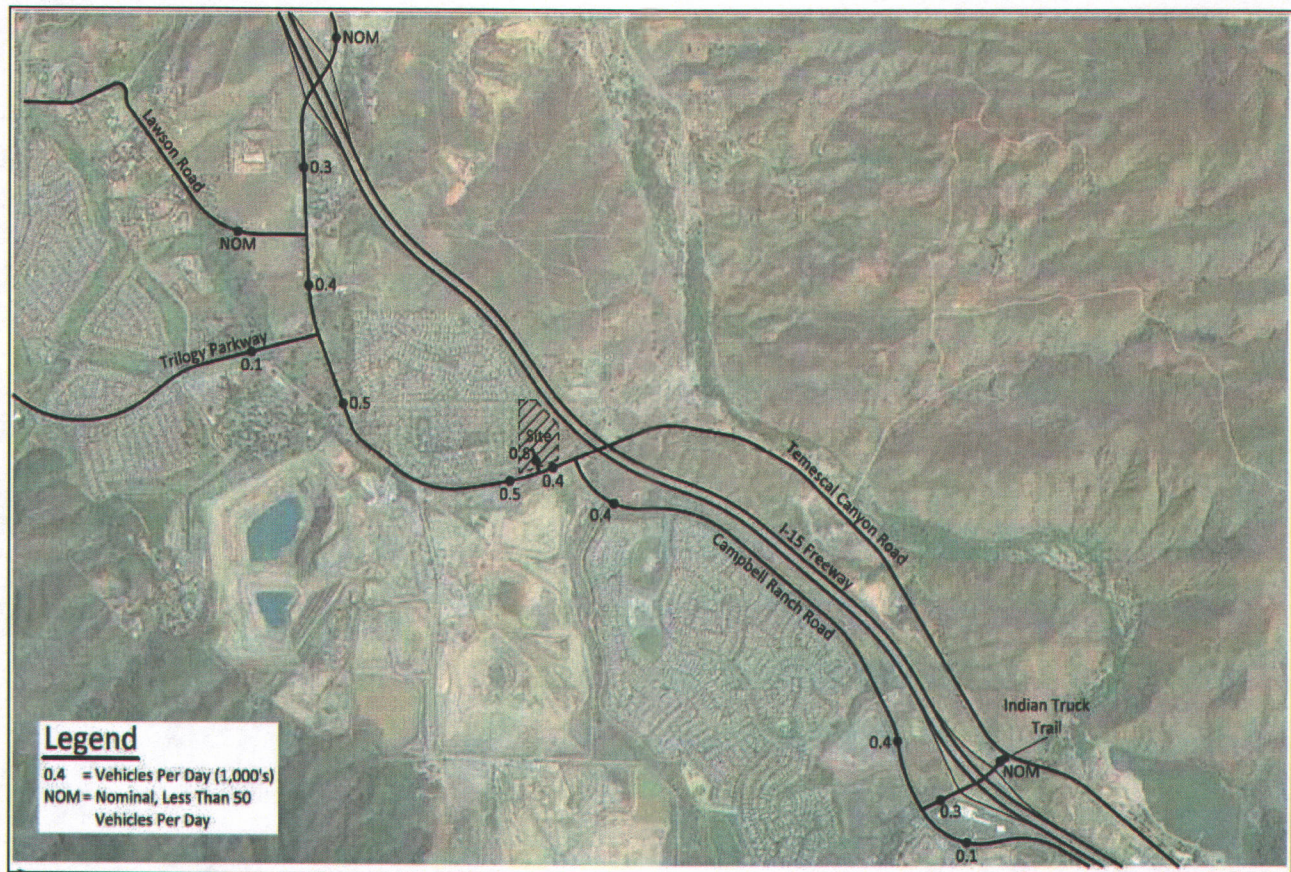
Source: Figure 14 of TIA, (Appendix I1).

Figure 43-6
Project Trip Distribution – Outbound



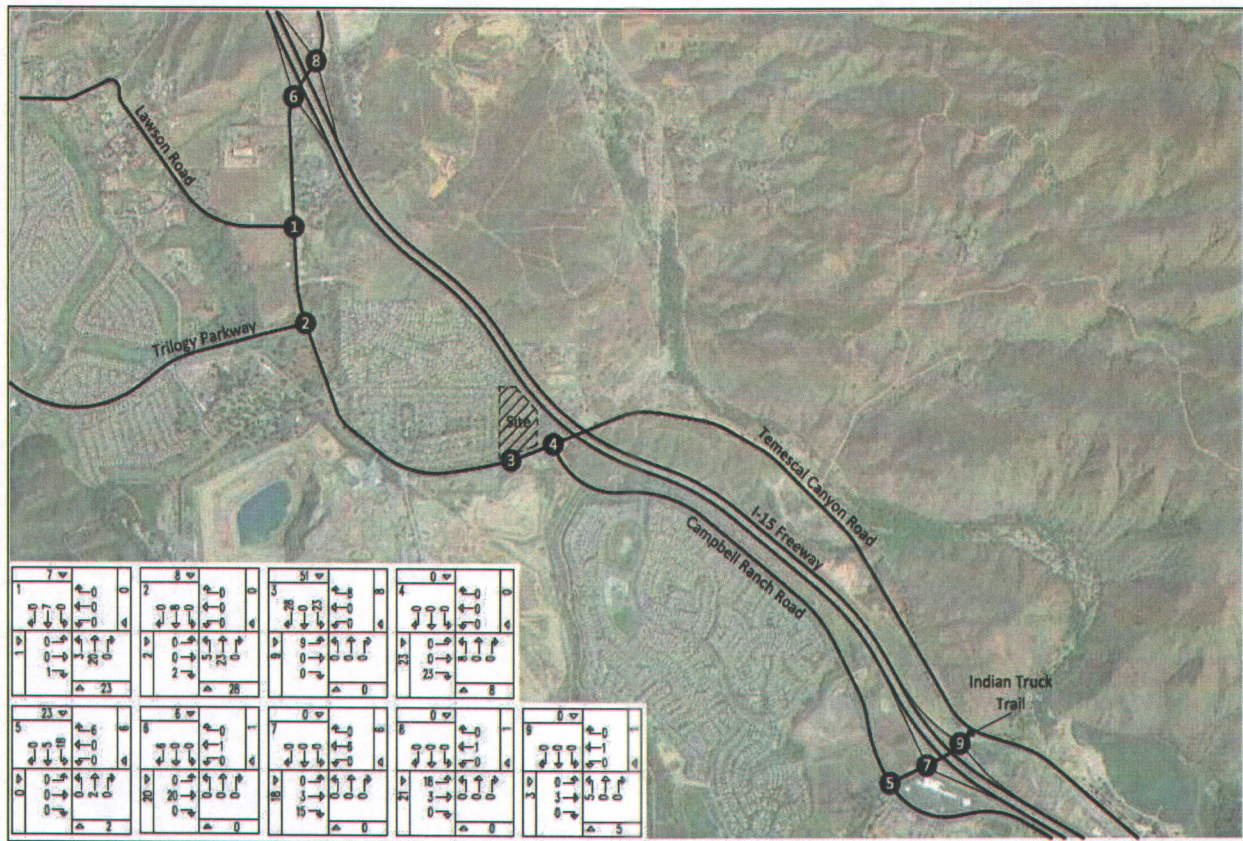
Source: Figure 15 of TIA, (Appendix I1).

Figure 43-7
Project Average Daily Traffic Volumes



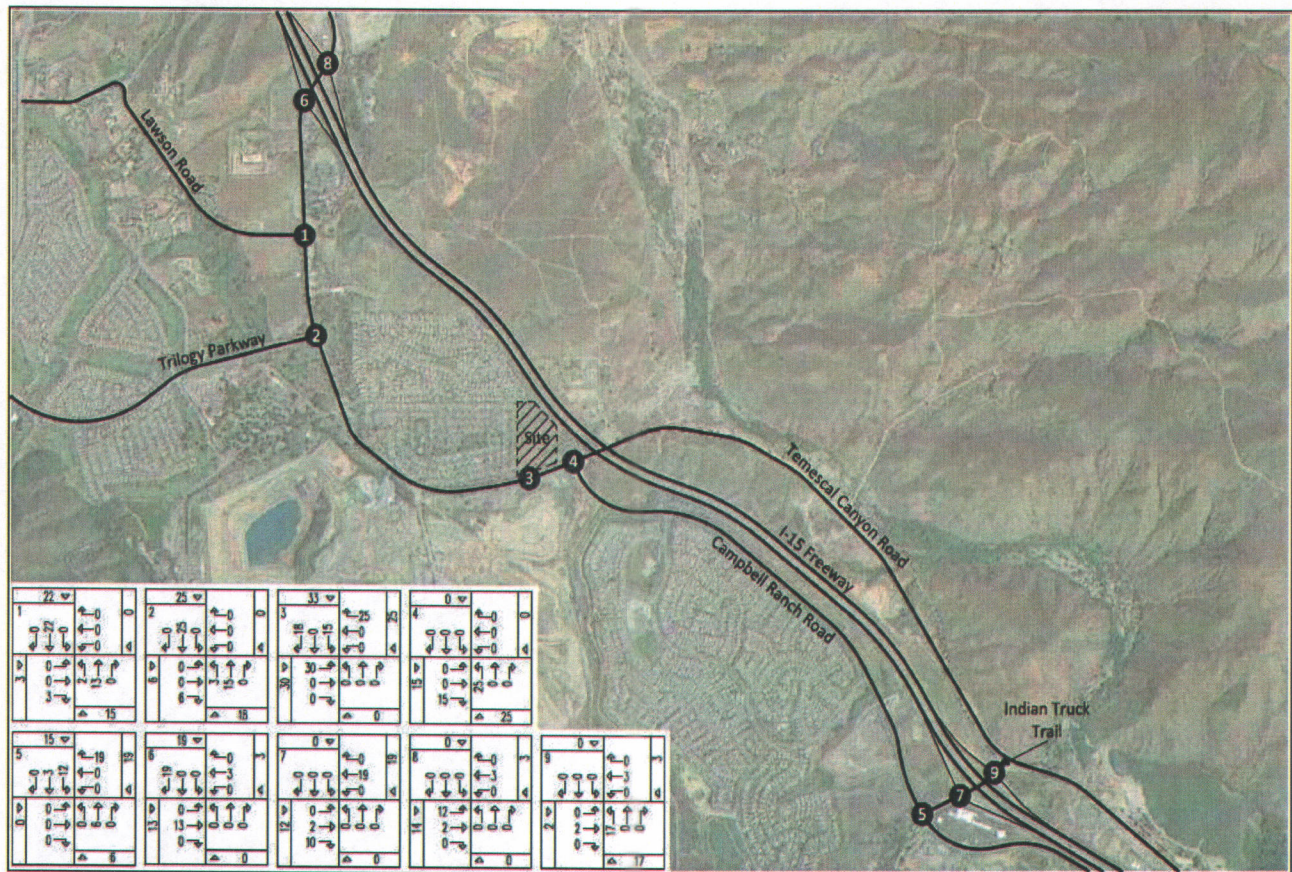
Source: Figure 16 of TIA, (Appendix I1).

Figure 43-8
Project Morning Peak Hour Intersection Turning Movement Volumes



Source: Figure 17 of TIA, (Appendix I1).

Figure 43-9
Project Evening Peak Hour Intersection Turning Movement Volumes

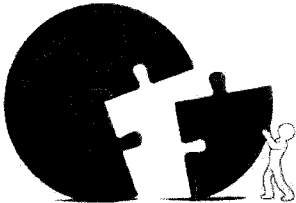


Source: Figure 18 of TIA, (Appendix I1).

Figure 43-10
Other Development Location Map



Source: Figure 18 of TIA, (Appendix I1).



Charissa Leach,
Assistant TLMA Director

RIVERSIDE COUNTY **PLANNING DEPARTMENT**

NEGATIVE DECLARATION

Project/Case Number: GPA1223 / CZ7945 / PP26308 / EA43039

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: March 8, 2018

Applicant/Project Sponsor: Cross Development Date Submitted: July 6, 2017

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Tim Wheeler Date: May 22, 2018

The 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 Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZEA43039 ZCFG .6412

FOR COUNTY CLERK'S USE ONLY

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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

Residential Acres: N/A

Lots: N/A

Units: N/A

Projected No. of Residents: N/A

Commercial Acres: 2*

Lots: 1

Sq. Ft. of Bldg. Area: 9,100

Est. No. of Employees: 8

Pending MPA/ZC*

Industrial Acres: N/A

Lots: N/A

Sq. Ft. of Bldg. Area: N/A

Est. No. of Employees: N/A

Other: N/A

D. Assessor's Parcel No(s): 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.

Signature

March 5, 2018

Date

Tim Wheeler
Printed Name

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
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County 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.

2. Mt. Palomar Observatory				
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
--------------------------------------	--	---------------------------------------	--------------

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

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: 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

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on

☐ ☐ ☐ ☒

	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.

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

	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.

AIR QUALITY Would the project				
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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.

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?

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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)?

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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?

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

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	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				
8. Historic Resources				
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.

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

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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.

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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

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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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?

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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 ½ 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.

12. Liquefaction Potential Zone

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

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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-grain 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?

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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?

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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?

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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"/>
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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"/>
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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"/>
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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.

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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

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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.

GREENHOUSE GAS EMISSIONS Would the project

22. Greenhouse Gas Emissions

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

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

HAZARDS AND HAZARDOUS MATERIALS Would the project

23. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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

24. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.

25. Hazardous Fire Area

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

☐ ☐ ☒ ☐

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," 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
HYDROLOGY AND WATER QUALITY Would the project				
26. Water Quality Impacts	<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 ☒ U - Generally Unsuitable ☐ R - Restricted ☐

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

Source: Riverside County General Plan Figure S-9 "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.

LAND USE/PLANNING Would the project

28. Land Use

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

Source: 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.

29. Planning

a) Be consistent with the site's existing or proposed zoning?

☐ ☐ ☒ ☐

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

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

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

35. Noise Effects on or by the Project			<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.

POPULATION AND HOUSING Would the project				
36. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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
38. Sheriff Services	<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.

39. Schools	<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.

40. Libraries	<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
41. Health Services	<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.

RECREATION

42. Parks and Recreation

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

Source: 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
43. Recreational Trails	<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.

TRANSPORTATION/TRAFFIC Would the project				
44. Circulation	<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?				
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
--------------------------------------	--	---------------------------------------	--------------

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.

45. Bike Trails

<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

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

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?

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

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?

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

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

Source: 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.



MITIGATED NEGATIVE DECLARATION

<p>FOR COUNTY CLERK'S USE ONLY:</p>
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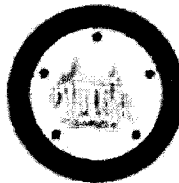
**Draft Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration
for the Thousand Palms 278 Specific Plan (SP00386)
County of Riverside, California**

Applicant:

**Thousand Palms 278, LLC
34360 Gateway Drive
Palm Desert, CA 92211**

Lead Agency:

**County of Riverside
4080 Lemon Street
Riverside, CA 92501**



Prepared by:

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73-710 Fred Waring Drive, Suite 219
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- F2. Hydraulic Analysis
- F3. Water Supply Assessment
- G. Traffic Impact Analysis

LIST OF ACRONYMS

AB	Assembly Bill
AMS	above mean sea level
APN	Assessors Parcel Numbers
AQMP	Air Quality Management Plan
BAU	Business as usual
BLM	Bureau of Land Management
BMPs	Best Management Practices
CalEEMod	California Emissions Estimator Model
CAP	Climate Action Plan
CARB	California Air Resources Board
CCAA	California Clean Air Act
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFC	chlorofluorocarbon
CH ₄	methane
CLOMR	Conditional Letter of Map Revision
CNEL	Community Noise Equivalent Level
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ EQ	carbon dioxide equivalent
CVAG	Coachella Valley Association of Governments
CVMSHCP	Coachella Valley Multiple Species Habitat Conservation Plan
CVWD	Coachella Valley Water District
dBA	A-weighted decibel
DTSC	Department of Toxic Substances Control
EIC	Eastern Information Center
ESA	Environmental Site Assessment
FBMB	Flood Boundary and Floodway Map
FCAA	Federal Clean Air Act
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FIS	Flood Insurance Study
GHG	Greenhouse Gasses
GWP	Global Warming Potential
GPA	General Plan Amendment
HCR	hydrofluorocarbons
HVAC	heating, ventilation, and air conditioning
IPCC	International Panel on Climate Change
IS	Initial Study
LOMR	Letter of Map Revision
LST	Localized Significance Threshold
LUST	leaking underground storage tank
MBTA	Migratory Bird Treaty Act
Mgd	million gallons per day

LIST OF ACRONYMS

MRZ	Mineral Resources Zone
MS4	Municipal Separate Storm Sewer System
MTCO ₂ (e)	million tons Carbon Monoxide equivalent
MW	megawatt
N ₂ O	nitrous oxides
NAASQ	National Ambient Air Quality Standards
NEV	Neighborhood electric vehicle
NHC	Northwest Hydraulic Consultant
NOx	nitrogen oxides
NOD	Notice of Determination
NOI	Notice of Intent
NPDES	National Pollutant Discharge Elimination System
O ₃	ozone
Pb	lead
PEC	potential environmental concern
PFC	perfluorocarbons
PM _{2.5}	particulate matter equal to or less than 2.5 microns in diameter
PM ₁₀	particulate matter equal to or less than 10 microns in diameter
PPM	parts per million
REC	recognized environmental concern
RHNA	Regional Housing Needs Assessment
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SFHA	Special Flood Hazard Area
SF ₆	sulfur hexafluoride
SOx	Sulfur oxides
SP	Specific Plan
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TRC	Tribal Cultural Resources
TTM	Tentative Tract Map
VOC	Volatile Organic Compounds
USDA	US Department of Agriculture
USFWS	US Fish and Wildlife Service
USGS	US Geological Survey
USGLO	US General Land Office
UST	underground storage tank
WQMP	Water Quality Management Plan

Chapter 1 Introduction

1.1 Overview

This Initial Study has been prepared as the environmental evaluation of the Thousand Palms 278 Specific Plan (SP. 00386), which sets forth the design and development guidelines to allow the development of a residential master-planned community consisting of up to 590 residences; a collector road; and open space for recreation/club house, a storm channel/parkway, detention basin, and a shared solar generating facility; on 117.99 gross acres, in the community of Thousand Palms, Riverside County. The project includes the dedication of right-of-way along the frontage of the property on Ramon Road in order to widen the road to Arterial Highway standards.

The project includes four residential plan/rest areas that encompass 89.95 acres of the gross project area, including two 0.25-acre pocket parks in each planning area (total of 2 acres) and a two acre community park in the southern portion of planning areas 3 and 4. In addition, the project includes an 8.01-acre shared solar generating facility encompassed by a landscaped buffer area jogging path with exercise equipment (0.67 acre), a 2.5-acre Community Center, and drainage improvements. The shared solar generating facility site also serves as a stormwater retention facility. Should the 8.01-acre shared solar generating facility not be developed, this area would still be used as a stormwater retention facility, and roof-top photovoltaic panels, producing at least 20 percent of the project's electrical usage may be provided instead.

The project site is currently vacant, though the northern 40 acres display evidence of previous agricultural uses. The land has not been in agricultural use for at least 40 years as observed from historic aerial photographs.

1.2 Authority

The County of Riverside is the lead agency for the proposed Thousand Palms 278 project. As the applicant is requesting approval of discretionary actions, the project is subject to the California Environmental Quality Act (CEQA). This Initial Study has been prepared in accordance with CEQA (Statute) and the State's Guidelines for Implementation of CEQA (Guidelines); and the County of Riverside's CEQA Guidelines for preparation of an Initial Study. This Initial Study, when combined with the Notice of Intent to Adopt a Mitigated Negative Declaration, serves as the environmental document for the proposed project pursuant to the provisions of CEQA (Public Resources Code 21000 et seq.) and the CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Other agencies including, but not limited to, the County of Riverside Flood Control District, Coachella Valley Water District, and Regional Water Quality Control Board, may use this environmental document to

issue any permits required for the project. A summary of discretionary actions is included in Chapter 2, *Project Description*.

1.3 Scope of Environmental Review

The Initial Study evaluates the proposed project's potential environmental effects on the following topics:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems

1.4 Impact Assessment Terminology

The Environmental Checklist identifies impacts using four levels of significance as follows:

- **No Impact.** A finding of no impact is made when it is clear from the analysis that the project would not have an adverse effect on the environment.
- **Less than significant.** A finding of less than significant is made when it is clear from the analysis that a project would cause no substantial adverse change in the environment and no mitigation is required.
- **Less than significant with mitigation incorporated.** A finding of less than significant with mitigation incorporated is made when it is clear from the analysis that a project would cause no substantial adverse change in the environment when mitigation measures are successfully implemented by the project proponent.
- **Potentially Significant.** A finding of potentially significant is made when the analysis concludes that the proposed project could have a substantially adverse impact on the environment related to one or more of the topics listed in the previous section, *Scope of the Initial Study*.

1.5 Organization of the Initial Study

The content and format of the Initial Study meet the requirements of CEQA. The Initial Study contains the following sections:

1 INTRODUCTION

- Chapter 1 Introduction. This chapter provides a brief summary of the proposed project with exhibits describing the project location, identifies the lead agency, summarizes the purpose and scope of the Initial Study, and provides a discussion of the impact terminology used to assess potential environmental impacts of the proposed project.
- Chapter 2 Project Description. This chapter provides a project overview including a description of the regional location and project vicinity, including exhibits; summarizes the description of the project elements, as set forth in the Specific Plan, a schedule for completion, a list of project entitlements, and a list of public agencies whose approval is required.
- Chapter 3 Environmental Checklist. This chapter provides a copy of the Environmental Checklist, revised to include the latest amendments to the CEQA Guidelines Appendix G, and responses to each question posed in the checklist. This chapter also provides a description of existing conditions for each topic and an analysis of potential environmental impacts. Mitigation measures are also identified where necessary.
- Chapter 4 List of Preparers. This chapter identifies Riverside County staff, consultants, and other individuals who were responsible for the preparation of the Initial Study and implementation of the project.
- Chapter 5 References. This chapter lists all reports used, websites accessed, and persons consulted to prepare the Initial Study.

1.6 Documents Incorporated by Reference

As allowed by CEQA Guidelines Section 15150, a Mitigated Negative Declaration may incorporate by reference all or portions of another document that is generally available to the public. The document must be available for public review for interested parties to access during public review of the Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration for this proposed project. The Riverside County General Plan (updated December 15, 2015) and the Riverside County Code of Ordinances were used in the evaluation of the proposed project. The findings of the Initial Study were also based on field observations, reports prepared for the proposed project and the Specific Plan. Reports prepared for the project are included in appendices to the Initial Study. The documents incorporated by reference are available at the County of Riverside planning counter, located at 4080 Lemon Street, Riverside, CA 92501; public hours are between 8:00 am and 4:30 pm, Monday through Friday. The document is also available for review at the County's Palm Desert office located at 38-686 El Cerrito Road, Palm Desert, CA 92211; public hours are between 8:00 am and 4:30 pm, Monday through Friday.

Chapter 2 Project Description

2.1 Project Location

The Thousand Palms area is located north of Interstate 10 at the intersection of Ramon Road/Bob Hope Drive. This area is characterized by mobile home subdivisions, single-family residential neighborhoods, rural residential development, and vacant land. Commercial and industrial developments are located along Ramon Road and Varner Road. Tourist-oriented commercial uses such as truck stops, motels, and fast-food restaurants are located at the interchanges of Interstate 10 with Ramon Road/Bob Hope Drive and, to a lesser extent, Monterey Avenue.

Exhibit 1, *Regional Location*, shows the location of the project site in relation to the greater Coachella Valley. Exhibit 2, *Project Vicinity*, shows the relationship between the project site and surrounding vicinity. There is an existing mobile home community (Shenandoah Springs/Tri Palms Estates) on the west and south, rural residential properties on the north, and vacant land to the northeast and east.

The project site is located on the south side of Ramon Road, west of Vista de Oro and east of Vista del Sol, and is comprised of Assessor Parcel Numbers 693-180-001, 693-180-002, and 693-230-001. The project Site is located in the northeast quarter of Section 20, Township 4 South, Range 6 East of the Myoma 7.5 minute quad. The site is further defined as being at Latitude 33°48'38.32" North and Longitude 116°22'22.79" West at the approximate geographic center of the site.

The site is located in the urbanizing area of Thousand Palms, an unincorporated community in central Coachella Valley in Riverside County. The community of Thousand Palms is located within the Sphere of Influence of the City of Cathedral City, however the applicant is not seeking annexation into the City because the project site is not contiguous to the City's corporate boundary which ends just east of Bob Hope Drive, approximately two miles from the project site.

2.2 Existing Characteristics

The project site is currently vacant, though the northern forty acres of the site has been used for agricultural purposes, which ceased at least 40 years ago. Two irrigation pipes, two on-site irrigation wells, and a concrete pad associated with the previous agricultural activities are located in the northern portion of the site. Existing on-site features are visible in Exhibit 3, *Photo Location Map and Site Photos*.

Unpaved trails are located along the western, eastern and southern borders of the property. A trail diagonally traversing the northern third of the project site is covered with remnant crushed asphalt material. Imperial Irrigation District (IID) power lines are located within an easement along the

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northern boundary of the site. A Southern California Edison (SCE) transmission line is located immediately adjacent to the east on a site owned in fee by SCE.

The project site is relatively flat with a north to south grade of less than a one percent or an approximate difference in elevation of 34 feet above mean sea level (amsl) between the northwest corner of the site (approximate elevation of 218 feet amsl) and the southeast corner of the site (approximately 184 feet amsl). An abandoned irrigation basin is still visible at the northwest corner of the project site. Topographic features (sand hummocks) of eight to ten feet high exist within the project boundary. Where wind-blown sand has settled around the desert scrub habitat, small mounds of sand have been created that average about three feet in height throughout the project site.

2.3 General Plan and Zoning Designation

The project area is located within the County's Western Coachella Valley Area Plan, a part of the larger Riverside County General Plan. The project site is designated as Medium Density Residential (MDR) which allows a density of 2-5 dwelling units per acre with lot sizes ranging from 5,500 to 20,000 square feet; typical lot sizes are 7,200 square feet. Exhibit 4, *Existing General Plan Designations*, shows the land use designations for the project site and surrounding properties. The applicant is requesting an amendment to the Area Plan to redesignate the project site from MDR to Specific Plan that will allow a mix of residential and open space uses. With the adoption of the Specific Plan, the site will be developed as a Medium High Density Residential (MHDR) project with a density of 5-8 dwelling units per net acre of residential planning area and an average lot size of approximately 5,000 square feet.

The project site has two zoning designations. The northern third of the site is zoned R-3 6000 - One Family Dwellings, with minimum 6,000 square foot lots. The lower two thirds of the site are zoned R-1, One Family Dwellings, with minimum lot sizes of 7,200 square feet. Exhibit 5, *Existing Zoning Designations*, shows the zoning for the project site and surrounding properties. Upon adoption of SP No. 386, the Land Use and Zoning designations for the site will be Specific Plan, with MHDR and Open Space land uses.

2.4 Project Elements

As shown in Exhibit 6, *Tentative Parcel Map 37191*, and Exhibit 7, *Conceptual Land Use Plan*, the SP No. 386 project site is comprised of seven planning areas and encompasses approximately 117.99 acres of vacant land. Table 1, *Land Use Summary*, provides details on the project's land use components.

Residential Planning Areas

Planning Areas 1, 2, 3 and 4 are residential planning areas totaling approximately 89.95 acres. The residential land uses and densities are summarized in Table 1. A total of 590 dwelling units may be

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developed on the 89.95 acres resulting in an average density of 6.56 dwelling units per net residential acre. Residential Planning Areas will be developed as follows:

- Planning Area 1 provides for the development of 21.57 acres of Medium High Density Residential, to a maximum of 119 units, at an average density of 5.51 du/ac.
- Planning Area 2 provides for the development of 23.81 acres of Medium High Density Residential to a maximum of 171 units at an average density of 7.16 du/ac.
- Planning Area 3 provides for the development of 21.82 acres of Medium High Density Residential to a maximum of 130 units at an average density of 5.96 du/ac.
- Planning Area 4 provides for the development of 22.75 acres of Medium High Density Residential to a maximum of 170 units at an average density of 7.5 du/ac.

Table 1 Land Use Summary

Planning Area	Land Use	Area (ac)	Target Density (du/ac)	Density Range (du/ac)	Target Dwelling Units (No.)
1	MHDR	21.57	5.47	5-8	119
2	MHDR	23.81	6.93	5-8	171
3	MHDR	21.82	5.64	5-8	130
4	MHDR	22.75	7.45	5-8	170
5	PF Solar/Retention/ Recreation	8.01	--	--	--
6	OS-R Community Center	2.50	--	--	--
7a	PF/PW Storm-water Channel/ Parkway	2.67	--	--	--
7b	PF Storm-water Channel	4.82	--	--	--
--	Collector Road/Access Road/East Stub Road	9.03	--	--	--
--	Ramon Road Dedication	1.01	--	--	--
Total		117.99	5 (Average)	5-8	590
Total Residential Acreage		89.95	6.4 (Average)	5-8	590

Source: Draft Thousand Palms 278 Specific Plan (SP00386), August 2017 (Table II.1)

Dwelling units in Planning Areas 1-4 will be one and two story, single family. Each house will include a minimum two-car garage.

Given the variety of potential densities and lotting patterns identified in the Specific Plan, final development could potentially focus on one or more of the following categories of residents within specific planning areas: age restricted (age 55+), young families, services and public employees, young professionals and empty nesters. Additionally, a 0.5-acre open space area will be provided

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within each residential Planning Area and a two-acre neighborhood park will be located north of the solar facility within Planning Areas 3 and 4.

Parks

Open Space and Recreation Planning Areas

As depicted in Exhibit 8, *Conceptual Open Space and Recreation Plan*, there are a number of open space and recreational facilities integrated into the community. Planning Areas 5, 6, 7a and 7b will be developed with various Open Space and Recreation uses. Park/recreation space totaling 6.17 acres will be provided as follows: 2, 0.25-acre pocket parks will be provided within each residential Planning Area; for a total of 8 pocket parks a one-acre park will be located in planning areas 3 and 4 (1 acre Neighborhood Park in Planning Area 3 and a 1 acre dog park in Planning Area 4) and a 2.5-acre Community Center will be located in Planning Area 6 that will contain a variety of recreational; uses (see below), and a landscaped buffer area and adjacent jogging path with exercise stations will be developed around the perimeter of Planning Area 5, for a total area of 0.7acre. Combined, the open space designated for stormwater retention/solar generation, conveyance of stormwater, and park/recreation uses is approximately 22 acres.

Shared Solar Generating Facility

The planned shared solar generating facility, designated as Planning Area 5, is located at the southern end of the property, and encompasses 8.01 acres. The solar array is designed to provide approximately two megawatts of electricity from solar power to accommodate a portion of the electrical energy needs of the residences in the community. It will serve as a demonstration project to show how "green power" can be efficiently and effectively integrated into land plans. An open space/recreation setback (landscape buffer area) and a jogging path in combination with exercise work stations. The path surrounding the solar facilities will connect to the neighborhood park/dog park directly to the north in Planning Areas 3 and 4. The shared solar generating facility will be constructed in a topographically depressed area that will also serve as a retention basin.

Community Center

The Community Center, designated as Planning Area 6, makes up the core of recreational facilities for the project. The 2.5-acre Community Center is located at the approximate center of the development along the western frontage of the main access road. The Community Center will include a 3,500-4,000 square foot clubhouse, swimming pool, spa pool, covered picnic facilities, and tennis and pickleball courts.

Additional Open Space Areas

Planning Area 7a is located at the north end of the project site along the Ramon Road frontage and a portion of the eastern site boundary. The 2.67-acre area includes the landscaped parkway along

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Ramon Road, the main project entry, and a stormwater channel. Additionally, the main entrance to the community is linked by a network of pedestrian sidewalks and paseos that will lead to the Community Center, the park area near the solar field and the small open space areas within each residential cluster. These sidewalks and paseos are not included in the acreage count for parks and recreation.

Planning Area 7b is located at the south end of the project site and a portion of the western site boundary, adjacent to existing residential development. The 4.82-acre area will be constructed as a stormwater conveyance facility which will accept offsite riverine storm flows from the Shenandoah Springs/Tri Palm Estates community to the south. Additional discussion on proposed drainage improvements is included below, in the *Conceptual Drainage Plan*.

Conceptual Circulation Plan

The project site is bordered to the north by Ramon Road, which is designated as an Arterial Highway with an ultimate right-of-way width of 128 feet in the Circulation Element of the Riverside County General Plan. The main access to the project site is located along Ramon Road, and is aligned with Via La Palmas Road which currently intersects Ramon Road to the north. The main street through the project site will be a collector road that connects each of the planning areas, extending nearly the full length of the project site in a north-south alignment. From the main project entry along Ramon Road south to a roundabout located at the approximate mid-point of the project site, the collector road will have an ultimate right-of-way width of 88 feet, while the remainder of the main collector road to its southerly terminus, will have an ultimate right-of-way width of 76 feet. From the roundabout at the project mid-point to the east property boundary there will be a Collector Road within an ultimate right-of-way width of 88 feet. All onsite roads with an ultimate right-of-way width of 88 feet will be public roadways. A secondary emergency access is included at the southwestern corner of the site and will connect to Les Road, an existing street in the Shenandoah Springs/Tri Palms Estates development to the south. Exhibit 8, *Conceptual Circulation Plan*, shows the preliminary layout of the on-site circulation plan, including walking paths (paseos). The main street through the site will include travel lanes as well as neighborhood electric vehicle (NEV)/bike lanes.

The Thousand Palms 278 project is designed to be a "pedestrian friendly" residential community where a system of sidewalks and paseos will connect residents to all planning areas including the Community Center/recreation area (Planning Area 6), and the solar facility/retention area (Planning Area 5). From the Community Center, pedestrian sidewalks and paseos will connect the main clubhouse to the landscape buffer area/recreation setback encompassing the perimeter of the solar facility that will also serve as a multi-purpose trail.

The community will also be "bicycle friendly" providing bicycle lanes along the main street and a Class I Bike Path along the site frontage of Ramon Road. Bicycle parking will be provided at key points in

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the community such as the Community Center and pocket parks that are dispersed throughout the residential planning areas.

Conceptual Drainage Plan

The Thousand Palms 278 (SP00386) Project includes flood control improvements to divert tributary storm flow received from the Thousand Palms Watershed. Regional flood protection is provided by the Coachella Valley Water District (CVWD), which recently commissioned a Master Drainage Study for their primary watersheds, including the Thousand Palms Watershed. Future plans for the Thousand Palms area include the proposed Palm Springs and Thousand Palms Flood Control Project (Whitewater River Basin Levees), which will provide a levee system to divert storm flow from the Thousand Palms area. However, until such time as the levee system is actually constructed, this development must independently meet all FEMA, Riverside County, Coachella Valley Water District (CVWD) and State stormwater requirements. Following extensive and exhaustive studies and design work the stormwater control devices set forth in the Specific Plan have, subject to final design approval, been accepted by CVWD as the lead stormwater agency.

Exhibit 10, *Preliminary Hydrology Plan*, identifies key elements of the flood control and drainage facilities associated with the project. The development of the project site will include two stormwater channels which will accept, pass through and then discharge runoff generated from off-site areas. The first, identified as Planning Area 7a, is a proposed stormwater conveyance facility which will intercept offsite storm flows from along Ramon Road, convey the flow easterly and then southerly approximately 1,200 feet, where flows will be allowed to sheet flow onto the adjoining vacant property to the east. There, the runoff will spread out and resume its pre-developed velocity and depth. The second, identified as Planning Area 7b, is a proposed stormwater conveyance facility which will accept offsite riverine storm flows from the Shenandoah Springs/Tri Palm Estates community to the immediate west and south, convey it to the southerly project site boundary, then easterly along the project site southern boundary where, behind a weir, it will be allowed to accumulate until at grade at which time it will be outlet as sheet flow to the east.

Runoff generated on the project site will be retained on-site. Conceptually, each of the residential Planning Areas will incorporate runoff collection, conveyance and retention facilities constructed in accordance with applicable requirements and standards. Runoff emanating from the Collector Road will be conveyed southerly and be discharged into a large retention basin planned for Planning Area 5. Based on applicable requirements, all retention basins will be designed to drain within 48 hours. Retention basins will be landscaped and may include ground cover such as rock and decomposed granite. Basin side slopes will be at a 3:1 ratio. The local storm drain system conveying runoff to each basin will include drywells or similar infiltration facilities as warranted.

Conceptual Domestic Water Plan

Domestic water service for the Thousand Palms 278 Specific Plan (SP00386) will be provided by CVWD. Existing facilities within the area consist of a 12 to 18 inch water main located within Ramon Road, north of the project site, an existing 4 inch water main located along the westerly property line, within the Shenandoah Springs/Tri Palm Estates community, a 12 inch water main located within Les Road at the southwest corner of the project, and a 12 inch stub located near the southeast corner of the project.

Based on the project's Water Supply Assessment and Verification Study approved by the CVWD Board of Directors on November 25, 2014, the total domestic water demand for the project will be approximately 409 acre-feet per year. Exhibit 11, *Conceptual Domestic Water Plan*, identifies a proposed 12 inch backbone water main within the north-south collector street. The domestic water system within each Planning Area will include an 8 inch water main in a looped configuration with a connection to the 12 inch backbone water main. The Conceptual Domestic Water Plan identifies a northerly connection of the proposed 12 inch backbone water main to the existing 12 inch to 18 inch water main in Ramon Road and a southerly connection to the existing 12 inch water main within Les Road. Future water services and meter boxes will be provided to each lot for domestic water and fire sprinkler service. Separate water services and meter boxes will be provided for common area landscaping. Fire hydrants will be provided throughout the residential Planning Areas, at the Community Center and along the collector road as required.

Based on CVWD's design criteria of one well site per 90 acres or major portion thereof (i.e., 45 acres), one well site will be required for the Thousand Palms 278 (SP00386) project. Final location of the well site is subject to CVWD approval. During processing of the future tract maps for SP No. 00386, CVWD will review the project site plan and determine final water main alignments, pipe sizing and if other facilities are required, based on their Domestic Water System Hydraulic Model and Development Design Manual.

Conceptual Sewer Plan

Sewer service for the project will be provided by CVWD. CVWD operates six water reclamation plants (WRPs) and over 1,000 miles of buried pipeline throughout its service area. WRP 7, located at Avenue 38 and Madison Street, will serve the site and has a capacity of 5 million gallons per day (mgd). Existing facilities in the project area consist of an 8 inch sewer main located along the west property line and a 12 inch sewer main located along the south property line.

Based on a CVWD sewage generation rate of 200 gallons per day per Equivalent Dwelling Unit (gpd/EDU), the total average daily wastewater flow estimated to be generated by the project at build out will be approximately 118,035 gallons per day (gpd). The community will utilize a proposed

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gravity flow system that generally conveys wastewater flow from the northwest of the site to the southeast.

Exhibit 12, *Conceptual Sewer Plan*, identifies a proposed 8 inch to 12 inch backbone sewer main within the main Collector Street. The sewer system within each Planning Area will include 8 inch sewer mains. Sewer laterals and a cleanout will be provided from the sewer main to the Community Center and each lot for future service.

Existing facilities in the project area consist of an 8 inch sewer main located along the west property line and a 12 inch sewer main located along the south property line. The Conceptual Sewer Plan identifies a connection of the proposed 12 inch backbone sewer main to the existing 12 inch sewer main at the southeast corner of the site. During processing of the future tract maps for CVWD will review the project site plan and determine final sewer main alignments, pipe sizing and if other facilities are required, based on their Sanitation Collection System Hydraulic Model and Development Design Manual.

Phasing Plan

The development of the project will occur incrementally in response to market conditions. At present, it is anticipated that build-out is likely to occur by the year 2024. Exhibit 13, *Conceptual Phasing Plan*, graphically depicts the spatial distribution and location of site improvements associated with each of the four major project development phases. Table 2, *Project Phasing Plan – Development Summary by Planning Area*, identifies the key development components of the project.

Phase One

Phase One will include the development of all drainage improvements in Planning Areas 7A and 7B, the community center in Planning Area 6, (prior to issuance of 100th resident building permit) the shared solar generating facility on the south end of the project site, and 119 dwelling units and associated parks in the northwestern portion of the project site. The project access road will be constructed from Ramon Road to the Community Center access point. The remainder of the main access road, south of the Community Center, will initially be developed with an all-weather surface comprised of compressed decomposed granite with full construction occurring at a later date. Project utility infrastructure will be installed along the length of the main access road to provide tie-ins for all project development.

Phase Two

Phase Two (Planning Area 2) will include the development of approximately 171 dwelling units and associated parks and road improvements in the northeastern portion of the project site.

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Phase Three

Phase Three (Planning Area 3) will include the development of approximately 130 dwelling units and associated parks and road improvements located southwest of the Community Center. The remainder of the main access road will be paved to its terminus in the southwestern corner where the secondary emergency access road will connect to the residential neighborhood to the south. Additionally, the landscaped open space/recreation setback area will be developed surrounding the shared solar facilities, adjacent to the jogging trail with exercise work stations and rest areas. The western portion of the neighborhood park, located north of the solar array, will be developed during Phase Three.

Phase Four

Phase Four (Planning Area 4) will include the development of the remaining approximately 170 dwelling units and associated parks and road improvements located southeast of the Community Center. Additionally, the eastern portion of the neighborhood park, located north of the shared solar generating facility, will be developed during Phase Four.

Table 2 Project Phasing Plan – Development Summary by Planning Area

Planning Area ¹	Land Use	Area (Ac)	Density	Dwelling Units (+/-)
Phase I				
1	Density Range 5-8 du/ac -MHDR	21.57	5	119
6	Community Center – OS-R	2.5	-	-
7a	Stormwater Channel/Parkway – PF/PW	2.67	-	-
7b	Stormwater Channel - PF	4.82	-	-
5	Solar/Retention/Recreation - PF	8.01	-	-
(Initial Portion)	Central Circulation/Roundabouts	4.25	-	-
-	Ramon Road Dedication	1.01	-	-
Phase I Subtotal		44.83	5	119
Phase II				
2	Density Range 5-8 du/ac -MHDR	23.81	5	171
	East Stub Road	1.2		
Phase II Subtotal		25.01	5	171
Phase III				
3	Density Range 5-8 du/ac -MHDR	21.82	8	130
(Remaining Portion)	Central Circulation/Roundabouts	3.58	-	-
Phase III Subtotal		25.40	8	130
Phase IV				
4	Density Range 5-8 du/ac -MHDR	22.75	8	170
Phase IV Subtotal		22.75	8	170
TOTAL		117.99	-	590

Source: Draft Thousand Palms 278 Specific Plan (SP00386), August 2017 (Table II.3)

Note:

1. All Residential Planning Area acreages include internal streets.

Project Entitlements

The County of Riverside is the lead agency for the proposed Thousand Palms 278 (SP00386) project. The applicant is requesting approval of the following entitlements by the County of Riverside:

- Specific Plan No. 00386
- General Plan Amendment No. 01135
- Change of Zone No. 07850
- Tentative Parcel Map No. 37191

Other discretionary actions that may be required by the County include approval of:

- Final Parcel Map
- Tentative Tract Maps
- Final Tract Maps
- Plot Plans and/or Conditional Use Permits

Other Public Agencies whose Approval is Required:

California Water Resources Control Board

- Notice of Intent and issuance of a Waste Discharge Identification (WDID) number under the Construction Stormwater General Permit

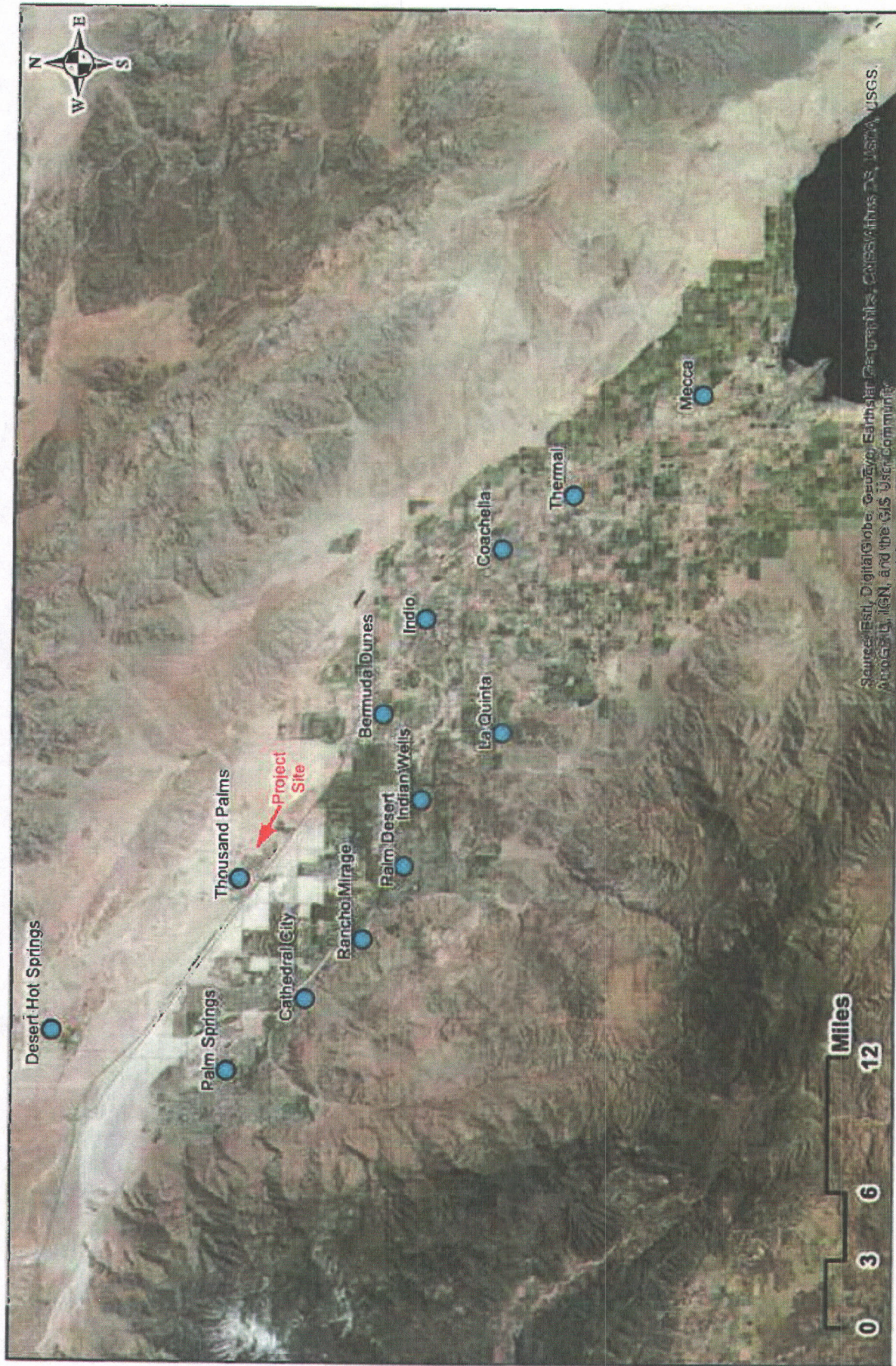
Regional Water Quality Control Board

- PM-10 Plan for compliance with Rule 403.1, Dust Control in the Coachella Valley

Coachella Valley Association of Governments

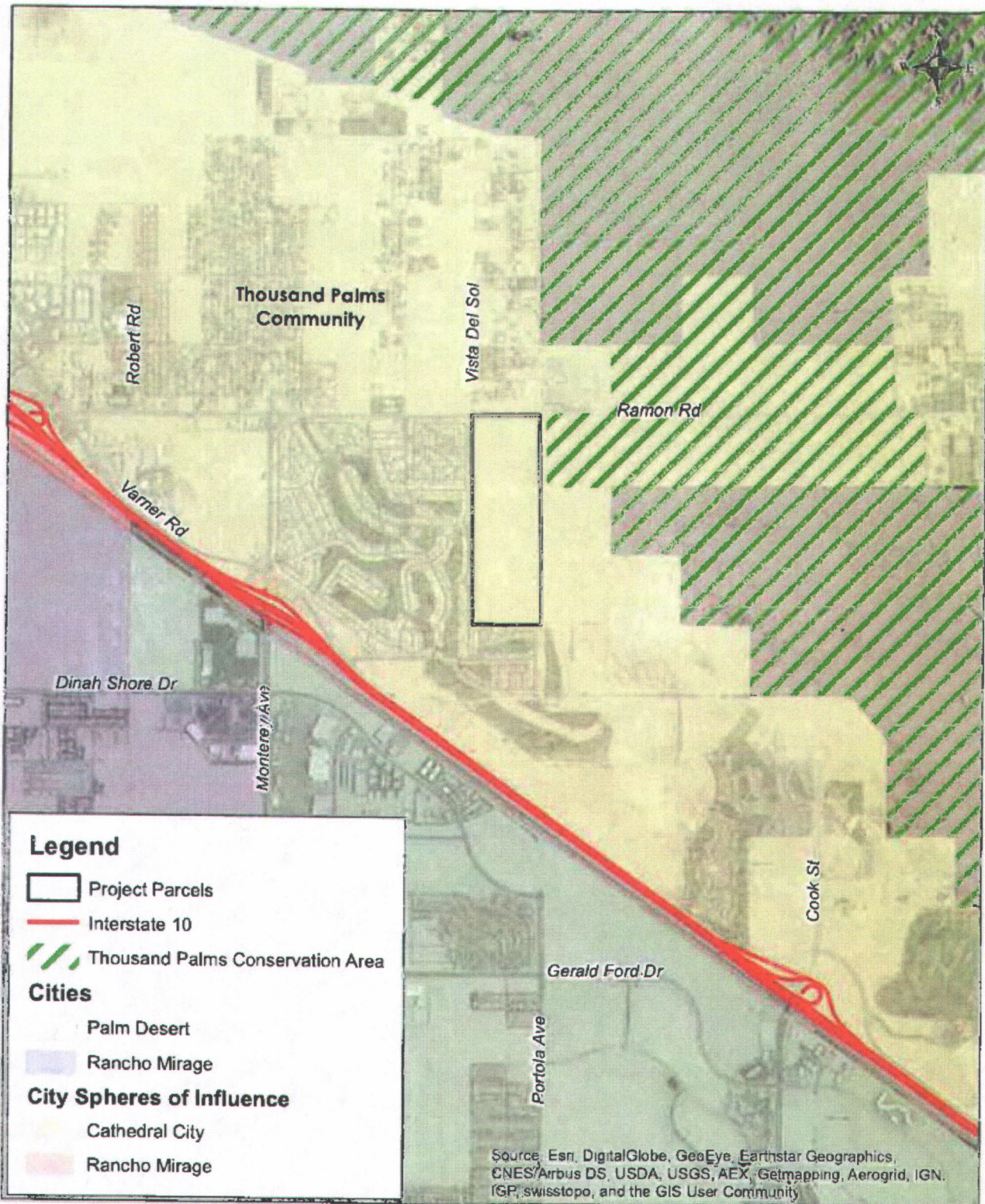
- Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP)- Payment of fees
- Review of Lighting Plans for neighborhoods adjacent to the Conservation Area
- Transportation Uniform Mitigation Fee (TUMF)

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Regional Location Map Thousand Palms 278 Environmental Assessment (SP00386)

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1 inch = 0.5 miles



Project Vicinity
Thousand Palms 278 Environmental Assessment (SP00386)

Exhibit
2

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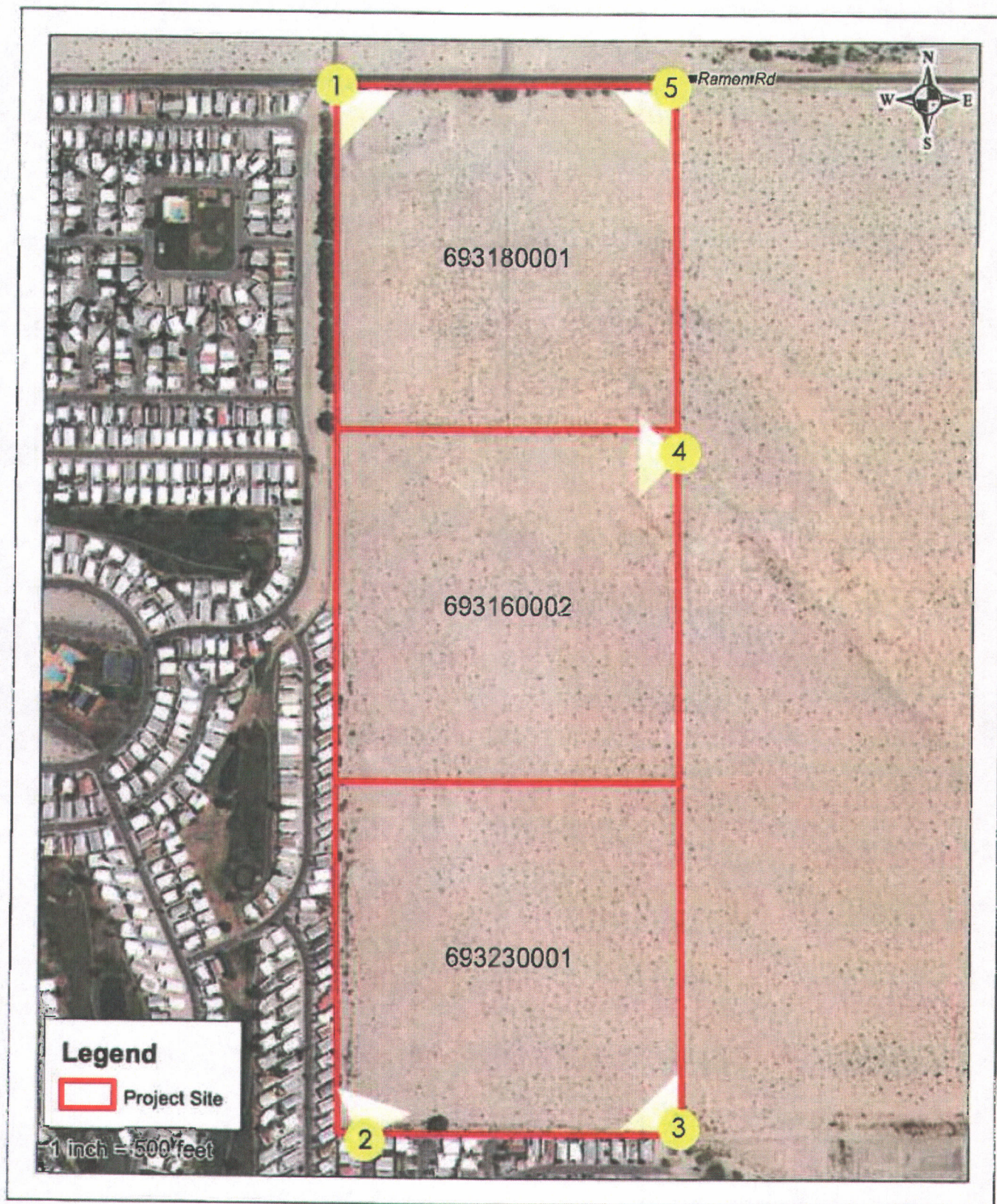


Photo Location Map
Thousand Palms 278 Environmental Assessment (SP00386)

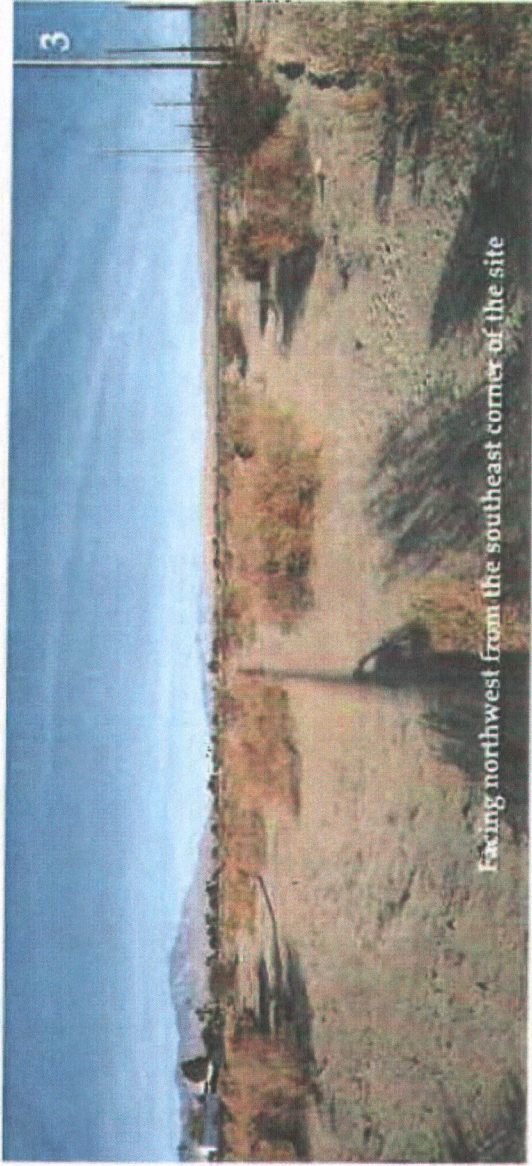
Exhibit
3

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2

Facing northeast from the terminus of Les Road near the southwest corner of the site



3

Facing northwest from the southeast corner of the site

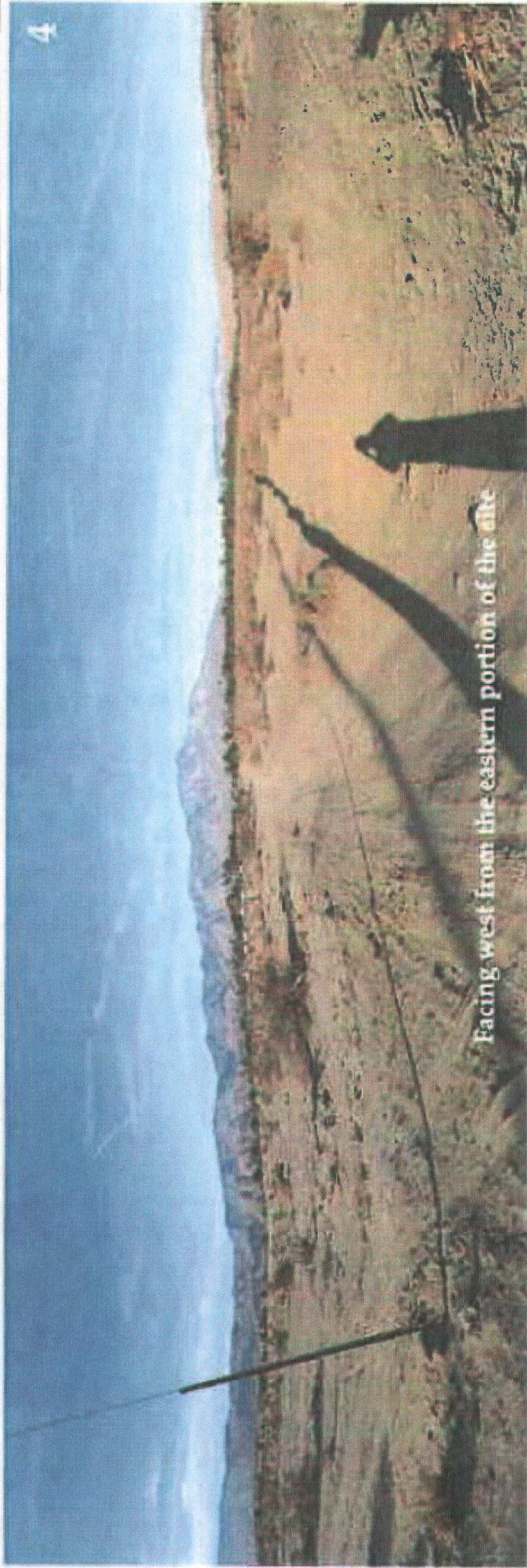


Site Photos

Thousand Palms 278 Environmental Assessment (SP00386)

Photos
1-3

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Facing west from the eastern portion of the site



Facing southwest from the northeast corner of the site