

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



ITEM
3.22
(ID # 8667)

MEETING DATE:

Tuesday, January 29, 2019

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING :ADOPT RESOLUTION NO. 2019-025 - CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 550 and ADOPT ORDINANCE NO. 348.4900 formally changing the zoning classification from Rural Residential (R-R) to Planned Residential (R-4). Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), Open Space: Conservation Habitat (OS: CH), Open Space: Water (OS: W), and Mixed Use Area (MUA) – Location: Northerly of San Jacinto Avenue, southerly of Nuevo Road, easterly of Dunlap Drive, and westerly of Pico Avenue – 266 Gross Acres - [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT RESOLUTION NO. 2019-025 certifying Environmental Impact Report No. 550 for Change of Zone No. 7869, Tentative Parcel Map No. 36664, and Tentative Tract Map No. 36665; and,

ADOPT ORDINANCE NO. 348.4900 amending the zoning in the Nuevo Zoning Area shown on Map No. 2.2435, Change of Zone No. 7869.

ACTION: Policy

Charissa Leach, Assistant TLMA Director

1/17/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Hewitt, seconded by Supervisor Perez and duly carried, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4900 is adopted with waiver of the reading.

Ayes: Spiegel, Washington, Perez and Hewitt
Nays: Jeffries
Absent: None
Date: January 29, 2019
xc: Planning, MC, COB

Kecia Harper
Clerk of the Board
By:
Deputy
3.22

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Change of Zone No. 7869 (CZ 7869) changes the zoning from Rural Residential (R-R) to Planned Residential (R-4) on approximately 266 acres. The public hearing for CZ 7869 was held on December 4, 2018, as Agenda Item No. 19.1. At the conclusion of public testimony, the Board of Supervisors closed the public hearing, tentatively certified the Environmental Impact Report No. 550 and tentatively approved CZ 7869. Pursuant to Section 4.1 of Ordinance No. 348, the County's unincorporated area is placed in mapped zoning districts. Adoption of Ordinance No. 348.4900 will finalize the Board's tentative action on CZ 7869.

The property is located northerly of San Jacinto Avenue, southerly of Nuevo Road, easterly of Dunlap Drive and westerly of Pico Avenue as shown on the attached maps.

Impact on Residents and Businesses

The impacts of processing Change of Zone No. 7869 and adoption of this ordinance have been evaluated through the environmental review and public hearing process by staff and the Board of Supervisors. The opportunity for public review and comment was provided during the public hearings scheduled for this change of zone and any verbal or written testimony provided by the public was considered by the hearing body at that time. Today's action will finalize the Board's tentative action that was taken on December 4, 2018, pursuant to Agenda Item No. 19.1 and formally change the property's zoning classification.

Additional Fiscal Information

There is no fiscal impact to the County because the cost for processing Change of Zone No. 7869 has been borne by the applicant.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

A. Resolution No. 2019-025

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

B. Ordinance No. 348.4900 with Zoning Map


Scott Brukner 1/17/2019


Gregory V. Priamos, Director County Counsel 1/17/2019

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on January 29, 2019, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Spiegel, Washington, Perez and Hewitt
NAYS: Jeffries
ABSENT: None

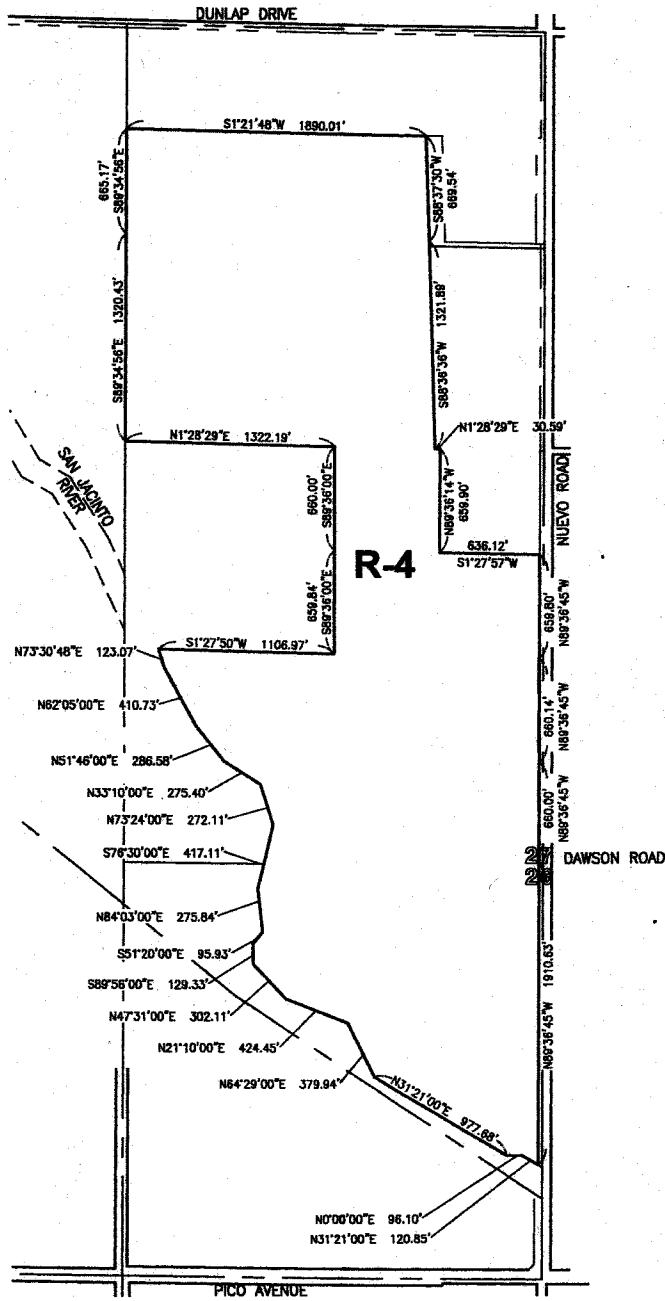
DATE: January 29, 2019

KECIA R. HARPER
Clerk of the Board
BY: *[Signature]*
Deputy

SEAL

NUEVO AREA

SEC. 26, T. 4 S., R. 3 W., S. B. M.
 SEC. 27, T. 4 S., R. 3 W., S. B. M.



R-4 PLANNED RESIDENTIAL

MAP NO. 2.2435

CHANGE OF OFFICIAL ZONING PLAN
 AMENDING

MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7869
 ADOPTED BY ORDINANCE NO. 348.4900

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS PARCEL NOS.
 310-230-007
 310-230-008
 310-230-009
 310-230-028
 310-230-030
 310-230-038
 310-230-040
 308-005-041



RESOLUTION NO. 2019-025

CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 550

FOR CHANGE OF ZONE NO. 7869, TENTATIVE PARCEL MAP NO. 36664 AND TENTATIVE TRACT MAP NO. 36665

WHEREAS, pursuant to the provisions of Government Code Section 65350 et. seq., public hearings were held before the Riverside County Board of Supervisors in Riverside, California on December 4, 2018 to consider Change of Zone No. 7869, Tentative Parcel Map No. 36664, and Tentative Parcel Map No. 36665;


WHEREAS, all procedures of the California Environmental Quality Act (CEQA) and Riverside County Rules to Implement CEQA have been followed, and Environmental Impact Report No. 550 (EIR No. 550), prepared in connection with Change of Zone No. 7869, Tentative Parcel Map No. 36664 and Tentative Tract Map No. 36665 and related cases (referred to alternatively herein as "the Project"), is sufficiently detailed so that all of the potentially significant effects of the Project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with CEQA and the above-referenced Rules; and,

WHEREAS, pursuant to State CEQA Guidelines section 15151, the evaluation of environmental effect is to be completed in light of what is reasonably feasible; and,

WHEREAS, the Riverside County Planning Department prepared an Environmental Assessment Initial Study pursuant to State CEQA Guidelines section 15151; and,

WHEREAS, the Riverside County Planning Department conducted an Environmental Assessment Initial Study as a screening tool submitted with the Notice of Preparation pursuant to State CEQA Guidelines section 15151; and,

WHEREAS, the Riverside County Planning Department first circulated a Notice of Preparation (NOP) for a 30-day public review period commencing May 24, 2016 and ending June 22, 2016 and held one public scoping meeting on June 20, 2016. The County prepared a Draft EIR No. 550 (State

FORM APPROVED COUNTY COUNSEL
BY:  AARON C. GETTISS
DATE: 01-08-19

1 Clearinghouse No. 2016051062) to address the Change of Zone No. 7869, Tentative Parcel Map No. 36664
2 and Tentative Parcel Map No. 36665. The Draft EIR No.550 ("DEIR") was circulated for public review
3 and comment as specified in the State CEQA Guidelines for a 46-day period (March 23, 2018 through May
4 7, 2018). Public comments were received by the County and have been responded to by the
5 County in accordance with CEQA requirements. The Project Final EIR Responses to Comments
6 document was published September 18, 2018 (the "Responses"),

7 **WHEREAS**, the Project Final EIR was submitted to commenter's on September 18, 2018 which
8 incorporated responses to the comment letters received,

9 **WHEREAS**, the Project Final EIR was presented before the Planning Commission on October 4,
10 2018,

11 **WHEREAS**, late comments on the EIR were received from additional commenters, including
12 comments raised from the Residents Association of Greater Lake Mathews, the Rural Association of Mead
13 Valley, and Eastern Municipal Water District,

14 **WHEREAS**, the additional late comments did not raise any new substantive issues related to the
15 Project's physical environmental impacts as evaluated under CEQA that would warrant the need for
16 additional response or analysis beyond what is already included within the EIR and associated technical
17 reports,

18 **WHEREAS**, the Planning Commission on October 4, 2018 recommended approval of the Project
19 and Project Final EIR,

20 **WHEREAS**, the Project Final EIR was presented before the Board of Supervisors on December 4,
21 2018 and was recommended approval of the Project and certification of the Project Final EIR,

22 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
23 public and affected government agencies; now, therefore,

24 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
25 of the County of Riverside, in regular session assembled on January 29, 2019, that:

- 26 A. The Project includes Change of Zone No. 7869, Tentative Parcel Map No. 36664 and
27 Tentative Tract Map No. 36665, which were all considered concurrently at the public
28 hearings before the Board of Supervisors. Specific findings for Tentative Parcel Map No.

1 36664 and Tentative Tract Map No. 3665 are contained in this Resolution No. 2019-025.

- 2 B. Change of Zone No. 7869 changes the current zoning on the Project site from Rural
3 Residential (R-R) to Planned Residential (R-4), to be consistent with the General Plan land
4 use designations. With approval the Change of Zone No. 7869 would not result in any
5 inconsistency with the General Plan.
- 6 C. Tentative Parcel Map No. 36664 proposed to reconfigure parcels associated with the
7 proposed project phasing. Tentative Parcel Map No. 36664 would also create associated
8 easements and dedications for public streets and right-of-way.
- 9 D. Tentative Parcel Map No. 36664 is located within a boundary of an existing Specific Plan.
- 10 E. Furthermore, the proposed Tentative Parcel Map No. 36664, together with the provisions for
11 its design and improvement, is consistent with the County's General Plan.
- 12 F. Furthermore, pursuant to Section 66418 of the Subdivision Map Act, "design" of a map
13 refers to street alignments, grades and widths; drainage and sanitary facilities and utilities,
14 including alignments and grades thereof; location and size of all required easements and
15 rights-of way; fire roads and firebreaks; lot size and configuration; traffic access; grading;
16 land to be dedicated for park or recreational purposes; and other such specific physical
17 requirements in the plan and configuration of the entire subdivision as may be necessary to
18 ensure consistency with, or implementation of, the general plan or any applicable specific
19 plan. The design and layout of Tentative Parcel Map No. 36664 are consistent with the
20 design standards established by the Subdivision Map Act and the Subdivision Regulations
21 of the Riverside County Code. Several public agencies have reviewed the originally
22 submitted map. Those comments have been included as conditions of approval. Therefore,
23 as conditioned, the design and improvement of the proposed subdivision are consistent with
24 the intent and purpose of the General Plan. The site for Tentative Parcel Map No. 36664 is
25 physically suitable for the proposed type and density of development because it consists of
26 lightly rolling terrain and is accessible by an existing roadway corridor. Furthermore, the
27 site is sufficient in size, length, and width and meets the minimum development standards
28 of the proposed residential development. In addition, the Project will incorporate extensive

1 buffers and open space that will preserve the rural character of and ensure compatibility with
2 the surrounding area, as more particularly described herein under CEQA Land Use Finding
3 (impacts determined to be less than significant in consideration of existing regulations and
4 Project Design Features, with no need for mitigation). Finally, the site is not identified as
5 having hazardous waste or past remediation. The proposed residential homes will not be
6 located within a Flood Zone. The site is not in a Methane Zone or a landslide or liquefaction
7 area, a tsunami-inundation zone, flood-prone area, or a High Wind Erosion Susceptibility
8 Area.

9 G. The design of Tentative Parcel Map No. 36664 will not cause serious public health problems.
10 EIR No. 550 was prepared for the Project, which includes Change of Zone No. 7869,
11 Tentative Parcel Map No. 36664 and Tentative Tract Map No. 36665. EIR No. 550 analyzed
12 the Project's potential significant effects on the environment and made the required findings
13 in compliance with the State CEQA Guidelines and Riverside County Rules to Implement
14 CEQA. Based on the findings and conclusions in EIR No. 550 and the Project's conditions
15 of approval, the design of Tentative Parcel Map No. 36664 is not likely to cause serious
16 public health problems.

17 H. The design of Tentative Parcel Map No. 36664 and the proposed improvements will not
18 cause substantial environmental damage or substantially and avoidably injure fish or wildlife
19 or their habitat. EIR No. 550 analyzed the Project's potential significant effects on the
20 environment and made the required findings in compliance with the State CEQA Guidelines
21 and Riverside County Rules to Implement CEQA. Based on the findings and conclusions
22 in EIR No. 550 and the Project's conditions of approval, the design of Tentative Parcel Map
23 No. 36664 is not likely to cause substantial environmental damage or substantially and
24 avoidably injure fish or wildlife or their habitat.

25 I. The design of Tentative Parcel Map No. 36664 will not conflict with any easements,
26 acquired by the public at large, for access through or use of, property within the proposed
27 development. Existing residences to the north of the Project site will have continued access
28 via a public street.

- 1 J. Tentative Tract Map No. 36665 proposed to reconfigure parcels associated with the proposed
2 project phasing.
- 3 K. Tentative Tract Map No. 36665 is located within a boundary of an existing Area Plan.
- 4 L. Tentative Tract Map No. 36665 is consistent with the Lakeview/Nuevo Area Plan.
- 5 M. Tentative Tract Map No. 36665 proposes to subdivide 171.7 acres into 599 lots.
- 6 N. The design and layout of Tentative Tract Map No. 36665 is consistent with the design
7 standards established by the Subdivision Map Act and the Subdivision Regulations of the
8 Riverside County Code.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
10 impacts associated with EIR No. 550 are determined to have no environmental impacts in consideration of
11 existing regulations and Project Design Features, with no need for mitigation.

12 **A. Aesthetics.**

13 *Impact: Scenic Highways.*

14 *Threshold: Have a substantial effect upon a scenic highway corridor within which it is*
15 *located?*

16 1. **No Impact:**

17 The Project site is located approximately four miles south of the Ramona Expressway, which
18 is a County-eligible scenic corridor, but is not located within any State eligible scenic
19 highway corridor. The Project is not visible from the Ramona Expressway and will have no
20 impact on this County eligible scenic highway. Therefore, no impact will occur (EA 42798,
21 p.8).

22 **B. Agricultural and Forest Resources.**

23 *Impact: Farmland Conversion.*

24 *Threshold: Convert Prime Farmland, Unique Farmland, or Farmland of Statewide*
25 *Importance (farmland) as shown on the maps prepared pursuant to the Farmland Mapping*
26 *and Monitoring Program of the California Resources Agency to non-agricultural use?*

27 1. **No Impact:**

28 The proposed Project would not convert Prime Farmland, Unique Farmland, or

1 Farmland of Statewide Importance as shown on the maps prepared pursuant to the
2 Farmland Mapping and Monitoring Program of the California Resources Agency to
3 non-agricultural use. Therefore, no impact will occur (EA 42798, p. 8).

4 **Impact:** *Agricultural Use/Williamson Act.*

5 **Threshold:** *Conflict with existing agricultural zoning, agricultural use or with land subject*
6 *to a Williamson Act contract or land within a Riverside County Agricultural Preserve?*

7 1. No Impact:

8 The project is not designated for agriculture in the general plan and, according to the
9 County of Riverside Geographical Information System (GIS), database, the Project
10 is not located within agriculture Preserve or under a Williamson Act contract;
11 therefore, no impact will occur as a result of the Project (EA 42798, p. 8).

12 **Impact:** *Zoning of forestland.*

13 **Threshold:** *Project construction and implementation would not conflict with existing zoning*
14 *for, or cause rezoning of, forestland (as defined in Public Resources Code section 12220(g)),*
15 *timberland (as defined by Public Resources Code section 4526), or timberland zoned*
16 *Timberland Production (as defined by Government Code section 51104(g))?*

17 1. No Impact:

18 The Project site and surrounding area is not zoned for forestland. Therefore, the
19 Project would not conflict with existing zoning for forest land uses or timberland
20 zoned Timberland Production. The Project would not conflict with any existing
21 zoning for forest land or timberland. Therefore, no impact will occur as a result of
22 the Project (EA 42798, p. 9).

23 **Impact:** *Loss or Conversion of Forest Resources.*

24 **Threshold:** *The Project would not result in the loss of forest land or conversion of forest*
25 *land to non-forest use?*

26 1. No Impact:

27 According to the Lakeview/Nuevo Area Plan Land Use Map, the Project is not
28 located within forest land, and will not result in the loss of forest land or conversion

1 of forest land to non-forest use; therefore, no impact will occur as a result of the
2 Project (EA 42798, p. 9).

3 ***Impact: Changes in the existing environment.***

4 ***Threshold: Involve other changes in the existing environment which, due to their location***
5 ***or nature, could result in conversion of forest land to non-forest use?***

6 1. **No Impact:**

7 The Project site does not have a zoning or land use designation of Forest land.
8 Furthermore, the County of Riverside does not have a designation of forest land,
9 timberland, or timberland zoned areas. Therefore, no impact will occur as a result of
10 the Project (EA 42798, p. 9).

11 **C. Air Quality.**

12 ***Impact: Sensitive Receptor.***

13 ***Threshold: Involve the construction of a sensitive receptor located within one mile of an***
14 ***existing substantial point source emitter?***

15 1. **No Impact:**

16 Surrounding land uses to the Project site include a single-family residential area to
17 the west, rural residences to the north, rural residences and vacant land to the east,
18 and vacant land to the south. There are no existing substantial point source emitters
19 within one mile of the Project site. Therefore, no impact will occur (EA 42798, p.
20 11).

21 ***Impact: Odors.***

22 ***Threshold: Create objectionable odors affecting a substantial number of people?***

23 1. **No Impact:**

24 According to the CEQA Air Quality Handbook, land uses associated with odor
25 complaints include agricultural operations, wastewater treatment plants, landfills,
26 and certain industrial operations as manufacturing uses that produce chemicals. The
27 proposed residential development does not include any of the above noted uses or
28 processes and will not create objectionable odors affecting a substantial number of

1 people. There are not any existing substantial point source emitters within one mile
2 of the Project site. Therefore, no impact will occur (EA 42798, p. 11).

3 **D. Biological Resources.**

4 ***Impact:*** Conflict with Local Policy, Plan or Tree Policy.

5 ***Threshold:*** Conflict with any local policies or ordinances protecting biological resources,
6 such as a tree preservation policy or ordinance?

7 1. **No Impact:**

8 The proposed project does not include any trees on the Project site. The Project will
9 not conflict with any local policies or ordinances protecting biological resources or
10 tree preservation policy or ordinance. Therefore, no impact will occur (EA 42798,
11 p.13).

12 **E. Geology and Soils.**

13 ***Impact:*** Earthquake Fault Zone or County Fault Zone.

14 ***Threshold:*** Expose people or structures to potential substantial adverse effects, including
15 the risk of loss, injury, or death involving rupture of a known earthquake fault as delineated
16 on the most recent Alquist-Priolo Earthquake Fault Zoning Map?

17 1. **No Impact:**

18 The Project site is not located within a currently designated Alquist-Priolo
19 Earthquake Fault Zone or County of Riverside Fault Zone. California Building Code
20 (CBC) requirements pertaining to residential development will minimize the
21 potential for structural failure or loss of life during earthquakes by ensuring that
22 structures are constructed pursuant to applicable seismic design criteria for the
23 region. Therefore, no impact will occur (EA 42798, p. 15).

24 ***Impact:*** Landslide Risk.

25 ***Threshold:*** Located on geologic unit or soil that is unstable, or that would become unstable,
26 or that would become unstable as a result of the project, and potentially result in on-or off-
27 site landslide, lateral spreading, collapse, or rock fall hazards?

1. No Impact:

The Project site is topographically level and the potential for liquefaction induced lateral spreading under the project is considered low. The flat-lying nature of the site and planned grading of the rocky knolls would also result in a low potential for risk of landslide from erosion or seismic ground shaking. Therefore, there would be no impacts relative to landslide risk (EA 42798, p. 15).

Impact: *Geologic Hazards such as Seiche, Mudflow, or Volcanic Hazard?*

Threshold: *Be subject to geologic hazards such as seiche, mudflow, or volcanic hazard.*

1. No Impact:

The Project site is topographically level and the potential for liquefaction induced lateral spreading under the project is considered low. Surface sediments in the project site consist of topsoil, older alluvium, and granitic bedrock. The flat-lying nature of the site and planned grading of the rocky knolls would result in a low potential for erosion or seismic ground shaking. Therefore, there would be no impacts relative to seiche, mudflow, or volcanic hazard (EA 42798, p. 16).

Impact: *Slopes.*

Threshold: *Create cut fill slopes greater than 2:1 or higher than 10 feet?*

1. No Impact:

The Project will not cut or fill slopes greater than 2:1 or higher than 10 feet. Therefore, no impact will occur (EA 42798, p. 16).

Impact: *Result in grading that affects or negates subsurface sewage disposal systems.*

Threshold: *Result in grading that affects or negates subsurface sewage disposal systems?*

1. No Impact:

The project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, the Project will have no impact (EA 42798, p.16).

Impact: *Soils.*

Threshold: *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*

1 water?

2 1. No Impact:

3 The Project will provide full sewer service. No impacts relative to supporting septic
4 tanks will occur (EA 42798, p. 17).

5 **F. Hazards and Hazardous Materials.**

6 *Impact: Hazards within ¼ mile of a school.*

7 *Threshold: Project construction and implementation would not emit hazardous emissions*
8 *or handle hazardous or acutely hazardous materials, substances, or waste within one-*
9 *quarter mile of an existing or proposed school?*

10 1. No Impact:

11 The project is not located within one quarter mile of an existing or proposed school.
12 The nearest school to the Project site is the Skyview Elementary, located at 625
13 Mildred Road Perris, approximately 1.5 miles to the southwest of the Project site.
14 The Project will not emit hazardous emissions or handle hazardous or acutely
15 hazardous materials, substances, or waste. Diesel particulate matter will be emitted
16 during construction but based on distance from any sensitive receptors; no significant
17 impacts will be anticipated. No impact will occur (EA 42798, p. 20).

18 *Impact: Hazardous Materials Sites.*

19 *Threshold: The project would not be located on a site which is included on a list of*
20 *hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as*
21 *a result, would not create a significant hazard to the public or the environment?*

22 1. No Impact:

23 The Project site is not listed on the State's list of hazardous materials sites compiled
24 pursuant to Government Code Section 65962.5 (CalEPA 2012). Further, there are no
25 onsite storage tanks and prior uses at the site would not be typically likely to cause
26 hazardous onsite conditions. Thus, the Project would have no impact (EA 42798 at
27 20).

1 **G. Hydrology.**

2 *Impact: Place housing within a 100-year flood hazard area.*

3 *Threshold: Place housing within a 100-year flood hazard area as mapped on a Federal*
4 *Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation*
5 *map?*

6 1. No Impact:

7 The Project site is currently vacant, generally flat, and is located immediately
8 adjacent to the San Jacinto River. The San Jacinto River floodplain reaches north to
9 the existing site. Proposed development is only for land north of the floodway, a
10 portion of which is located within the 500-year floodplain (Zone X) (EA 42798, p.
11 22).

12 *Impact: 100-year flood hazard area – structures.*

13 *Threshold: Place within a 100-year flood hazard area where structures would impede or*
14 *redirect flows?*

15 1. No Impact:

16 The San Jacinto River borders the Project site. Proposed development would not
17 occur within the 100-year flood plain. Therefore, the proposed Project would not
18 result in placing structures within a 100-year flood plain. No impact will occur (EA
19 42798, p. 22).

20 *Impact: Changes in the surface water.*

21 *Threshold: Changes in the surface water in any water body?*

22 1. No Impact:

23 The San Jacinto River borders the Project site. Proposed development would not
24 occur within the 100-year flood plain. The Project will not change the amount of
25 surface water in any water body. No impact will occur (EA 42798, p. 23).

26 **H. Land Use.**

27 *Impact: Planning consistency.*

28 *Threshold: Be consistent with the site's existing or proposed zoning?*

1. No Impact:

The Project is zoned Rural Residential (R-R), which allows for one family dwelling unit, with a Community Development Overlay, which allows for the conversion of agricultural uses to residential uses. Surrounding land uses include agricultural uses to the east, and south, rural residential to the north, and medium density residential uses to the west. The Project proposes to build 584 dwelling units on low and medium density sized lots. Therefore, the Project is consistent and compatible with the site's proposed zoning; no impact will occur. As noted in the Riverside County General Plan Land Use Element; Lakeview Nuevo Area Plan, the Project is zoned R-R which allows for single family dwelling units with a community development overlay. The proposed Project would provide density similar to the approved project west of the site. The proposed Project would be consistent with the site's existing or proposed zoning. Therefore, no impact will occur (EA 42798, p. 24).

Impact: Land use consistency.

Threshold: Be compatible with the site's existing surrounding zoning?

1. No Impact:

The Project is surrounded by agricultural and rural residential land uses on the north, agricultural land use on the south and east, and medium density residential to the west. The surrounding land use incorporates residential uses and the general plan provides for residential uses in the surrounding areas. Therefore, the Project will be compatible with the site's existing surrounding zoning and no impacts will occur (EA 42798, p. 24).

Impact: Planning compatibility with surrounding land uses.

Threshold: Be compatible with existing and planned surrounding land uses?

1. No Impact:

The Project is surrounded by agricultural and rural residential land uses on the north, east, agricultural land use on the south and east, and medium density residential to the west. Therefore, the Project will not disrupt or divide any existing community

1 and no impacts will occur (EA 42798, p. 24).

2 **Impact:** *Physically divide established community.*

3 **Threshold:** *Disrupt or divide the physical arrangement of an established community*
4 *(including a low-income or minority community)?*

5 1. No Impact:

6 The Project is surrounded by agricultural and rural residential land uses on the north,
7 east, agricultural land use on the south and east, and medium density residential to
8 the west. The proposed Project would not physically divide the arrangement of an
9 established community; therefore, no impact will occur (EA 42798, p. 24).

10 I. Mineral Resources.

11 **Impact:** *Loss of Availability.*

12 **Threshold:** *Result in the loss of availability of a known mineral resource that would be of*
13 *value to the region or the residents of the State?*

14 1. No Impact:

15 The Project site is located in an area designated as MRZ-3: MRZ-3a: areas where the
16 available geological information indicates that mineral deposits are likely to exist.
17 No existing or abandoned quarries or mines occur on the Project site. The Project
18 does not propose any resource extraction; therefore, the Project will not result in
19 permanent loss of significant mineral resources. No impacts will occur (EA 42798,
20 p. 25).

21 **Impact:** *Loss of Availability of Locally Important Mineral.*

22 **Threshold:** *Result in the loss of availability of a locally-important mineral resource recovery*
23 *site delineated on a local general plan, specific plan or other land use plan?*

24 1. No Impact:

25 The Project site is located in an area designated as MRZ-3: MRZ-3a: areas where the
26 available geological information indicates that mineral deposits are likely to exist.
27 No existing or abandoned quarries or mines occur on the Project site. The Project
28 does not propose any resource extraction; therefore, the Project will not result in

1 permanent loss of significant mineral resources. No impacts will occur (EA 42798,
2 p. 25).

3 **Impact:** *Incompatible land use.*

4 **Threshold:** *Be an incompatible land use located adjacent to a State classified or designated*
5 *area or existing surface mine?*

6 1. No Impact:

7 The Project site is located in an area designated as MRZ-3: MRZ-3a: areas where the
8 available geological information indicates that mineral deposits are likely to exist.
9 No existing or abandoned quarries or mines occur on the Project site. The Project
10 does not propose any resource extraction; therefore, the Project will not result in
11 permanent loss of significant mineral resources. No impacts will occur (EA 42798,
12 p. 25).

13 **Impact:** *Expose people or property to hazards.*

14 **Threshold:** *Expose people or property to hazards from proposed, existing or abandoned*
15 *quarries or mines?*

16 1. No Impact:

17 The Project site is located in an area designated as MRZ-3: MRZ-3a: areas where the
18 available geological information indicates that mineral deposits are likely to exist.
19 No existing or abandoned quarries or mines occur on the Project site. The Project
20 does not propose any resource extraction; therefore, the Project will not result in
21 permanent loss of significant mineral resources. The project is not located near
22 existing or abandoned quarries or mines. No impacts will occur (EA 42798, p. 25).

23 **J. Noise.**

24 **Impact:** *Airport Noise Impacts.*

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

1. No Impact:

The Project is within an Airport land use plan; however, the Project site is not within an existing flight path. Therefore, the proposed Project would not expose people residing or working in the Project area to excessive noise levels related to airports (EA 42798, p. 26).

Impact: Railroad Noise Impacts.

Threshold: Railroad noise impacts?

1. No Impact:

There are no railroad tracks in the vicinity of this Project site. The closest railroad tracks are located four miles south of the Project site. No impact will occur (EA 42798, p. 26).

Impact: Other Noise.

Threshold: Additional Noise factors?

1. No Impact:

No additional noise sources have been identified near the Project site that will contribute significant amount of noise to the Project site. Therefore, no impact will occur (EA 42798, p. 27).

K. Population and Housing.

Impact: Displace Substantial Numbers of Existing Housing.

Threshold: Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

1. No Impact:

There are no residences onsite, and access to adjacent homes would not be impacted by the Project. Additionally, no one lives on the Project site. Thus, development of the Project would not displace anyone, and no impact would occur (EA 42798, p. 28).

Impact: Create a Demand for Additional Housing.

Threshold: Create a demand for additional housing particularly housing affordable to

1 *households earning 80 percent or less of the County's median income?*

2 1. No Impact:

3 There are no residences on-site, and access to adjacent homes would not be impacted
4 by the Project. Additionally, no one lives on the Project site. The Project will actually
5 increase residential opportunities in the area. Thus, development of the Project would
6 not displace anyone, and no impact would occur (EA 42798, p. 28).

7 *Impact: Displace substantial numbers of people.*

8 *Threshold: Displace substantial numbers of people, necessitating the construction of*
9 *replacement housing elsewhere?*

10 1. No Impact:

11 There are no residences onsite, and access to adjacent homes would not be impacted
12 by the Project. Additionally, no one lives on the Project site. The Project will actually
13 increase residential opportunities in the area. Thus, development of the Project would
14 not displace any person, and no impact would occur (EA 42798, p. 28).

15 *Impact: County Redevelopment Project Area.*

16 *Threshold: Affect the County Redevelopment Project Area?*

17 1. No Impact:

18 The Project is not located within a County Redevelopment Project Area. Therefore,
19 the Project will have no impact (EA 42798, p. 29).

20 L. Recreation.

21 *Impact: Recreational Facilities.*

22 *Threshold: Would the project include recreational facilities or require the construction or*
23 *expansion of recreational facilities which might have an adverse physical effect on the*
24 *environment?*

25 1. No Impact:

26 The Project would include the construction of 584 residential units within the Project
27 site. The Project will also include two parks within the interior of the Project site.
28 The nearest public park to the Project site is Patriot Park located at 525 Murrieta

1 Road, approximately 1.5 miles southwest of the Project. Project implementation will
2 not require the construction or expansion of recreational facilities that can cause
3 adverse physical effects on the environment. No impact will occur (EA 42798, p.
4 31).

5 **Impact:** *Existing Use Facilities.*

6 **Threshold:** *Would the project include the use of existing neighborhood or regional parks*
7 *or other recreational facilities such that substantial physical deterioration of the facility*
8 *would occur or be accelerated?*

9 1. No Impact:

10 The Project will include the construction of 584 residential units within the Project
11 site. The Project will also include two parks within the interior of the Project site.
12 Residents of the new homes will not use existing community parks or other
13 recreational facilities to the extent that the nearest park would incur substantial
14 physical deterioration. Project implementation will not require the construction or
15 expansion of recreational facilities that can cause adverse physical effects on the
16 environment. No impact will occur (EA 427989, p. 31).

17 **Impact:** *Community Service Areas for the Proposed Project Site.*

18 **Threshold:** *Is the Project located within a Community Service Area (CSA) or recreation*
19 *and park district with a Community Parks and Recreation Plan (Quimby fees)?*

20 1. No Impact:

21 The Project will provide two parks totaling 7.6 acres which exceeds the requirements
22 associated with County of Riverside Ordinance No. 460 for park and recreation areas
23 for new development. Therefore, no impact will occur (EA 427989, p. 32).

24 **Impact:** *Recreational Trails.*

25 **Threshold:** *Would the project provide recreational facilities?*

26 1. No Impact:

27 The project will provide a 20-foot wide easement to trail along the southern boundary
28 of the project site with the opportunity to connect to regional trails. Therefore, no

1 impact will occur (EA 427989, p. 32).

2 **M. Transportation and Circulation.**

3 ***Impact: Air Traffic Patterns.***

4 ***Threshold: The Project would not result in a change in air traffic patterns, including either***
5 ***an increase in traffic levels or a change in location that results in substantial safety risks?***

6 1. **No Impact:**

7 The Project does not propose any design issues that will cause a change in air
8 patterns. No impact would occur (EA 42798, p. 33).

9 ***Impact: Waterborne, rail or air traffic.***

10 ***Threshold: Alter waterborne, rail or air traffic?***

11 1. **No Impact:**

12 The Project does not propose any design issues that will cause a change in air traffic
13 patterns, alter waterborne, or rail and traffic. No impact would occur (EA 42798,
14 p. 33).

15 ***Impact: Substantially Increase Hazards.***

16 ***Threshold: Substantially increase hazards due to a design feature (e.g., sharp curves or***
17 ***dangerous intersections) or incompatible uses (e.g. farm equipment)?***

18 1. **No Impact:**

19 The Project will provide two gated entrances to minimize potential hazards as a result
20 of the Project design features. The internal circulation system will be designed in
21 accordance with County of Riverside guidelines and will be in compliance with
22 Caltrans and County of Riverside Standard 821. The Project will not substantially
23 increase hazards due to a design feature or cause an effect upon a need for new or
24 altered maintenance of roads. No impact will occur (EA 42798, p. 33).

25 ***Impact: Cause an effect upon or need for new or altered maintenance of roads.***

26 ***Threshold: Cause an effect upon or need for new or altered maintenance of road?***

27 1. **No Impact:**

28 The Project will provide two gated entrances to minimize potential hazards as a result

1 of the Project design features. The internal circulation system will be designed in
2 accordance with County of Riverside guidelines and will be in compliance with
3 Caltrans and County of Riverside Standard 821. The Project will not substantially
4 increase hazards due to a design feature or cause an effect upon a need for new or
5 altered maintenance of roads. No impact will occur (EA 42798, p. 33).

6 **Impact:** *Conflict with adopted policies, plans or programs regarding recreation Bike Trails.*

7 **Threshold:** *Conflict with adopted policies, plans, or programs regarding bikeways?*

8 1. No Impact:

9 The Project will provide a 20-foot-wide easement on the southern boundary of the
10 Project site with potential to connect to future regional trails. The Project includes an
11 internal multi-use trail along Street "A". No impacts will occur (EA 42798, p. 33).

12 **N. Utilities Energy Conservation.**

13 **Impact:** *Conflict with any adopted energy conservation plans.*

14 **Threshold:** *Would the project conflict with any adopted energy conservation plans?*

15 1. No Impact:

16 The Project will not conflict with any adopted energy conservation plans. The Project
17 will have no impact (EA 42798, p. 36).

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
19 impacts associated with EIR No. 550 are determined to be less than significant in consideration of existing
20 regulations and Project Design Features, with no need for mitigation.

21 **A. Aesthetics.**

22 **Impact:** *Interfere with the nighttime use of the Mt. Palomar Observatory.*

23 **Threshold:** *Would the proposed Project will not interfere with the nighttime use of the Mt.
24 Palomar Observatory?*

25 1. Less than Significant Impact:

26 The Project site is located approximately 35 miles away from the Mt. Palomar
27 Observatory; which is within the designated 45-mile (Zone B) Special Lighting Area
28 that surrounds the Mt. Palomar Observatory. Ordinance No. 655 has specific lighting

1 restrictions for projects depending on if they are located within either Zone A or B
2 of the Palomar Special Lighting Area. Class 1 lighting areas includes all outdoor
3 lighting used for, but not limited to, outdoor sales or eating areas, assembly or repair
4 area, outdoor advertising displays and other signs, recreational facilities, and other
5 similar applications when color rendition is important. Class 2 lighting areas includes
6 all outdoor lighting used for, but not limited to, illumination for walkways, private
7 roadways and streets, equipment yards, parking lot, and outdoor security. With Zone
8 B, the ordinance requires that all exterior lighting in Class 1 areas should be low
9 pressure sodium and must not exceed 4050 Lumens unless shielded. In Class 2
10 lighting areas lighting above 4050 lumens is prohibited. Since the Project involves
11 all new construction the lighting ordinance restrictions will be incorporated into
12 Project design. Final design review by the County Planning Department will ensure
13 the ordinance requirements are met. Impacts will be less than significant.

14 **B. Air Quality.**

15 *Impact: Exposure of local receptors to localized construction emissions.*

16 *Threshold: Will the project result in exposure of local receptors to localized construction*
17 *emissions, toxic air contaminants, and carbon monoxide hotspot?*

18 1. Project Impact:

19 The proposed Project involves the construction of a single-family residential
20 development. According to the South Coast Air Quality Management District LST
21 methodology, LST's would apply to the operational phase of a project, if the project
22 includes stationary sources, or attracts mobile sources that may spend long periods
23 of queuing and idling at the site; such as warehouse/transfer facilities. The proposed
24 Project does not include such uses. Impacts from the proposed Project are mainly
25 focused on mobile source emissions that are typical of residential developments.
26 Therefore, due to the lack of stationary source emissions, no long-term LST analysis
27 is needed. Impacts will be less than significant.

1 **C. Biological Resources.**

2 ***Impact:*** *Multiple Species Habitat Conservation Plan riparian/ riverine resources.*

3 ***Threshold:*** *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural*
4 *Conservation Community Plan, or other approved local, regional, or state conservation*
5 *plan?*

6 1. Project Impact(s):

7 A Habitat Evaluation and Acquisition Negotiation Strategy Biological Analysis
8 (HANS Analysis) dated February 8, 2016 was prepared for the proposed Project. The
9 Study Area occurs within Cell Groups B and C, and Cell 2867 of Subunit 1 (San
10 Jacinto River, Middle Reach) of the Lakeview/Nuevo Area Plan of the MSHCP. The
11 HANS Analysis determined, approximately 0.1 percent of Cell Group B, 6 percent
12 of Cell Group C, and 54 percent of independent Cell 2867 will be impacted by the
13 proposed Project. A focused burrowing owl survey was performed, and it was
14 determined that no burrowing owls occur within the Study Area. The Project site is
15 within the survey area for Los Angeles pocket mouse (LAPM). A LAPM trapping
16 survey was conducted in 2006 as part of the San Jacinto River Valley Master
17 Development Facilities Improvement and Conservation Plan, which included a
18 portion of the Study Area. The LAPM were captured in the far northeast portion of
19 the Study Area adjacent to Nuevo Road, and to the southeast outside of the Study
20 Area on the south side of the San Jacinto River. As noted above, these surveys have
21 been deemed acceptable by United States Fish and Wildlife Service (USFWS),
22 California Department of Fish and Wildlife (CDFW), and the Riverside County
23 Regional Conservation Authority (RCA), and additional surveys are not warranted.
24 The property is within Area 3 of the Narrow Endemic Plant Species Survey Area
25 (NEPSSA) and Criteria Area Species Survey Area (CASSA) survey area. Surveys
26 were conducted and a population of spreading navarretia (*Navarretia fossalis*) was
27 identified and will be avoided. The Project proposes to develop 74.3 acres of
28 independent Cell 2867, 16.6 acres of Cell 2865 of Cell Group C, and 0.3 acres of

1 Cell 2970 of Cell Group B. The Project proposes to conserve 19.1 acres of
2 Independent Cell 2867, 40.2 acres of Cell 2865 of Cell Group C, and 0.7 acres of
3 Cell 2970 of Cell Group B. The Project also proposes conservation of 11.2 acres that
4 is not within a cell or cell group but that is contiguous with the conservation proposed
5 within the aforementioned cells. According to the HANS Analysis, the proposed
6 Project will be implemented consistent with the MSHCP based on the following:

- 7 • MSHCP Cell 2867 criteria calls for conservation of 40 to 50 percent in the
8 southeastern portion of the Cell. The Project impacts are located in the
9 northern portion of the site and do not conflict with Cell Criteria. The Project
10 includes 19.1 acres of conservation in the southeastern portion of the Cell.
- 11 • MSHCP Cell Group C calls for conservation of 55 to 65 percent in the
12 western portion of the cell group. The Project proposes impacts to 6 percent
13 of the cell group and to conserve 12.6 percent of the cell directly adjacent to
14 the San Jacinto River.
- 15 • MSHCP Cell Group B calls for conservation of 70 to 80 percent of the cell
16 focusing on the western portion of the cell group. The Project proposes 0.3
17 acre of impact to Cell Group B comprised of a thin sliver of land in the
18 northeastern portion of the cell group. The Project's conservation is
19 comprised of 60.0 acres within the aforementioned Cell and Cell Group and
20 an additional 11.2 acres of conservation outside of a cell but immediately
21 adjacent to Cell 2867 and Cell Group B. This conservation will contribute to
22 the assembly of Proposed Extension of Existing Core 4.
- 23 • The Project is consistent with MSHCP Section 6.1.2 because it mitigates 2.66
24 acres of riparian/riverine impacts with on-site creation of 2.66 acres of vernal
25 pool habitat along with the conservation of 7.01 acres of vernal pool/seasonal
26 pool habitats.
- 27 • The Project is consistent with MSHCP Section 6.1.3 because NEPSSA
28 species surveys were conducted and the population of the NEPSSA species

1 observed are being avoided (with the exception of potential impacts from
2 Nuevo Road widening) and included in the proposed MSHCP conservation.

3 • The Project is consistent with MSHCP Section 6.1.4 because it has
4 minimized indirect impacts through the use of best management practices,
5 appropriate lighting control, and control of exotic species, along with the
6 conservation of 71.2 acres adjacent to the San Jacinto River. The following
7 measures will be implemented by the Project to minimize the identified
8 potential indirect impacts to the MSHCP conservation area, including: The
9 Project is consistent with MSHCP Section 6.3.2 because no burrowing owl's
10 habitat occurs within the Project area. CASSA species surveys were
11 conducted and no CASSA species were observed during the 2014 surveys.
12 Previous surveys found a small population of the Coulter's goldfields and the
13 location of this population is included in the proposed MSHCP conservation.
14 Impacts to upland habitats and associated species will be addressed through
15 participation in the MSHCP and through payment of the MSHCP Local
16 Development Mitigation fee (LDMF). The applicant is required to pay the
17 LDMF as determined by the County. The fee schedule is adjusted annually
18 by the Regional Conservation Authority (RCA) and was last adjusted on July
19 1, 2017. The current fee is \$6,914 per acre for industrial or commercial uses,
20 \$2,031 for residential density less than 8.0 dwelling units per acre, \$1,00 for
21 residential density between 8.0 and 14.0 dwelling units per acre, and \$1,056
22 for residential density greater than 14.0 dwelling units per acre. The applicant
23 is requesting that fees be offset through donation of lands proposed for
24 conservation. Only those lands within Criteria Cells being conserved are
25 being included in this request which total 60.0 acres. The actual fee reduction
26 will be determined by the County. Impacts related to MSHCP conflicts will
27 be less than significant with adherence to existing regulations (DEIR, 4.4-9).

1 **B. Cultural Resources.**

2 *Impact: Human Remains.*

3 *Threshold: Will the project disturb any human remains, including those interred outside of*
4 *formal cemeteries?*

5 1. Project Impacts(s):

6 The Project does not include a formal cemetery or any archeological resources that
7 might contain interred human remains. Nonetheless, the project will be required to
8 adhere to State Health and Safety Code Section 7050.5 if in the event that human
9 remains are encountered and by ensuring that no further disturbance occur until the
10 County Coroner has made the necessary findings as to origin of the remains.
11 Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall
12 be left in place and free from disturbance until a final decision as to the treatment
13 and their disposition has been made. This is State Law and is therefore not considered
14 mitigation. Therefore, impacts in this regard are considered less than significant.

15 **C. Geology and Soils.**

16 *Impact: Subsidence.*

17 *Threshold: Will the project be located on a geological unit or soil that is unstable, or that*
18 *would become unstable as a result of the project, and potentially result in ground*
19 *subsidence?*

20 1. Project Impact(s):

21 All earthwork and grading will be performed in accordance with all applicable
22 requirements of the grading and excavation codes of the County and in compliance
23 with all applicable provisions of the CBC. Given that all loose compressible soils
24 will be removed during remedial grading activities in compliance with CBC
25 requirements, collapse and subsidence are not considered potential hazards with
26 respect to the Project site. Therefore, impacts will be less than significant.

27 *Impact: Subsidence.*

28 *Threshold: Will the project create a substantial risk to life or property due to expansive*

1 soils?

2 1. Project Impact(s):

3 The proposed Project is subject to CBC standards including requirements for
4 excavation, fill, footings, retaining walls, and pier and pile foundations, typically
5 design features required by the CBC are ground improvement or foundational design.
6 Ground improvement includes removal and re-compaction of low-density soils and
7 removal of excess groundwater. Over-excavation and re-compaction of soils contain
8 excessive amounts of organic material or deleterious objects. Foundation design
9 includes construction of piles to reinforce shallow foundations or construction of
10 subsurface retaining structures. Implementation and compliance with the County
11 General Plan, code of ordinances, and CBC requirements will limit hazard impacts
12 related to expansive soils to less than significant levels.

13 ***Impact: Expansive Soil.***

14 ***Threshold: The Project could be located on expansive soil, as defined in Table 18-1-B of***
15 ***the Uniform Building Code (1994), creating substantial risks to life or property, with the***
16 ***implementation of mitigation measures (refer to Project Resolution Attachment "A",***
17 ***Mitigation Monitoring and Reporting Program)?***

18 1. Project Impact(s):

19 The proposed Project is subject to California Building Code (CBC) standards
20 including requirements for excavation, fill, footings, retaining walls, and pier and
21 pile foundations. Typical design features required by the CBC are ground
22 improvement or foundational design. Ground improvement includes removal and re-
23 compaction of low-density soils and removal of excess groundwater. Similarly, over-
24 excavation and re-compaction of soils is a common method to prevent soil
25 compression. Importing soils may also be required if soils contain excessive amounts
26 of organic material or deleterious objects (such as boulders). Foundation design
27 includes construction of piles to reinforce shallow foundations or construction of
28 subsurface retaining structures. Implementation and compliance with the County

1 General Plan, Code of Ordinances, and CBC requirements will limit hazard
2 impacts related to expansive soils to less than significant levels (DEIR, 4.6-7).

3 **D. Hazards and Hazardous Materials.**

4 *Impact: Emergency Response or Evacuation Plan.*

5 *Threshold: The Project would not impair implementation of or physically interfere with an*
6 *adopted emergency response plan or an emergency evacuation plan?*

7 1. Project Impact(s):

8 Vehicular access to the Project site will be provided by four 44-wide driveways on
9 Nuevo road. The project will provide sufficient driveway width to provide access to
10 emergency vehicles. The proposed Project will not impair implementation of or
11 physically interfere with an adopted emergency response plan or an emergency
12 evacuation plan. Therefore, the Project would have a less than significant impact
13 (DEIR 4.8-6).

14 *Impact: Airport safety hazards.*

15 *Threshold: The Project would not result in airport safety hazards?*

16 1. Project Impact(s):

17 The proposed Project site is located approximately five miles south of March Air
18 Reserve Base and is located within the planning area of the March Air Reserve/Inland
19 Port Land Use Compatibility Plan. The risk level is low due to the project's location
20 on the periphery of the flight corridors. Furthermore, the site is categorized as a zone
21 D which is a flight corridor buffer and a portion of the site is a zone E which is other
22 airport environs. The proposed Project will not result in airport safety hazards.
23 Therefore, the Project would have a less than significant impact (DEIR, 4.8-8).

24 **E. Hydrology and Water Quality.**

25 *Impact: Onsite drainage.*

26 *Threshold: Substantially alter the existing drainage pattern of the site or area, including*
27 *the alteration of the course of a stream or river, in a manner that would result in substantial*
28 *erosion or siltation on-or off-site, expose people or structures to a significant risk of loss,*

1 *injury or death involving flooding, including flooding as a result of the failure of a levee or*
2 *dam?*

3 1. Project Impact(s):

4 The project site is comprised of primarily vacant land with several outcroppings. The
5 site is bordered by the San Jacinto River to the southeast and surface drainage
6 currently flows in a southeast direction towards the San Jacinto River. The proposed
7 Project would not alter the existing drainage pattern of the area, resulting in flooding
8 on or offsite or expose people or structures to a significant risk of loss, injury or death
9 involving flooding, including flooding as a result of the failure of a levee or dam.
10 Impacts will be less than significant (DEIR, 4.9-13).

11 *Impact: Existing drainage.*

12 *Threshold: The proposed Project will not alter the existing drainage pattern of the area?*

13 1. Project Impact(s)

14 The proposed Project site will be divided into three Drainage Management Areas
15 (DMAs). Each DMA will be served by a separate primary water quality basin and a
16 secondary retention basin. On-site runoff will be conveyed to the proposed on-site
17 basins via proposed on-site catch basins and storm drains. The proposed basins will
18 be located along the southern border of the Project site. Each secondary retention
19 basin will have the same volume or larger than the primary basin. During a typical
20 water quality storm event, the primary water quality basin will treat the design water
21 quality volume and then release that volume by gravimetric flow into the secondary
22 basin due to the elevation of the secondary basin being less than the bottom of the
23 primary basin. The volume will then remain in the secondary retention basin until
24 the volume fully infiltrates or evaporates. Due to the poor on-site infiltration, it is
25 expected that the volumes stored in the secondary basins will remain longer than 72
26 hours. Any other storm event which produces higher than the primary basin volume
27 is expected either to be fully retained by overflowing into the secondary basin, and
28 then if further rainfall is received, it will spill over the basin outlets into San Jacinto

1 River. In addition to treating the design water quality volume, the basins are designed
2 to capture and mitigate stormwater from a two-year, 24-hour event. The proposed
3 Project will increase on-site runoff; however, the proposed basins will mitigate both
4 the water quality and quantity impacts of this increased runoff. Therefore, the
5 proposed Project will not substantially alter the existing drainage pattern of the site
6 in a manner that would increase the rate or amount of surface runoff in a manner that
7 would result in erosion, siltation, or flooding on- or off-site. Impacts will be less than
8 significant (DEIR, 4.9-11).

9 ***Impact: Alteration of Drainage Pattern: Flooding.***

10 ***Threshold: Project construction and implementation would not substantially alter the***
11 ***existing drainage pattern of the site or area, including through the alteration of the course***
12 ***of a stream or river, or substantially increase the rate or amount of surface runoff in a***
13 ***manner that would result in flooding on- or off-site?***

14 1. **Project Impact(s):**

15 The Project site is primarily vacant land. Several rock outcroppings are located on
16 the site and the topography of the site is level with an average range of 1,460 feet
17 above sea level in the northern portion of the site to 1,420 feet above mean sea level
18 in the southern portion of the site. According to the Hydrology report prepared by
19 Albert A. Webb Associates all flows are contained on the north side of Nuevo Road
20 and do not impact the Project site. As noted in the preliminary WQMP, the proposed
21 Project site will be divided into three drainage management areas. Onsite runoff will
22 be conveyed into the proposed onsite basins via proposed catch basing and storm
23 drains. Though, development of the Project will increase runoff from the site by
24 increasing the amount of impervious surfaces (e.g., asphalt, concrete, water tanks,
25 rooftops, etc.) and decreasing the pervious surfaces that could allow infiltration of
26 precipitation. The proposed Project would not substantially alter the existing
27 drainage pattern of the site in a manner that would increase the rate or amount of
28 surface runoff in a manner that would result in erosion, siltation, or flooding on or

1 offsite. Therefore, impacts will be less than significant (DEIR, 4.9-14).

2 **Impact: Groundwater Supplies.**

3 **Threshold: Project construction and implementation would not substantially deplete**
4 **groundwater supplies or interfere substantially with groundwater recharge such that there**
5 **would be a net deficit in aquifer volume or a lowering of the local groundwater table level**
6 **(e.g., the production rate of pre-existing nearby wells would drop to a level which would not**
7 **support existing land uses or planned uses for which permits have been granted)?**

8 1. Project Impact(s):

9 Implementation of the Project will increase impervious surfaces and the conversion
10 of permeable land to impervious surfaces which has the potential to reduce
11 groundwater recharge. The Project as proposed includes 584 single family residential
12 units, parks, detention basins, and natural open space. The Project Water Supply
13 Report (WSAR) analyzed a larger development and therefore the Project as proposed
14 will require less water than is anticipated in the WSAR. According to Table 10 of the
15 WSAR the proposed residential and recreational uses will require approximately 99
16 million gallons of water annually (303 AFY). Based on the WSAR, there is sufficient
17 water supply to meet projected demand for the proposed Project. Groundwater use is
18 not anticipated. Therefore, the proposed Project will not substantially deplete
19 groundwater supplies. Thus, impacts associated with ground water supply and
20 recharge would be less than significant (DEIR, 4.9-17).

21 **Impact: Existing drainage.**

22 **Threshold: The proposed Project will not alter the existing drainage pattern of the area?**

23 1. Project Impact(s)

24 The proposed Project site will be divided into three Drainage Management Areas
25 (DMAs). Each DMA will be served by a separate primary water quality basin and a
26 secondary retention basin. On-site runoff will be conveyed to the proposed on-site
27 basins via proposed on-site catch basins and storm drains. The proposed basins will
28 be located along the southern border of the Project site. Each secondary retention

1 basin will have the same volume or larger than the primary basin. During a typical
2 water quality storm event, the primary water quality basin will treat the design water
3 quality volume and then release that volume by gravimetric flow into the secondary
4 basin due to the elevation of the secondary basin being less than the bottom of the
5 primary basin. The volume will then remain in the secondary retention basin until
6 the volume fully infiltrates or evaporates. Due to the poor on-site infiltration, it is
7 expected that the volumes stored in the secondary basins will remain longer than 72
8 hours. Any other storm event which produces higher than the primary basin volume
9 is expected either to be fully retained by overflowing into the secondary basin, and
10 then if further rainfall is received, it will spill over the basin outlets into San Jacinto
11 River.

12 In addition to treating the design water quality volume, the basins are designed to
13 capture and mitigate stormwater from a two-year, 24-hour event. The proposed
14 Project will increase on-site runoff; however, the proposed basins will mitigate both
15 the water quality and quantity impacts of this increased runoff. Therefore, the
16 proposed Project will not substantially alter the existing drainage pattern of the site
17 in a manner that would increase the rate or amount of surface runoff in a manner that
18 would result in erosion, siltation, or flooding on- or off-site. Impacts will be less than
19 significant (**DEIR, 4.9-11**).

20 ***Impact: Water Quality Standards.***

21 ***Threshold: The proposed Project will not change the absorption rates or contribute runoff***
22 ***which would exceed the capacity of existing or planned stormwater drainage systems or***
23 ***provide substantial additional sources of polluted runoff?***

24 1. **Project Impact(s):**

25 The County of Riverside is subject to the NPDES permitting process under its MS4
26 codified as Ordinance No. 754 (Stormwater/Urban Runoff Management and
27 Discharge Controls). The County of Riverside is a permittee under Order No. R8-
28 2010-0033 which is a county-wide MS4 permit for the County of Riverside and

1 incorporated areas. The Order regulates municipal discharges of stormwater and non-
2 stormwater from the Permittees' MS4s and implements the federal Phase I NPDES
3 Storm Water requirements. The preliminary WQMP was prepared to comply with
4 requirement of County of Riverside Ordinance No. 754 as well as the requirements
5 of Regional Water Quality Control Board Order No. R8—2010-0033, which is the
6 NPDES Permit and Waste Discharge Requirements for the Riverside County Flood
7 Control and Water Conservation District. The proposed Project will not violate any
8 water quality standards or waste discharge requirements, including the operation of
9 new BMPs which could result in significant environmental effects such as increased
10 vectors or odors, or otherwise degrade water quality. Impacts will be less than
11 significant (DEIR, 4.9-15).

12 **F. Land Use.**

13 *Impact: Land use City Sphere of Influence.*

14 *Threshold: Affect land use within a city sphere of influence?*

15 1. **Project Impact(s):**

16 The Project site is located within the Lakeview/Nuevo Area Plan of unincorporated
17 Riverside County, east of the city of Perris. The Project site is not located within the
18 Perris Sphere of Influence (SOI); however, the western property line of the Project
19 site is located approximately 0.12 miles east of the Perris/unincorporated Riverside
20 County boundary. Land uses in the surrounding area include, single family
21 residential use and vacant land are located to the north and west and agricultural,
22 vacant land, and the San Jacinto River are located to the south and east. The Project
23 site is designated Medium Density Residential (MDR) by the County General Plan
24 and the Project proposes a Zone Change to Planned Residential (R-4) to maintain
25 consistency with the MDR land use designation, which the current zoning
26 designation of Rural Residential (R-R) is not consistent with. The proposed project
27 would not significantly affect land uses within a city sphere of influence, within an
28 adjacent city or county boundaries, or conflict with existing and planned surrounding

land uses. Impacts will be less than significant (DEIR, 4.10-7).

G. Noise.

Impact: *Expose people residing or working in the Project area to airport noise.*

Threshold: *Expose people residing or working in the Project area to excessive airport noise?*

1. **Project Impact(s):**

The approximately 266-acre proposed Project site is located approximately five miles south of March Air Reserve Base and is located within the planning area of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUP). According to the ALUP, the Project site is located within Compatibility Zones D and E. The northeast corner of the site is located within Zone E and the remainder of the site is located within Zone D. Zone D, Flight Corridor Buffer, is located mostly within the 55 CNEL contour and has a low to moderate noise impact. Zone E, Other Airport Environs, is located beyond the 55 CNEL contour and has a low noise impact. Noise from occasional over flights might be intrusive to some outdoor activities. According to the Basic Compatibility Criteria, there are no limits or restrictions to land uses within Zones D and E related to noise exposure. The Project site is not located within the 60 CNEL or greater noise contour and will therefore not be exposed to excessive noise associated with operations of the March Air Reserve Base. In addition, noise associated with the March Air Reserve Base exists under existing conditions and flight patterns and frequency of flights will not be altered due to the proposed Project and will therefore not result in any impacts greater than what currently exists. Therefore, the proposed Project will not expose people residing or working in the Project area to excessive airport noise levels. Impacts will be less than significant (DEIR, 4.11-11).

Impact: *Groundborne vibration.*

Threshold: *The Project would not cause a substantial exposure to groundborne vibration?*

1. **Project Impact(s):**

1 Construction activity can result in varying degrees of ground vibration, depending
2 on the equipment used on the site. Operation of construction equipment causes
3 ground vibrations that spread through the ground and diminish in strength with
4 distance. Buildings respond to these vibrations with varying results ranging from no
5 perceptible effects at the low levels to slight damage at the highest levels. According
6 to Table 4.11-2 of the Draft EIR, the threshold at which there may be a risk of
7 architectural damage to normal houses with plastered walls and ceilings is 0.20 PPV
8 inches per second. Primary sources of vibration during construction would be from
9 bulldozers and vibratory rollers. As shown in Table 4.11-2, a vibratory roller could
10 produce a PPV of 0.21 inch per second at 25 feet and a large bulldozer could produce
11 up to 0.089 PPV at 25 feet. There are currently no structures within 25 feet of the
12 Project site. Construction activities would not result in structural damage related to
13 groundborne vibrations. Annoyance related impacts at the existing sensitive receptor
14 located near the northwest corner of the Project site would be short term and would
15 only occur during site grading and preparation activities. Further, by limiting the
16 hours of construction, most impacts would occur during the normal working hours
17 during the week. Impacts will be less than significant (DEIR, 4.11-14).

18 **H. Population and Housing.**

19 *Impact: Population Growth.*

20 *Threshold: The Project would not induce substantial population growth in an area, either*
21 *directly (for example, by proposing new homes and businesses) or indirectly (for example,*
22 *through extension of roads or other infrastructure)?*

23 1. **Project Impact(s):**

24 The proposed Project includes 584 residential units, which will result in direct
25 residential growth. Utilizing California Department of Finance data for
26 unincorporated Riverside County, the estimated increase in population has been
27 calculated based on the average persons per household. Based on an average of 3.21
28 persons per household in unincorporated Riverside County, the proposed Project will

1 result in an increase of 1,875 residents. The SCAG/SCS projects an estimated
2 population of 499,200 by 2040 and the Riverside County General Plan Update EIR
3 projects an estimated build out population of 1,702,658 by 2060 for the
4 unincorporated portions of Riverside County. Based on the current and projected
5 numbers, the anticipated 1,875 new residents resulting from the proposed Project is
6 within the anticipated growth for unincorporated Riverside County. Impacts related
7 to population growth will be less than significant. Impacts related to population
8 growth would therefore be less than significant (DEIR, 4.12-2).

9 **I. Public Services.**

10 ***Impact: Fire Protection.***

11 ***Threshold: Project construction and implementation will not result in substantial adverse***
12 ***physical impacts associated with the provision of new or physically altered government***
13 ***facilities or the need for new or physically altered governmental facilities, the construction***
14 ***of which could cause significant environmental impacts, in order to maintain acceptable***
15 ***service ratios, response times or other performance objectives for fire protection?***

16 1. **Project Impact(s):**

17 The Riverside County Fire Department provides fire protection services within
18 unincorporated Riverside County. The closest fire station is Fire Department Station
19 3, located about five miles northeast of the Project site. Potentially significant
20 impacts will be mitigated by the payment of standard fees to the County of Riverside.
21 The Project will not directly alter existing facilities. In addition, the Project will
22 comply with Riverside County Ordinance No. 659 which establishes the utilities and
23 public service mitigation fee applicable to all projects to reduce incremental impacts
24 to these services. This will be a standard condition of approval and pursuant to CEQA
25 not considered mitigation. Therefore, impacts will be less than significant (EA
26 42798, p. 29).

27 ***Impact: Police/Sheriff Protection.***

28 ***Threshold: Project construction and implementation will not result in substantial adverse***

1 *physical impacts associated with the provision of new or physically altered governmental*
2 *facilities, need for new or physically altered governmental facilities, the construction of*
3 *which could cause significant environmental impacts, in order to maintain acceptable*
4 *service ratios, response times or other performance objectives for police/sheriff protection?*

5 1. Project Impact(s):

6 The Project will be serviced by the Riverside County Sheriff's Department. The
7 nearest police station is about three miles from the Project site in Perris. The Project
8 will not have an incremental effect on the level of sheriff services provided in the
9 vicinity of the Project area. The Project shall comply with Riverside County
10 Ordinance No. 659 to mitigate the potential effects to sheriff services. This will be a
11 standard condition of approval and pursuant to CEQA not considered mitigation.

12 Therefore, impacts will be less than significant (EA 42798, p. 29).

13 ***Impact: Schools.***

14 ***Threshold: Project construction and implementation will not result in substantial adverse***
15 ***physical impacts associated with the provision of new or physically altered governmental***
16 ***facilities, need for new or physically altered governmental facilities, the construction of***
17 ***which could cause significant environmental impacts, in order to maintain acceptable***
18 ***service ratios, response times or other performance objectives for schools?***

19 1. Project Impact(s):

20 The Project will result in the creation of households with school-aged children. The
21 proposed Project consists of 584 single-family detached units. Phase I of the Project,
22 anticipated to be operational in the year 2019, will include 241 units and Phase II,
23 anticipated to be operational in the year 2021, includes 343 units. The Project site is
24 located within the attendance area of Nuview Elementary School and Mountain
25 Shadows Middle School in the Nuview Union School District (NUSD) and Heritage
26 High School in the Perris Union High School District (PUHSD). Nuview Elementary
27 School is located at 29680 Lakeview Avenue in Nuevo, approximately four miles
28 northeast of the Project site. Mountain Shadows Middle School is located at 30401

1 Reservoir Avenue in Nuevo, approximately five miles northeast of the Project site.
2 Heritage High School is located at 26001 Briggs Road in Menifee, approximately six
3 miles southeast of the Project site. The phased construction and occupation of the
4 proposed residential units will slow the influx of students enrolling from the
5 proposed Project. Pursuant to the Leroy F. Green School Facilities Act (AB 2926),
6 as a condition of approval the Project proponent will be required to pay developer
7 fees to the Nuevo Union School District and the Perris Union High School District,
8 prior to the issuance of building permits, at the then current rate charged to residential
9 development Projects. This fee will help support provision of school services for the
10 Project site and as community as a whole. According to AB 2926, payment of
11 developer fees constitutes adequate mitigation for any Project-related impacts to
12 school facilities; therefore, impacts to the school facilities will be less than significant
13 with implementation of standard conditions of approval that are standard for typical
14 residential Projects in Riverside County. The Project will be required to pay fees,
15 which shall serve to reduce any impacts to school facilities to less than significant
16 **(DEIR, 4.13-2).**

17 ***Impact: Libraries.***

18 ***Threshold: Construction or impact of libraries?***

19 1. **Project Impact(s):**

20 The Project will be serviced by the Riverside County Library system. The closest
21 library to the Project site is the Nuview Library, located at 29990 Lakeview Avenue
22 in the unincorporated community of Nuevo approximately 4.5 miles to the northeast.
23 The facility is currently under construction and will reopen at the same location. The
24 Project will comply with County Ordinance No. 659 which establishes the utilities
25 and public service mitigation fee applicable to all projects to reduce incremental
26 impacts to these services. This will be a standard condition of approval and pursuant
27 to CEQA not considered mitigation. Therefore, impacts will be less than significant
28 **(EA 42798, p. 30).**

1 **Impact: Health Services.**

2 **Threshold: Physically alter existing facilities or result in the construction of new or**
3 **physically altered facilities?**

4 1. Project Impact(s):

5 The Project site is located within an area served by County Health Centers. The
6 closest health center to the Project site is the County Family Care Center located in
7 the City of Perris. The facility is approximately 3.3 miles west of the Project site.
8 The proposed Project would not cause an impact on health services nor would
9 existing facilities be physically altered or require new construction. Health services
10 are funded through private insurance or state-funded medical programs. Therefore,
11 impacts will be less than significant (EA 42798, p.31).

12 **J. Recreation.**

13 **Impact: Physical Deterioration of Recreation Facilities.**

14 **Threshold: The Project would not include the use of existing neighborhood or regional**
15 **parks or other recreational facilities such that substantial physical deterioration of the**
16 **facility would occur or be accelerated?**

17 1. Project Impact(s):

18 The proposed Project includes the development of two parks, one 3.5 acres and one
19 2.8 acres, within Planning Areas 3 and 4 of the Project site. A ten-foot wide
20 community trail will be provided along proposed 'A' Street through Planning Areas
21 1 and 4 providing connection to neighborhood parks and regional trails. In addition,
22 a 20-foot wide easement along the south side of the proposed development with
23 potential to connect to future regional trails will be provided. The proposed Project
24 includes the development of two neighborhood parks on site, and therefore will not
25 substantially increase the use of existing neighborhood or regional parks or other
26 recreational facilities such that substantial physical deterioration of the facility would
27 occur and will not require the construction or expansion of recreational facilities
28 which might have an adverse physical effect on the environment. The proposed

1 Project will not impact recreational trails. Thus, impacts would be less than
2 significant (DEIR, 4.14-3).

3 ***Impact: Physical Deterioration of Recreation Facilities.***

4 ***Threshold: The Project would not include the use of existing neighborhood or regional***
5 ***parks or other recreational facilities such that substantial physical deterioration of the***
6 ***facility would occur or be accelerated?***

7 1. **Project Impact(s):**

8 The Project site is located within the Lakeview/Nuevo/Romoland/Homeland
9 Community Service Area (CSA), #146. The Project site is not located within a parks
10 and recreation district. The Quimby Act enables the County of Riverside to require
11 that developers set aside land, donate conservation easements or pay fees for park
12 improvements as condition of approval for a tract or parcel map. Pursuant to
13 Riverside County Ordinance No. 460 and the Quimby Act standards, three acres of
14 parkland per every 1,000 residents or payment of an in-lieu fee is required for the
15 development of parkland to serve County residents. Therefore, the proposed Project
16 will provide adequate parkland to accommodate anticipated populations of the
17 project as required by Riverside County Ordinance No. 460. No impact will result
18 (DEIR, 4.14-3).

19 **K. Transportation and Circulation.**

20 ***Impact: Conflict with Congestion Management Program.***

21 ***Threshold: The Project would not conflict with an applicable congestion management***
22 ***program, including, but not limited to level of service standards and travel demand measure,***
23 ***cause an effect on circulation during project construction, result in inadequate emergency***
24 ***access or access to nearby uses, conflict with adopted policies, plans or programs regarding***
25 ***public transit, bikeways or pedestrian facilities, substantially decrease the performance of***
26 ***safety of such facilities, impact bike trails, or other standards established by the county***
27 ***congestion management agency for designated roads or highways?***

1 1. Project Impact(s):

2 The Riverside County Congestion Management Plan (CMP) was prepared in
3 consultation with the County of Riverside and its cities in an effort to align land use,
4 transportation, and air quality management efforts to promote reasonable growth
5 management programs that effectively use statewide transportation funds, while
6 ensuring that new development pays its fair share of needed transportation
7 improvements. There are no CMP intersections within the Project vicinity. Therefore,
8 potential impacts would be less than significant (DEIR, 4.15-14).

9 L. Utilities and Service Systems.

10 *Impact: Water or Wastewater Treatment Facilities.*

11 *Threshold: Project construction and implementation will not require or result in the*
12 *construction of new water or wastewater treatment facilities or expansion of existing*
13 *facilities, the construction of which would cause significant environmental effects?*

14 1. Project Impact(s):

15 EMWD has determined that there is capacity to serve the proposed Project. Serving
16 the Project is contingent on completing a plan check, constructing facilities,
17 inspection of such facilities, jurisdictional annexation, and payment of financial
18 participating charges. Further, the developer is advised to contact EMWD “early in
19 the entitlement process to determine the necessary arrangements for service, and to
20 receive direction on the preparation of a facility Plan-of-Service (POS), which is
21 required prior to final engineering.” According to the comment letter EMWD
22 submitted during circulation of the Notice of Preparation, the Project is an “active
23 project” with a water and sewer service Work Order Number of 15370 and Project
24 Record Number of WS2013-620. As of June 16, 2016, the POS for the proposed
25 Project has not been completed to identify on-site and off-site facilities required to
26 serve the Project. The POS is required to be completed and approved by EMWD
27 prior to final engineering approvals. Additionally, all new development is required
28 to install water efficient devices and landscaping and to the greatest extent possible,

1 recycled water shall be used. The proposed Project will not require the construction
2 of new water treatment facilities or the expansion of existing facilities. Impacts will
3 be less than significant (DEIR, 4.17-9).

4 ***Impact: Water Supply.***

5 ***Threshold: The Project would have sufficient water supplies available to serve the Project***
6 ***from existing entitlements and resources, and new or expanded entitlements would not be***
7 ***required?***

8 1. Project Impact(s):

9 Sections 10910-10915 of the state Water Code require the preparation of a water
10 supply assessment (WSA) demonstrating sufficient water supplies for any
11 subdivision that involves the construction of more than 500 dwelling units, or the
12 construction of more than 500 dwelling units, or the equivalent thereof. As the project
13 consists of 584 dwelling units, the WSA determined that there is sufficient water
14 supply and existing or planned infrastructure to serve the proposed project and that
15 the groundwater will not be substantially depleted. Impacts will be less than
16 significant (DEIR, 4.17-8).

17 ***Impact: Wastewater Treatment Provider.***

18 ***Threshold: The Project would result in a determination by the wastewater treatment***
19 ***provider that serves or may service the Project that it has adequate capacity to serve the***
20 ***Project's projected demand in addition to the provider's existing commitments?***

21 1. Project Impact(s):

22 EMWD has the capacity to provide sewer service to the Project. Servicing the Project
23 includes providing treatment capacity for the proposed Project. According to the
24 Riverside County General Plan, wastewater generation factors of 230 gallons per day
25 per dwelling unit will generate approximately 134,329 gallons per day of wastewater.
26 Wastewater generated by the Project will be treated at the Perris Valley Regional
27 Water Reclamation Facility (PVRWRF). The project would not exceed the capacity
28 of the PVRWRF. The capacity of the PVRWRF is anticipated to meet the demands

1 of the future development in the vicinity of the project by means of plant expansion.
2 Therefore, there will be adequate treatment capacity to serve the proposed Project
3 and the construction of new wastewater treatment facilities or the expansion of
4 existing facilities will not be required. Impacts will be less than significant (DEIR,
5 4.17-8).

6 **Impact: Landfill Capacity.**

7 **Threshold: The Project would result in a determination that adequate capacity is available**
8 **to serve the Project and the provider's existing commitments. The project will not require**
9 **or result in the construction of new facilities?**

10 1. Project Impact(s):

11 The proposed Project consists of the construction of 584 single-family residential
12 units, which will result in the increase of solid waste generation by the County of
13 Riverside. The Riverside County Department of Waste Management (RCDWM)
14 operates six active landfills and administers a contract agreement for waste disposal
15 at the private El Sobrante Landfill. The facilities capacity surplus for landfills is
16 projected to decrease annually due to anticipated growth within Riverside County.
17 By the year 2025, there will be a surplus of 154,709,576 tons. According to the
18 default California Emissions Estimator Model generation rates for solid waste
19 generation for the proposed Project would generate 132.77 tons of solid waste
20 annually with consideration of required solid waste diversion rates. There is
21 sufficient projected landfill capacity to serve the proposed Project. Therefore,
22 impacts will be less than significant (DEIR, 4.17-9).

23 **Impact: New or Expanded Storm Water Drainage Facilities.**

24 **Threshold: The Project would not require or result in the construction of new storm water**
25 **drainage facilities or expansion of existing facilities, the construction of which could cause**
26 **significant environmental effects?**

27 1. Project Impact(s):

28 The proposed Project will include on-site stormwater drainage facilities designed to

1 convey and capture on-site surface flows, as well as those off-site flows that would
2 traverse the Project site. Based on the results of the preliminary hydrology report the
3 proposed facilities will convey flows safely through the region with less impact than
4 existing conditions and in accordance with Riverside County requirements. Based
5 upon the analysis in the report, it is concluded that drainage facilities discussed will
6 adequately protect the Project area from flood damage associated with the 100-year
7 storm event. The proposed facilities, with ultimate development and adequate
8 maintenance, will convey flows safely through the site area in accordance with
9 Riverside County requirements and will not impact upstream or downstream
10 properties. Permits to connect to the existing storm drainage system must be obtained
11 prior to construction. No net increase in stormwater flows are permitted pursuant to
12 National Pollution Discharge Elimination System (NPDES) and state low impact
13 development (LID) standards; therefore, the Project could not result in the need for
14 expansion of any storm drain. Impacts will be less than significant (**DEIR, 4.17-10**).

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
16 impacts associated with the EIR No. 550 are potentially significant unless otherwise indicated, but each of
17 these impacts will be avoided or substantially lessened to a level of less than significant through mitigation
18 measures specified in Attachment A (Mitigation Monitoring and Reporting Program) which is incorporated
19 herein by this reference. Accordingly, the County makes the following findings as to each of the following
20 impacts pursuant to State CEQA Guidelines section 15091(a)(1): "Changes or alterations have been
21 required in, or incorporated into, the Project which avoid or substantially lessen the significant
22 environmental effect as identified in the Final EIR."

23 **A. Aesthetics.**

24 ***Impact:*** *Scenic resources.*

25 ***Threshold:*** *The Project would not substantially damage scenic resources, including, but*
26 *not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway,*
27 *or result in the creation of an aesthetically offensive site open to public view?*

28 1. **Project Impact(s):**

1 The Project site consists of vacant land, with little to no vegetation, disked fields, and
2 granite boulder outcroppings. The site slopes gently south towards the adjacent San
3 Jacinto River which lies south and east of the site. The site has been significantly
4 disturbed by previous agricultural use and lacks significant vegetation or trees. The
5 southern portion of the site north of the San Jacinto River will be dedicated to open
6 space and will remain as it does under existing conditions. The granite boulder
7 outcroppings located onsite will be incorporated into on-site open space lots and will
8 remain. Granite boulder outcroppings and the San Jacinto River will not be removed
9 or damaged as a result of Project development. Therefore, impacts related to scenic
10 resources will be less than significant with mitigation incorporated (DEIR, 4.1-11).

11 2. Mitigation AES-1:

12 Construction documents shall include language that requires all construction
13 contractors to strictly control the staging of construction equipment and the
14 cleanliness of construction equipment stored or driven beyond the limits of the
15 construction work area. Construction equipment shall be parked and staged within
16 the Project site to the extent practical (DEIR, 4-1-12).

17 *Impact: Visual Character.*

18 *Threshold: Project construction and implementation will not substantially degrade the*
19 *existing visual character or quality of the site and its surroundings with the implementation*
20 *of mitigation measures (refer to Project Resolution Attachment "A", Mitigation Monitoring*
21 *and Reporting Program)?*

22 1. Project Impact(s):

23 The proposed Project is a planned residential community which includes various
24 residential mixes. Homes will be constructed in four architectural styles which suit
25 the Project site's location within an area of Southern California. A seven-foot sound
26 wall will be located along Nuevo Road and will be constructed of concrete masonry
27 with pilasters. Six-foot tall community walls will be located along streets and behind
28 residential units. The proposed Project site consists of vacant land with little or no

1 vegetation. Boulder outcroppings are found onsite. In addition, the Project site is
2 located within the Western Riverside County and prominent views of the Santa Ana
3 Mountains, San Jacinto Mountains, and the San Bernardino National Forest to the
4 east. The proposed Project will limit residential building heights to 40 feet. Views
5 of resources to the west and east will not be obstructed with the development of the
6 proposed Project. Ultimately, the buildings would not be visible to viewers along the
7 adjacent roadway. Proposed walls, fences, and landscaping along Nuevo Road will
8 ensure that views of the proposed Project design will be minimized. In addition,
9 development of the proposed Project will result in the addition of a planned
10 community consistent with County of Riverside regulations and requirements in an
11 area that consists of vacant and residential land. Therefore, with implementation of
12 mitigation measures the project will have a less than significant impact (**DEIR, 4.1-**
13 **11**).

14 2. Mitigation Measure AES-1:

15 Construction documents shall include language that requires all construction
16 contractors to strictly control the staging of construction equipment and the
17 cleanliness of construction equipment stored or driven beyond the limits of the
18 construction work area. Construction equipment shall be parked and staged within
19 the Project site to the extent practical.

20 **B. Biological Resources.**

21 ***Impact: Riparian Habitat and Wetlands.***

22 ***Threshold: The Project would not have a substantial adverse effect on riparian habitat or***
23 ***other sensitive natural community identified in local or regional plans, policies, regulations***
24 ***or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, and***
25 ***would not have a substantial adverse effect on federally protected wetlands as defined by***
26 ***Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool,***
27 ***coastal, etc.) through direct removal, filling, hydrological interruption, or other means, with***
28 ***the implementation of mitigation measures (refer to Project Resolution Attachment "A",***

1 *Mitigation Monitoring and Reporting Program)?*

2 1. Project Impact(s):

3 The proposed Project is located within the Western Riverside County MSHCP. The
4 proposed Project is consistent with Section 6.1.2 Protection of Species Associated
5 with Riparian/Riverine Resources and Vernal Pools. The proposed Project will result
6 in impacts to 2.66 acres of habitats classified as Riparian/Riverine and Vernal Pool
7 under the MSHCP. A total of 2.66 acres of creation will enhance the MSHCP reserve
8 habitat with potential to support sensitive plants and fairy shrimp species and
9 combined with the onsite conservation of 7.01 acres of vernal pool/seasonal pool
10 would meet the definition of a Biologically Equivalent Preservation Alternative
11 consistent with the MSHCP. The Project has obtained formal MSHCP approval
12 through the DBESP process for impacts to Riparian/Riverine resources. Impacts
13 related to Riparian/Riverine and Vernal Pool Resources will be less than significant
14 with incorporation of Mitigation Measures BIO-1 (DEIR, 4.4-15).

15 2. Mitigation BIO-1:

16 Prior issuance of a grading permit by the County of Riverside for permanent impacts
17 to these features, the Project applicant shall provide mitigation for impacts to
18 Riparian/Riverine resources through on-site creation of at least 2.66 acres of higher
19 quality vernal pool habitat or through the purchase of 2.66 acres of credits from a
20 mitigation bank that provides greater functions and values than the habitat impacted,
21 and shall preserve 4.53 acres of vernal pool and 2.48 acres of seasonal pools(DEIR,
22 4.4-17).

23 3. Mitigation BIO-4:

24 Prior to issuance of a grading permit by the County of Riverside for permanent
25 impacts to these features, the Project application shall acquire 1602 Stream
26 Alteration Agreement from the California Department of Fish and Wildlife (CDFW),
27 a Section 401 Water Quality Certification from the Regional Water Quality Control
28 Board (RWQCB), and a permit from the U.S. Army Corps of Engineers (USACE)

1 under Section 404 of the Clean Water Act for impacts to Waters of the State (WS)
2 and Waters of the United States (WUS) (DEIR, 4.4-18).

3 **Impact:** *Impacts to Species Listed as Endangered, threatened or sensitive.*

4 **Threshold:** *Would the project have a substantial adverse impact either directly or through*
5 *habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the*
6 *California Code of Regulations (Section 670.2 or 670.5) or in Title 50, Code of Federal*
7 *Regulations (Section 17.11 or 17.12) Have a substantial adverse effect, either directly or*
8 *through habitat modifications on any species identified as a candidate, sensitive, or species*
9 *status species in local or regional plans, policies, or regulations, or by the CDFW or*
10 *USFWS?*

11 1. Project Impact(s):

12 According to the General Biological Resources Assessment Report, development of
13 the proposed Project could disturb or destroy active migratory bird nest including
14 eggs and young. Intentional disturbance to or destruction of migratory bird eggs,
15 young, or adults is in violation of the MBTA. The California horned lark was
16 observed in a small flock foraging in the agriculture habitat, and the loggerhead
17 shrike was observed on a fence near the southern edge of the Study Area. These State
18 Species of Concern are fully covered under the MSHCP and do not require species-
19 specific mitigation. However, the MSHCP does not cover impacts to nesting birds
20 that are protected under the MBTA. Impacts to nesting birds such as California
21 horned lark and all other birds protected under provisions of the MBTA are
22 considered significant. Therefore, the County of Riverside will apply conditions of
23 approval to the Project to ensure compliance with the MBTA. According to the
24 County of Riverside Conditions of Approval for nesting birds, vegetation removal or
25 any other potential nesting bird habitat disturbances shall be conducted outside of the
26 avian nesting season (February 1 through August 31). If habitat must be cleared
27 during the avian nesting season, a pre-construction nesting bird survey shall be
28 conducted. The pre-construction nesting bird survey must be conducted by a

1 biologist who holds a current Memorandum of Understanding (MOU) with the
2 County of Riverside. If nesting activity is observed appropriate avoidance measures
3 shall be adopted to avoid any potential impacts to nesting birds. The nesting bird
4 survey must be completed no more than three days prior to any ground disturbance.
5 If ground disturbance does not begin within three days of the survey date a second
6 survey must be conducted. Prior to the issuance of a grading permit the Project
7 proponent must provide written proof to the Riverside County Planning Department,
8 Environmental Programs Division that a biologist who holds an MOU with the
9 County of Riverside has been retained to carry out the required survey. Prior to the
10 finalization of a grading permit or prior to issuance of any building permits, the
11 Project's consulting biologist shall prepare and submit a report documenting the
12 results of the survey for County review. Impacts to migratory nesting birds will be
13 less than significant with adherence to existing regulations (Riverside County
14 Conditions of Approval) and Mitigation Measure BIO-2 (DEIR, 4.4-11).

15 2. Mitigation BIO-3:

16 All Project sites containing burrowing owl habitat or burrows (based on Step 1 –
17 Habitat Assessment) whether owls were found or not, require pre-construction
18 surveys that shall be conducted within 30 days of any vegetation removal, ground
19 disturbance, or grading activity. If ground disturbance does not occur within 30 days
20 of the survey, an additional survey will be required to avoid direct take of burrowing
21 owls.

22 ***Impact:*** *Impacts to migratory nesting birds.*

23 ***Threshold:*** *Interfere substantially with the movement of any native resident or migratory*
24 *fish or wildlife species or with established native resident or migratory wildlife corridors or*
25 *impede the use of native wildlife nursery sites?*

26 1. Project Impact(s):

27 According to the General Biological Resources Assessment Report, development of
28 the proposed Project could disturb or destroy active migratory bird nest including

1 eggs and young. Intentional disturbance to or destruction of migratory bird eggs,
2 young, or adults is in violation of the MBTA. The California horned lark was
3 observed in a small flock foraging in the agriculture habitat, and the loggerhead
4 shrike was observed on a fence near the southern edge of the Study Area. These State
5 Species of Concern are fully covered under the MSHCP and do not require species-
6 specific mitigation. However, the MSHCP does not cover impacts to nesting birds
7 that are protected under the MBTA. Impacts to nesting birds such as California
8 horned lark and all other birds protected under provisions of the MBTA are
9 considered significant. Therefore, the County of Riverside will apply conditions of
10 approval to the Project to ensure compliance with the MBTA. According to the
11 County of Riverside Conditions of Approval for nesting birds, vegetation removal or
12 any other potential nesting bird habitat disturbances shall be conducted outside of the
13 avian nesting season (February 1 through August 31). If habitat must be cleared
14 during the avian nesting season, a pre-construction nesting bird survey shall be
15 conducted. The pre-construction nesting bird survey must be conducted by a
16 biologist who holds a current Memorandum of Understanding (MOU) with the
17 County of Riverside. If nesting activity is observed appropriate avoidance measures
18 shall be adopted to avoid any potential impacts to nesting birds. The nesting bird
19 survey must be completed no more than three days prior to any ground disturbance.
20 If ground disturbance does not begin within three days of the survey date a second
21 survey must be conducted. Prior to the issuance of a grading permit the Project
22 proponent must provide written proof to the Riverside County Planning Department,
23 Environmental Programs Division that a biologist who holds an MOU with the
24 County of Riverside has been retained to carry out the required survey. Prior to the
25 finalization of a grading permit or prior to issuance of any building permits, the
26 Project's consulting biologist shall prepare and submit a report documenting the
27 results of the survey for County review. Impacts to migratory nesting birds will be
28 less than significant with adherence to existing regulations (Riverside County

1 Conditions of Approval) and Mitigation Measure BIO-2.

2 2. Mitigation BIO-2:

3 To avoid impacts to nesting birds and violation of State and federal laws pertaining
4 to birds, on properties where mature trees are present, all construction-related
5 activities (including but not limited to mobilization and staging, clearing, grubbing,
6 vegetation removal, fence installation, demolition, and grading) should occur outside
7 the avian nesting season (generally prior to February 1 or after August 31). If
8 construction and construction noise occurs within the avian nesting season (from
9 February 1 to August 31 or according to local requirements), all suitable habitats
10 located within the project's area of disturbance including staging and storage areas
11 plus a 250-foot (passerines) and 1,000-foot (raptor nests) buffer around these areas
12 shall be thoroughly surveyed, as feasible, for the presence of active nests by a
13 qualified biologist no more than five days before commencement of any site
14 disturbance activities and equipment mobilization. If project activities are delayed
15 by more than five days, an additional nesting bird survey shall be performed. Active
16 nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults
17 are observed carrying food to the nest. The results of the surveys shall be
18 documented. If it is determined that birds are actively nesting within the survey area,
19 Mitigation Measure BIO-2 shall apply. Conversely, if the survey area is found to be
20 absent of nesting birds, Mitigation Measure BIO-2 shall not be required. If pre-
21 construction nesting bird surveys result in the location of active nests, no site
22 disturbance and mobilization of heavy equipment (including but not limited to
23 equipment staging, fence installation, clearing, grubbing, vegetation removal, fence
24 installation, demolition, and grading), shall take place within 250 feet of non-raptor
25 nests and 1,000 feet of raptor nests, or as determined by a qualified biologist in
26 consultation with the California Department of Fish and Wildlife, until the chicks
27 have fledged. Monitoring shall be required to insure compliance with the provisions
28 of the MBTA and relevant California Fish and Game Code requirements. Monitoring

1 dates and findings shall be documented.

2 **C. Cultural Resources.**

3 ***Impact: Historic Resources.***

4 ***Threshold: Project construction and implementation would not cause a substantial adverse***
5 ***change in the significance of historical resource as defined in § 15064.5, with the***
6 ***implementation of mitigation measures (refer to Project Resolution Attachment "A",***
7 ***Mitigation Monitoring and Reporting Program)?***

8 1. **Project Impact(s):**

9 The Project site has the potential to encounter surface and subsurface prehistoric and
10 historic period archeological resources (**DEIR, 4.5-7**). Historic cultural resources are
11 known to occur within the Project area, and the potential for resources to be
12 encountered during Project construction exists. As such, Mitigation Measures CUL-
13 1 through CUL-9 has been proposed to reduce impacts related to potential
14 inadvertent discovery of historic resources to a level of less than significant (**FEIR,**
15 **3.0 Errata**).

16 2. **Mitigation CUL-1:**

17 CA RIV 3978, 3979, CA RIV 3977, and sections of CA RIV 11727 will be preserved
18 in place in an open space to be legally designated and recorded as environmentally
19 sensitive open space that will be preserved in perpetuity. The location, nature, size,
20 and boundaries of site will not be publicly recorded, but the boundary and total
21 footprint of the open space environmentally sensitive area shall be recorded for
22 preservation in perpetuity. During project development, the sites will be protected
23 from grading impacts, with an appropriate buffer area to protect this site(s) and will
24 be fenced off from construction and ground disturbing activities. These areas will be
25 identified as Environmentally Sensitive Area (s). The Project Applicant will ensure
26 that appropriate temporary fencing is installed with the appropriate signage, to
27 prevent any unintentional disturbances to the area during any earthmoving or ground
28 disturbing activities on the Project site. The fencing will be installed before clearing

1 and grubbing and will not be removed until all earthmoving activities have been
2 completed and the wall has been constructed. The Project Archaeologist and Tribal
3 Monitor will be onsite to monitor the fence installation and removal and will conduct
4 regular inspections of the fencing to make sure that it is intact and has not been
5 breached. All other provisions concerning the onsite protocol on avoidance will be
6 in the CRMP (FEIR, 3.0 Errata).

7 3. Mitigation CUL-2:

8 Site(s) RIV 003975, 003976, and 11727 will be impacted during construction
9 activities and the soils surrounding them will be disturbed. Controlled grading plan
10 will be developed by the Project Archeologist in conjunction with the Consulting
11 Tribes(s). The controlled grading plan shall require the systematic slower removal of
12 the soils incorporating smaller cuts to allow for the identification of, and minimize
13 damages to, the resources. Documentary and recovery of any subsurface cultural
14 deposits that are not being relocated to open space shall occur during this controlled
15 grading process until reaches a depth, level or state wherein no resources are present,
16 and then standard grading may resume. Results of the controlled grading program
17 shall be included in the Phase four monitoring report.

18 4. Mitigation CUL-3:

19 Prior to the issuance of grading permits, the developer/permit holder shall retain and
20 enter into a monitoring and mitigation service contract with a qualified Archeologist
21 for services. The Project Archeologist (Cultural Resource Professional) shall develop
22 a Cultural Resources Monitoring Plan (CRMP), in consultation with the Pechanga
23 and Soboba tribes, which must be approved by the County Archeologist prior to
24 issuance of grading permits. Any newly discovered cultural resources shall be subject
25 to a cultural resources evaluation which will be detailed in CRMP. The CRMP will
26 document the proposed methodology for unanticipated finds including temporary
27 storage, the state law process should human remains be identified, the grading
28 activity observation process, the mitigation measures and conditions of approval for

1 the Project, taking into account the customs and traditions of the Tribes(s) taking into
2 account the customs and traditions of the Tribes(s). The Project Archeologist shall
3 manage and oversee monitoring for ground disturbing activities and excavations of
4 each portion of the Project site including clearing, grubbing, tree removals, grading,
5 trenching, stockpiling of materials, rock crushing, structure demolition and etc. in
6 soils where tribal cultural materials and resources may be found. The Project
7 archeologist or monitor working directly under the Project archeologist shall have
8 the authority to temporarily divert, redirect or halt the ground disturbance activities
9 to allow identification, evaluation, and potential recovery of cultural resources in
10 consultation with the Tribal monitors. The developer/permit holder shall submit a
11 fully executed copy of the contract and a wet signed copy of the Monitoring Plan to
12 the Riverside County Archeologist to ensure compliance with this condition of
13 approval **(FEIR, Errata 3.0)**.

14 5. Mitigation CUL-4:

15 At Least 30 days prior to the issuance of grading permits, the developer/permit
16 applicant shall enter into an agreement with the Pechanga and Soboba Tribe for
17 Native American Monitors. The Native American Monitor shall be onsite during
18 ground disturbing activities and excavation of each portion of the Project site
19 including but not limited to clearing, grubbing, tree removals, grading archeological
20 investigations and trenching. In conjunction with the Archaeological Monitor, the
21 Native American Monitor shall have the authority to temporarily divert, redirect or
22 halt the ground disturbance activities to allow identification, evaluation, and potential
23 recovery of cultural resources. The developer/permit applicant shall submit a fully
24 executed copy of the agreement to the County Archaeologist to ensure compliance
25 with this condition of approval. Upon verification, the Archeologist shall clear this
26 condition. This agreement shall not materially modify any condition of approval or
27 mitigation measure **(FEIR, Errata 3.0)**.

1 6. Mitigation CUL-6:

2 Sites at CA RIV 3976, CA RIV 3975 and a portion of CA-RIV-11727 cannot be
3 avoided through Project redesign. Prior to grading permit issuance, the Project
4 Supervisor, Project Archaeologist and the Tribal shall meet to determine the strategy
5 for relocating the features to a permanent open space area determined and designated
6 on a confidential map. A relocation plan including controlled grading shall be
7 included as part of the CRMP (MM-TCR-3) and submitted to the County
8 Archaeologist for approval. This plan, to be prepared in conjunction with the
9 Consulting Tribe (s), will include culturally appropriate methods for relocation,
10 onsite assessment meetings, pre-location-controlled grading and latent artifact
11 recovery, open space and/or permanent avoidance, recordation requirements and
12 confidentially provision. The current Department of Parks and Recreation forms for
13 the sites shall be updated, detailing which features were located, the process through
14 which this was done, and updated maps using sub meter GIS technology to document
15 the new location of each feature. These shall also be recorded with the Cal CHRIS
16 system **(FEIR, Errata 3.0)**.

17 7. Mitigation CUL-7:

18 Prior to Final Grading, the Project Archeologist, with input from the Tribes, shall
19 develop a Preservation Plan for the long-term care and maintenance of all sites within
20 the Open Space and other avoidance areas. The plan shall indicate at a minimum, the
21 specific areas to be included in and excluded from long-term maintenance, prohibited
22 activities, methods of preservation to be employed (fencing, vegetative deterrence,
23 etc.), the party responsible for the long-term maintenance, appropriate avoidance
24 protocols, monitoring by the Consulting Tribes and compensation for services; and
25 necessary emergency protocols. The preservation and maintenance plan shall be
26 included as an appendix to the Phase IV monitoring report **(FEIR, Errata 3.0)**.

27 8. Mitigation CUL-8:

28 Upon completion of the implementation phase, a Phase IV Cultural Resources

1 Monitoring Report shall be submitted that complies with the Riverside County
2 Planning Department's requirements for such reports or all ground disturbing
3 activities associated with this grading permit. The report shall follow the County of
4 Riverside Planning Department Cultural Resources (Archaeological) Investigations
5 Standard Scopes of Work posted on the TLMA web site. The report shall include
6 results of any feature relocation or residue analysis required as well as evidence of
7 the required cultural sensitivity training for the construction staff held during the
8 required pre-grade meeting (FEIR, Errata 3.0).

9 9. Mitigation CUL-9:

10 Prior to Final Grading the landowner(s) shall relinquish ownership of all cultural
11 and/or tribal cultural resources that are unearthed on the Project property during any
12 ground-disturbing activities, including previous investigations and/or future Phase
13 III data recovery. The following treatment (in order of preference) shall be applied.

14 a. Reburial of the resources on the Project property. The measures for reburial
15 shall include, at least, the following: Measures to protect the reburial area
16 from any future impacts. Reburial shall not occur until all required
17 cataloguing, analysis and studies have been completed on the cultural
18 resources, with an exception that sacred items, burial goods and Native
19 American human remains are excluded. Any reburial processes shall be
20 culturally appropriate. Listing of contents and location of the reburial shall
21 be included in the confidential Phase IV Report. The Phase IV Report shall
22 be filed with the County under a confidential cover and not subject to a Public
23 Records Request.

24 b. If reburial is not agreed upon by the Consulting Tribes then the resources
25 shall be curated at a culturally appropriate manner at the Western Science
26 Center, which is a Riverside County curation facility that meets State
27 Resources Department Office of Historic Preservation Guidelines for the
28 curation of Archaeological Resources ensuring access and use pursuant to the

1 Guidelines. The collection and associated records shall be transferred,
2 including title, and are to be accompanied by payment of the fees necessary
3 for permanent curation. Evidence of curation in the form of a letter from the
4 curation facility stating that subject archaeological materials have been
5 received and that all fees have been paid, shall be provided by the landowner
6 to the County. There shall be no destructive or invasive testing on sacred
7 items, burial goods and Native American human remains. Results concerning
8 finds of any inadvertent discoveries shall be included in the Phase IV
9 monitoring report (**FEIR, Errata 3.0**).

10 **Impact:** *Archaeological Resources.*

11 **Threshold:** *Project construction and implementation would not alter or destroy an*
12 *archaeological site or cause a substantial adverse change in the significance of an*
13 *archaeological resource pursuant to California Code of Regulations, Section 15064.5, with*
14 *the implementation of mitigation measures (refer to Project Resolution Attachment "A",*
15 *Mitigation Monitoring and Reporting Program)?*

16 1. Project Impact(s):

17 The Project site has a high potential to encounter surface and subsurface prehistoric
18 and historic period archeological resources. Based on the PCR study, there are 14
19 known prehistoric archaeological resources within the Project site. Six additional
20 bedrock milling sites occur on the Project site. Although PCR determined that the
21 proposed Project will not cause a substantial adverse change to a historic resource,
22 mitigation measures and associated conditions of approval have been implemented
23 to minimize potential impacts to previously unknown archeological resources. With
24 the inclusion of these conditions of approval/mitigation measures and Project design
25 and avoidance measures, impacts to Cultural Resources pursuant to CEQA will be
26 mitigated to less than significant levels (**DEIR, 4.5-8**).

27 2. Mitigation Measure TCR-3:

28 Prior to the issuance of grading permits, the developer/permit holder shall retain and

1 enter into a monitoring and mitigation service contract with a qualified Archeologist
2 for services. The Archeologist shall develop a Cultural Resources Monitoring Plan
3 (CRMP), in consultation with the Pechanga and Soboba tribes, which must be
4 approved by the County Archeologist prior to issuance of grading permits. Any
5 newly discovered cultural resources shall be subject to a cultural resources evaluation
6 which will be detailed in CRMP. The CRMP will document the proposed
7 methodology for unanticipated finds including temporary storage, the state law
8 process should human remains be identified, the grading activity observation
9 process, the mitigation measures and conditions of approval for the Project, taking
10 into account the customs and traditions of the Tribes(s). The Project Archeologist
11 shall manage and oversee monitoring for ground disturbing activities and
12 excavations of each portion of the Project site including clearing, grubbing, tree
13 removals, grading, trenching, stockpiling of materials, rock crushing, structure
14 demolition and etc. in soils where tribal cultural materials and resources may be
15 found. The Project archeologist or monitor working directly under the Project
16 archeologist shall have the authority to temporarily divert, redirect or halt the ground
17 disturbance activities to allow identification, evaluation, and potential recovery of
18 cultural resources in consultation with the Tribal monitors. The developer/permit
19 holder shall submit a fully executed copy of the contract and a wet signed copy of
20 the Monitoring Plan to the Riverside County Archeologist to ensure compliance with
21 this condition of approval.

22 ***Impact: Tribal Cultural Resources.***

23 ***Threshold: The Project would not cause a substantial adverse change in the significance***
24 ***of tribal cultural resources; with the implementation of mitigation measures (refer to Project***
25 ***Resolution Attachment "A", Mitigation Monitoring and Reporting Program)?***

26 1. **Project Impact(s):**

27 It has been determined that the Project site may have been used for religious or sacred
28 purposes. Therefore, the Project will not restrict existing religious or sacred uses

1 within the potential impact area because there were none identified. Therefore,
2 impacts in this regard are considered less than significant (DEIR, 4.5-9).

3 2. Mitigation TCR-1

4 CA RIV 3978, 3979, CA RIV 3977, sections of CA RIV 11727 will be preserved in
5 place in an open space to be legally designated and recorded as environmentally
6 sensitive open space that will be preserved in perpetuity. The location, nature, size
7 and boundaries of sites will not be publicly recorded, but the boundary and total
8 footprint of the open space environmentally sensitive area shall be recorded for
9 preservation in perpetuity. During Project development, the sites will be protected
10 from grading impacts, with an appropriate buffer area to protect this site(s) and will
11 be fenced off from construction and ground disturbing activities. These areas will be
12 identified as Environmentally Sensitive Area(s). The Project Applicant will ensure
13 that appropriate temporary fencing is installed (i.e., orange fabric/barrier fencing),
14 with the appropriate signage, to prevent any unintentional disturbances to the area
15 during any earthmoving or ground disturbing activities on the Project site. The
16 fencing will be installed before clearing and grubbing and will not be removed until
17 all earthmoving activities have been completed and the wall has been constructed.
18 The Project Archaeologist and Tribal Monitor will be on site to monitor the fence
19 installation and removal and will conduct regular inspections of the fencing to make
20 sure that it is intact and has not been breached. All other provisions concerning the
21 on-site protocol on avoidance will be in the CRMP.

22 3. Mitigation TCR -2

23 Site(s) RIV 003975, 003976 and 11727 will be impacted during construction
24 activities and the soils surrounding them will be disturbed. A controlled grading plan
25 will be developed by the Project Archaeologist in conjunction with the Consulting
26 Tribe(s). The controlled grading plan shall require the systematic slower removal of
27 the soils incorporating smaller cuts to allow for the identification of, and minimize
28 damages to, the resources. Documentation and recovery of any subsurface cultural

1 deposits that are not being relocated to open space shall occur during this controlled
2 grading process until grading reaches a depth, level or state wherein no resources are
3 present, and then standard grading may resume. Results of the controlled grading
4 program shall be included in the Phase IV monitoring report.

5 4. Mitigation TCR- 3

6 Prior to the issuance of grading permits, the developer/permit holder shall retain and
7 enter into a monitoring and mitigation service contract with a qualified Archaeologist
8 for services. The Project Archaeologist (Cultural Resource Professional) shall
9 develop a Cultural Resources Monitoring Plan (CRMP) which must be approved by
10 the County Archaeologist prior to issuance of grading permits. Any newly discovered
11 cultural resources shall be subject to a cultural resource evaluation which will be
12 detailed in CRMP. The CRMP will document the proposed methodology for
13 unanticipated finds including temporary storage, the state law process should human
14 remains be identified, the grading activity observation process, the mitigation
15 measures and conditions of approval for the Project, taking into account the customs
16 and traditions of the Tribe(s). The Project Archaeologist shall manage and oversee
17 monitoring for ground disturbing activities and excavation of each portion of the
18 Project site including clearing, grubbing, tree removals, grading, trenching,
19 stockpiling of materials, rock crushing, structure demolition and etc. in soils where
20 tribal cultural materials and resources may be found. The Project archeologist or
21 monitor working directly under the Project archeologist shall have the authority to
22 temporarily divert, redirect or halt the ground disturbance activities to allow
23 identification, evaluation, and potential recovery of cultural resources in consultation
24 with the Tribal monitors. The developer/permit holder shall submit a fully executed
25 copy of the contract and a wet signed copy of the Monitoring Plan to the Riverside
26 County Planning Department to ensure compliance with this condition of approval.

27 5. Mitigation TCR-4

28 Prior to the issuance of grading permits, the developer/permit applicant shall enter

1 into an agreement with the appropriate tribe for a Native American Monitor. The
2 Native American Monitor shall be on-site during all initial ground disturbing
3 activities and excavation of each portion of the project site including clearing,
4 grubbing, tree removals, grading and trenching. In conjunction with the
5 Archaeological Monitor, the Native American Monitor shall have the authority to
6 temporarily divert, redirect or halt the ground disturbance activities to allow
7 identification, evaluation, and potential recovery of cultural resources. The
8 developer/permit applicant shall submit a fully executed copy of the agreement to
9 the County Archaeologist to ensure compliance with this condition of approval.
10 Upon verification, the Archaeologist shall clear this condition. This agreement shall
11 not modify any condition of approval or mitigation measure.

12 Mitigation TCR-5

6.

13 The Project Archaeologist and a representative designated by the consulting Tribes
14 shall attend the pre-grading meeting with the contractors to provide Cultural
15 Sensitivity Training for all Construction Personnel. Training will include a brief
16 review of the cultural sensitivity of the Project and the surrounding area; what
17 resources could potentially be identified during earthmoving activities; the
18 requirements of the monitoring program; the protocols that apply in the event
19 unanticipated cultural resources are identified, including who to contact and
20 appropriate avoidance measures until the find(s) can be properly evaluated; and any
21 other appropriate protocols. This is a mandatory training and all construction
22 personnel must attend prior to beginning work on the project site. A sign in sheet for
23 attendees of this training shall be included in the Phase IV Monitoring Report.

24 Mitigation TCR-6

7.

25 Sites at CA RIV 3976, CA RIV 3975 cannot be avoided through Project redesign.
26 Prior to grading permit issuance, the Project Supervisor, Project Archaeologist and
27 the Tribe shall meet on site to determine the strategy for relocating the milling
28 features to a permanent open space area predetermined and designated on a

1 confidential map. A relocation plan including controlled grading shall be submitted
2 to the County Archaeologist for approval that shall include but not be limited to the
3 following: Before construction activities are allowed to start, any visible artifacts
4 shall be recovered and recorded using professional archaeological methods.
5 Controlled grading will be conducted in order to identify and evaluate any previously
6 unidentified subsurface artifacts or features. The current Department of Parks and
7 Recreation forms for the sites shall be updated, detailing which features were
8 relocated, the process through which this was done, and updated maps using sub
9 meter GIS technology to document the new location of each feature.

10 8. Mitigation TCR-7

11 Prior to Final Grading, the Project Archaeologist, with input from the Tribes, shall
12 develop a Preservation Plan for the long-term care and maintenance of all sites within
13 the Open Space and other avoidance areas. The plan shall indicate at a minimum, the
14 specific areas to be included in and excluded from long term maintenance, prohibited
15 activities, methods of preservation to be employed (fencing, vegetative deterrence,
16 etc.), the party responsible for the long-term maintenance, appropriate avoidance
17 protocols, monitoring by the Consulting Tribes and compensation for services; and
18 necessary emergency protocols. The preservation and maintenance plan shall be
19 included as an appendix to the Phase IV Monitoring report.

20 9. Mitigation TCR-8

21 Upon completion of the implementation phase, a Phase IV Cultural Resources
22 Monitoring Report shall be submitted that complies with the Riverside County
23 Planning Department's requirements for such reports for all ground disturbing
24 activities associated with this grading permit. The report shall follow the County of
25 Riverside Planning Department Cultural Resources (Archaeological) Investigations
26 Standard Scopes of Work, posted on the TLMA web site. The report shall include
27 results of any feature relocation or residue analysis required as well as evidence of
28 the required cultural sensitivity training for the construction staff held during the

1 required pre-grade meeting.

2 10. Mitigation TCR-9

3 Prior to Final Grading the landowner(s) shall relinquish ownership of all cultural
4 and/or tribal cultural resources that are unearthed on the Project property during any
5 ground-disturbing activities, including previous investigations and/or future Phase
6 III data recovery. The following treatment (in order of preference) shall be applied.

7 a. Reburial of the resources on the Project property. The measures for reburial
8 shall include, at least, the following: Measures to protect the reburial area
9 from any future impacts. Reburial shall not occur until all required
10 cataloguing, analysis and studies have been completed on the cultural
11 resources, with an exception that sacred items, burial goods and Native
12 American human remains are excluded. Any reburial processes shall be
13 culturally appropriate. Listing of contents and location of the reburial shall
14 be included in the confidential Phase IV Report. The Phase IV Report shall
15 be filed with the County under a confidential cover and not subject to a Public
16 Records Request.

17 b. If reburial is not agreed upon by the Consulting Tribes then the resources
18 shall be curated at a culturally appropriate manner at the Western Science
19 Center, which is a Riverside County curation facility that meets State
20 Resources Department Office of Historic Preservation Guidelines for the
21 curation of Archaeological Resources ensuring access and use pursuant to the
22 Guidelines. The collection and associated records shall be transferred,
23 including title, and are to be accompanied by payment of the fees necessary
24 for permanent curation. Evidence of curation in the form of a letter from the
25 curation facility stating that subject archaeological materials have been
26 received and that all fees have been paid, shall be provided by the landowner
27 to the County. There shall be no destructive or invasive testing on sacred
28 items, burial goods and Native American human remains. Results concerning

1 finds of any inadvertent discoveries shall be included in the Phase IV
2 monitoring report.

3 11. Mitigation TCR-10

4 Prior to Building Permit Issuance, the Applicant/Landowner shall incorporate at least
5 25% native plants into the Project's landscaping plans. The preferred "plant list" will
6 be provided by the Pechanga Tribe and an appropriate plant palette will be
7 incorporated into the landscaping plans to be reviewed and approved by Riverside
8 County.

9 **D. Geology and Soils.**

10 *Impact: Seismic-Related Ground Failure and Liquefaction.*

11 *Threshold: Project construction and implementation would not expose people or structures*
12 *to potential substantial adverse effects, including the risk of loss, injury, or death involving*
13 *rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground*
14 *failure, including liquefaction or landslides, with the implementation of mitigation measures*
15 *(refer to Project Resolution Attachment "A", Mitigation Monitoring and Reporting*
16 *Program)?*

17 1. Project Impact(s):

18 The Project site is subject to strong seismic ground shaking, as are virtually all
19 properties in Southern California. The Project site is located in a prominent natural
20 geomorphic province in southwest California, which is characterized by topsoil,
21 older alluvium, and granitic bedrock (DEIR, 4.6-6). The type and magnitude of
22 seismic hazards that may affect the Project site are dependent on earthquake
23 magnitude, Project site distance from the source, and site response characteristics. In
24 addition, the probability of primary surface rupture is considered very low, and there
25 are no known active or inactive fault traces which traverse the Project site and no
26 evidence of onsite faulting (DEIR, 4.6-6). The Project will be designed in
27 conformance with applicable building standards, such as the Uniform Building Code,
28 and County of Riverside standards regarding structure design such that the Project

1 will not expose people or structures to potential substantial adverse effects including
2 the risk of loss, injury, or death. Mitigation Measure Geo-1 requires adherence to the
3 recommendations within the Updated Geotechnical Report and existing regulations
4 will reduce the risk of loss, injury, and death; impacts due to strong seismic ground
5 shaking will be less than significant with mitigation incorporated (DEIR, 4.6-6).

6 ***Impact: Paleontological resources.***

7 ***Threshold: The Project could directly or indirectly destroy a unique paleontological***
8 ***resource or unique geologic feature. Impacts to paleontological resources will be less than***
9 ***significant with implementation of General Plan Policy OS 19.6 and mitigation?***

10 1. Project Impact(s):

11 A geotechnical report was prepared for the project site by Leighton and Associates
12 in 2013. Through field exploration, observations, and review of pertinent literature
13 site specific geology was determined. The site contains undocumented artificial fill,
14 topsoil, Quaternary-age older alluvium, and Cretaceous-age granite rock. Because
15 the site has been identified as having high potential for the presence of
16 paleontological resources in the County General Plan, prior to grading, a
17 paleontological resource impact mitigation program (PRIMP) shall be filed with the
18 County Geologist prior to site grading, as required by Policy OS 19.6 of the General
19 Plan. The PRIMP will be prepared by a professional paleontologist. The PRIMP shall
20 specify the steps to be taken to mitigate impacts to paleontological resources. In
21 addition, Mitigation Measure GEO-1 requires the applicant to comply with the Draft
22 EIR mitigation measures. Mitigation Measure GEO-2 requires that a paleontological
23 monitor create and implement a project-specific plan for monitoring during
24 grading/earthmoving activities. Appropriate monitoring and mitigation requirements
25 shall be documented by the Project Paleontologist in a Paleontological Resource
26 Impact Mitigation Program (PRIMP) and submitted to the County Geologist for
27 review and approval prior to issuance of a grading permit. With implementation of
28 Policy OS 19.6 and Mitigation Measure GEO-2, impacts to paleontological resources

1 will be less than significant with mitigation incorporated (DEIR, 4.6-7).

2 2. Mitigation GEO-1:

3 The project site is mapped in the County's General Plan as having a High potential
4 for paleontological resources. The applicant must comply with DEIR mitigation
5 measures, County of Riverside Project conditions of approval and the Updated
6 Geotechnical Report prepared by Leighton and Associates, Inc.

7 3. Mitigation GEO-2:

8 The project site is mapped in the County's General Plan as having a High potential
9 for paleontological resources. Prior to issuance of grading permits, the applicant shall
10 retain a qualified professional paleontologist and who is approved by the County of
11 Riverside to create and implement a project-specific plan for monitoring site
12 grading/earthmoving activities (project paleontologist). The project paleontologist
13 retained shall review the approved development plan and grading plan and shall
14 conduct any pre-construction work necessary to render appropriate monitoring and
15 mitigation requirements as appropriate. These requirements shall be documented by
16 the project paleontologist in a Paleontological Resource Impact Mitigation Program
17 (PRIMP). This PRMP shall be submitted to the County Geologist for review and
18 approval prior to issuance of a Grading Permit. Information to be contained in the
19 PRIMP, at a minimum and in addition to other industry standards and Society of
20 Vertebrate Paleontology standards, are as follows:

- 21 1. Description of the proposed site plan and planned grading operations.
- 22 2. Description of the level of monitoring required for all earth-moving activities
23 in the project area.
- 24 3. Identification and qualifications of the qualified paleontological monitor to
25 be employed for grading operations monitoring.
- 26 4. Identification of personnel with authority and responsibility to temporarily
27 halt or divert grading equipment to allow for recovery of large specimens.
- 28 5. Direction for any fossil discoveries to be immediately reported to the property

1 owner who in turn will immediately notify the County Geologist of the
2 discovery.

3 6. Means and methods to be employed by the paleontological monitor to quickly
4 salvage fossils as they are unearthed to avoid construction delays.

5 7. Sampling of sediments that are likely to contain the remains of small fossil
6 invertebrates and vertebrates.

7 8. Procedures and protocol for collecting and processing of samples and
8 specimens.

9 9. Fossil identification and curation procedures to be employed.

10 10. Identification of the permanent repository to receive any recovered fossil
11 material. Pursuant to the County of Riverside "SABER Policy",
12 paleontological fossils found in the County of Riverside should, be
13 preference, be directed to the Western Science Center in the City of Hemet.
14 A written agreement between the property owner/developer and the
15 repository must be in place prior to site grading.

16 11. All pertinent exhibits, maps, and references.

17 12. Procedures for reporting of findings.

18 Identification and acknowledgement of the developer for the content of the
19 PRIMP as well as acceptance of financial responsibility for monitoring,
20 reporting, and curation fees. The property owner and/or applicant on whose
21 land the paleontological fossils are discovered shall provide appropriate
22 funding for monitoring, reporting, delivery, and curating the fossils at the
23 institution where the fossils will be placed and will provide confirmation to
24 the County that such funding has been paid to the institution. All reports shall
25 be signed by the project paleontologist and all other professionals responsible
26 for the report's content (e.g., Professional Geologist), as appropriate. One
27 original signed copy of the report(s) shall be submitted to the office of the
28 County Geologist along with a copy of this condition and the grading plan

1 for appropriate case processing and tracking. These documents should not be
2 submitted to the project Planner, the Plan Check staff, the Land Use Counter,
3 or any other County office. In addition, the applicant shall submit proof of
4 hiring (i.e., copy of executed contract, retainer agreement, etc.) a project
5 paleontologist for the in-grading implementation of the PRIMP. The qualified
6 paleontologist who prepares and signs the report should make the
7 determination of paleontological sensitivity throughout the project site.

8 **E. Greenhouse Gas Emissions.**

9 ***Impact:*** *Riverside County Climate Action Plan.*

10 ***Threshold:*** *Consistent with greenhouse gas reduction goals and elements of the Riverside*
11 *County Climate Action Plan (refer to Project Resolution Attachment "A", Mitigation*
12 *Monitoring and Reporting Program)?*

13 1. **Project Impact(s):**

14 As directed by the State CEQA Guidelines Appendix G, the EIR evaluated whether
15 the Project would: (a) generate GHG emissions, either directly or indirectly, that may
16 have a significant impact on the environment; or (b) conflict with an applicable plan,
17 policy or regulation adopted for the purpose of reducing the emissions of GHG. In
18 order to determine this, and consistent with the considerations identified in the State
19 CEQA Guidelines section 15064.4 and the California Supreme Court decision in
20 *Center for Biological Diversity v. California Department of Fish and Wildlife*, the
21 EIR evaluated the Project against the two thresholds to determine the significance of
22 impacts from GHG. The County has further determined that each one of these
23 thresholds is separate and independent basis upon which to substantiate the
24 significance of the Project's GHG impact **(DEIR, 4.7-8)**. The proposed Project is
25 consistent with greenhouse gas reduction goals and elements of the Riverside County
26 Climate Action Plan and will not contribute considerably to global climate change.
27 Impacts will be less than significant with mitigation incorporated **(DEIR, 4.7-8)**.
28

1 2. Mitigation GHG-1:

2 Prior to issuance of building permits, the applicant shall provide documentation to
3 the County of Riverside Building Department as part of the plan check process,
4 demonstrating that the project will implement the above described Project features
5 that will achieve at least 100 points from the Riverside County Greenhouse Gas
6 Emission Screening Tables. The project may also achieve equivalent emission
7 reductions from other measures approved by the County of Riverside. Implementing
8 these mitigation measures shall be verified by the County of Riverside Building
9 Department prior to the issuance of the final Certificate of Occupancy.

10 ***Impact: Generation of Greenhouse Gas Emissions (GHGs).***

11 ***Threshold: Project construction and implementation would not generate greenhouse gas***
12 ***emissions (“GHGs”), either directly or indirectly, that may have a significant impact on the***
13 ***environment, with the implementation of mitigation measures (refer to Project Resolution***
14 ***Attachment “A”, Mitigation Monitoring and Reporting Program)?***

15 1. Project Impact(s):

16 The proposed Project is consistent with greenhouse gas reduction goals and elements
17 of the Riverside County Climate Action Plan and will not contribute considerably to
18 global climate change. Riverside County has prepared and certified a Climate Action
19 Plan (CAP) which establishes goals and policies that incorporate environmental
20 responsibility into its daily management of residential, commercial, and industrial
21 growth, education, energy and water use, air quality, transportation, waste reduction,
22 economic development and open space and natural habitats to further their
23 commitment. The Riverside County CAP has set a goal to reduce emissions by 15
24 percent from 2008 levels, as recommended by the AB 32 Scoping Plan and the
25 proposed Project is consistent with the Riverside County CAP, therefore, impacts
26 will be less than significant with mitigation incorporated (DEIR, 4.7-8).

27 2. Mitigation GHG-1:

28 Mitigation Measure GHG-1 will ensure that the Project is consistent with the County

1 of Riverside's CAP; since the Project will incorporate at least 100 points from the
2 screening tables, the Project's impact on greenhouse gas emissions would be less
3 than significant.

4 ***Impact: Conflict with Greenhouse Gas Plan, Policy or Regulation.***

5 ***Threshold: The Project would not conflict with the CARB Scoping Plan and regulations***
6 ***adopted for the purpose of reducing the emissions of greenhouse gases (refer to Project***
7 ***Resolution Attachment "A", Mitigation Monitoring and Reporting Program)?***

8 1. Project Impact(s):

9 Riverside County has prepared and certified a Climate Action Plan (CAP) which
10 establishes goals and elements of the Riverside County Climate Action Plan and will
11 not contribute considerably to global climate change. Impacts will be less than
12 significant with mitigation incorporated. Mitigation Measure GHG-1 has been
13 included to ensure compliance with Riverside County, state and federal regulations
14 for Greenhouse Gas Emissions. Mitigation Measure GHG-1 requires the applicant to
15 provide documentation to the County of Riverside Building Department as part of
16 the plan check process evidence that the project will implement the Project features
17 that will achieve at least 100 points from the Riverside County Greenhouse Gas
18 Emissions Screening Tables. The Project may also achieve equivalent emissions
19 reductions from other measures approved by the County of Riverside. In addition,
20 the proposed Project would not impede the County's ability to achieve its' 2030
21 reduction goals. The Riverside County Climate Action Plan Screening Tables are set
22 up similar to a checklist with points allocated to certain elements that reduce
23 greenhouse gas emissions. If a project garners 100 points by including enough
24 Greenhouse Gas reducing elements, then the Project is consistent with Riverside
25 County's plan for emissions reductions. The proposed Project garnered 101 points
26 with implementation of the Project design features and adherence to existing
27 regulation related to energy efficiency. Therefore, the Project will be consistent with
28 the Greenhouse Gas reduction goals and elements of the Riverside County CAP and

1 will not conflict with Greenhouse Gas reductions planning (DEIR, 4.7-8).

2 2. Mitigation GHG-1:

3 Prior to the issuance of building permits, the applicant shall provide documentation
4 to the County of Riverside Building Department as part of the plan check process,
5 demonstrating that the Project will implement the above described Project features
6 that will achieve at least 100 points from the Riverside County Greenhouse Gas
7 Emissions Screening Tables. The project may also achieve equivalent emission
8 reductions from other measures approved by the County of Riverside. Implementing
9 these mitigation measures shall be verified by the County of Riverside Building
10 Department prior to the issuance of the final Certificate of Occupancy.

11 F. Noise.

12 *Impact: Temporary Increase in Ambient Noise Levels.*

13 *Threshold: Project construction and implementation would not result in a substantial*
14 *temporary or periodic increase in ambient noise levels in the Project vicinity above levels*
15 *existing without the Project; with the implementation of mitigation measures (refer to*
16 *Project Resolution Attachment "A", Mitigation Monitoring and Reporting Program)?*

17 1. Project Impact(s):

18 Construction noise will vary depending on the construction process, type of
19 equipment involved, location of the construction site with respect to sensitive
20 receptors, the schedule proposed to carry out each task, and the duration of the
21 construction work. Site preparation is expected to produce the highest sustained
22 construction noise levels. A likely worst-case construction noise scenario was
23 calculated using the Federal Highway Administration's Roadway Construction
24 Noise Model (RCNM) assuming the use of a grader, a dozer, and a dump truck all
25 operating between 25 to 100 feet from the nearest sensitive receptor. Noise levels
26 could reach 87.6 dBA Leq and 91.0 dBA Leq at the nearest residential structures.
27 Note that typically this would only occur for a short amount of time since this
28 assumes grading operations while the proposed Project is operating between 25 to

1 100 feet from the sensitive receptor. In addition, there are no structures located within
2 25 feet of the proposed Project site. Existing single-family detached residential
3 dwelling units located adjacent to and near the project site may be affected by short-
4 term noise impacts associated with the transportation of workers, the movement of
5 construction materials to and from the Project site, ground clearing, excavation,
6 grading, and building activities. Pursuant to County Ordinance No. 847, construction
7 noise is exempt from noise level limits as long as construction is limited to the hours
8 of 6:00 AM to 6:00 PM during the months of June through September and between
9 the hours of 7:00 AM and 6:00 PM during the months of October through May.
10 However, in order to minimize construction noise at nearby receptors, Mitigation
11 Measure N-1 has been incorporated. Mitigation Measure N-1 requires that
12 construction equipment be equipped with mufflers, stationary equipment shall be
13 directed away from noise sensitive receptors, and equipment shall be shut off when
14 not in use and equipment staging shall occur in areas with greatest distance to
15 sensitive receptors. Equipment with mufflers have been shown to decrease noise
16 levels as compared to equipment without mufflers. From the noise source to the
17 receiver, noise changes both in level and frequency spectrum. Noise producing
18 equipment will be stationed away from sensitive receptors thereby reducing
19 construction noise as noise level decreases based upon distance therefore noise
20 producing stationary equipment shall be directed away from noise sensitive receptors
21 as well. Implementation of Mitigation Measure N-1 will ensure that temporary
22 construction noise will be minimized. In addition, General Plan Noise Element
23 Policy 13.3 requires the preparation of a construction noise mitigation plan detailing
24 plans for the location of construction equipment and how the noise from this
25 equipment will be mitigated during construction prior to issuance of grading permits.
26 County of Riverside Noise ordinance guidelines dictate that 65 dBA for the duration
27 of a 10-minute noise equivalent level (Leq) between the hours of 7:00 AM and 10:00
28 PM (daytime standard) is permissible. Therefore, the projected noise levels of 87.6

1 dBA Leq and 91.0 dBA Leq would exceed noise standards at sensitive receptors as
2 specified in the noise standards for the County of Riverside. The proposed project
3 would temporarily impact sensitive receptors for temporary construction therefore to
4 ensure temporary construction noise will be reduced; Mitigation Measure N-1 has
5 been incorporated. In addition, the proposed project would be excepted from
6 complying with the County of Riverside noise standards based on County Ordinance
7 No. 847. Therefore, with implementation of Mitigation Measure N-1 and General
8 Plan Noise Element Policy 13.3, impacts will be less than significant (DEIR, 4.11-
9 11).

10 2. Mitigation NOISE-1:

11 In addition to adherence to the County of Riverside Code limiting the construction
12 hours of operation, the following measures are required to reduce construction noise
13 and vibrations, emanating from the proposed Project:

- 14 • During all Project site excavation and grading on-site, construction
15 contractors shall equip all construction equipment, fixed or mobile, with
16 properly operating and maintained mufflers, consistent with manufacturer
17 standards.
- 18 • The contractor shall place all stationary construction equipment so that
19 emitted noise is directed away from the noise sensitive receptors nearest the
20 Project site.
- 21 • Equipment shall be shut off and not left to idle when not in use.
- 22 • The contractor shall locate equipment staging in areas that will create the
23 greatest distance between construction-related noise/vibration sources and
24 sensitive receptors nearest the Project site during all Project construction.
- 25 • The Project proponent shall mandate that the construction contractor prohibit
26 the use of music or sound amplification on the Project site during
27 construction.
- 28 • The construction contractor shall limit haul truck deliveries to the same hours

1 specified for construction equipment.

- 2 • Portable stationary noise sources shall be shielded, and noise shall be directed
3 away from sensitive receptors.
- 4 • For the duration of construction activities, the construction manager shall
5 serve as the contact person should noise levels become disruptive to local
6 residents. A sign should be posted at the Project site with the contact phone
7 number.

8 3. Mitigation NOISE-2:

9 Prior to issuance of occupancy permits, a solid barrier shall be constructed along the
10 perimeter of the proposed residential area along Nuevo Road and shall be designed
11 to reduce the required level of noise from Nuevo Road. The barrier must be
12 constructed with a top elevation that is seven feet higher than the adjacent elevation
13 of Nuevo Road. The barrier shall be solid with no holes or openings and shall wrap
14 around the side/back yards of the most western and most eastern residential lots
15 proposed along Nuevo Road.

16 4. Mitigation NOISE-3:

17 Prior to issuance of building permits, a noise study verifying that the STC ratings of
18 proposed building materials and any additional noise attenuation methods will
19 achieve the interior standard of 45 dBA shall be prepared and submitted. Building
20 plans shall identify building materials and any additional noise attenuation methods
21 to be utilized for the second story of homes adjacent to Nuevo Road. Additional noise
22 attenuation methods may include recessed balconies and windows and architectural
23 design features that will serve as a noise barrier. Building materials and noise
24 attenuation methods shall achieve an exterior to interior noise reduction of at least
25 26.5 dBA.

26 ***Impact:*** Permanent or Periodic increases in Ambient Noise Levels

27 ***Threshold:*** A substantial permanent increase in ambient noise levels in the project vicinity
28 above levels existing without the project?

1. Project Impact(s):

The noise impact analysis for the proposed project identified that residential uses along Nuevo Road may experience traffic noise levels of up to 72.0 dBA CNEL at approximately 10 feet from the property line. According to modeled roadway noise, Project-generated traffic noise will not result in substantial increases in ambient noise levels at most of the studied roadway segments. For any of the roadway segments with an ambient baseline between 60 to 65 dBA CNEL, the Project will not increase the ambient noise levels greater than 2 dBA. Furthermore, where the baseline falls between 65 to 70 dBA, the proposed Project will not increase that baseline by greater than 1 dBA with the exception of four roadway segments, Wilson Avenue to Murrieta Road, Murrieta Road to Evans Road, Evans Road to Dunlap Drive, Dunlap Drive to Driveway 1. The potential for traffic noise levels at the four roadways as specified in Table 4.11-4 of the DEIR exceed standards and would be considered a substantial increase based on the County of Riverside Department of Industrial Hygiene exterior and interior noise levels standards of 65 dBA CNEL at the property line and 45 dBA CNEL with mitigation incorporated impacts will be reduced. In order to reduce exterior noise to within allowable levels, Mitigation Measure N-2 has been incorporated. Mitigation Measure N-2 requires that a solid 7-foot noise barrier be constructed along the perimeter of the proposed residential area along Nuevo Road. With a 7-foot noise barrier, traffic noise levels at the first floor will be reduced to a maximum of 64.8 dBA CNEL, below the allowable 65 dBA exterior noise level at the property line. Construction of the residential units as part of the proposed Project will be required to adhere to Title 24 requirements stating that interior noise levels generated by exterior noise sources shall not exceed 45 dBA CNEL, with windows closed, in any habitable room for general residential uses. In order to ensure that this standard is met at the ground and second floors, Mitigation Measure N-3 has been incorporated. Mitigation Measure N-3 requires that all exposed second story exterior wall assembly/window combinations that are adjacent to Nuevo Road shall

1 provide an exterior to interior noise reduction of at least 26.5 dBA. Typical
2 construction methods that can achieve this reduction are summarized in Table 4.11-
3 5 (Typical Noise Attenuation Methods to Insulate the Noise Receiver). With
4 implementation of Mitigation Measure N-3, the interior noise standard of 45 dBA
5 CNEL will be achieved. Impacts will be less than significant with mitigation
6 incorporated (DEIR, 4.11-14).

7 2. Mitigation NOISE-1:

8 In addition to adherence to the County of Riverside Code limiting the construction
9 hours of operation, the following measures are required to reduce construction noise
10 and vibrations, emanating from the proposed Project:

- 11 • During all Project site excavation and grading on-site, construction
12 contractors shall equip all construction equipment, fixed or mobile, with
13 properly operating and maintained mufflers, consistent with manufacturer
14 standards.
- 15 • The contractor shall place all stationary construction equipment so that
16 emitted noise is directed away from the noise sensitive receptors nearest the
17 Project site.
- 18 • Equipment shall be shut off and not left to idle when not in use.
- 19 • The contractor shall locate equipment staging in areas that will create the
20 greatest distance between construction-related noise/vibration sources and
21 sensitive receptors nearest the Project site during all Project construction.
- 22 • The Project proponent shall mandate that the construction contractor prohibit
23 the use of music or sound amplification on the Project site during
24 construction.
- 25 • The construction contractor shall limit haul truck deliveries to the same hours
26 specified for construction equipment.
- 27 • Portable stationary noise sources shall be shielded, and noise shall be directed
28 away from sensitive receptors.

- For the duration of construction activities, the construction manager shall serve as the contact person should noise levels become disruptive to local residents. A sign should be posted at the Project site with the contact phone number.

3. Mitigation NOISE-2:

Prior to issuance of occupancy permits, a solid barrier shall be constructed along the perimeter of the proposed residential area along Nuevo Road and shall be designed to reduce the required level of noise from Nuevo Road. The barrier must be constructed with a top elevation that is seven feet higher than the adjacent elevation of Nuevo Road. The barrier shall be solid with no holes or openings and shall wrap around the side/back yards of the most western and most eastern residential lots proposed along Nuevo Road.

4. Mitigation NOISE-3:

Prior to issuance of building permits, a noise study verifying that the STC ratings of proposed building materials and any additional noise attenuation methods will achieve the interior standard of 45 dBA shall be prepared and submitted. Building plans shall identify building materials and any additional noise attenuation methods to be utilized for the second story of homes adjacent to Nuevo Road. Additional noise attenuation methods may include recessed balconies and windows and architectural design features that will serve as a noise barrier. Building materials and noise attenuation methods shall achieve an exterior to interior noise reduction of at least 26.5 dBA.

G. Transportation and Traffic.

Impact: Conflict with Riverside County Congestion Management Program.

Threshold: Project will not conflict with the Riverside County Congestion Management Program?

1. Project Impact(s):

The Congestion Management Program (CMP) is a state-mandated program that was

1 enacted by the State Legislature with the passage of Proposition 111 in 1990. The
2 program is intended to address the impact of local growth on the regional
3 transportation system. The Project site and its key intersections are located within
4 Riverside County. The CMP is administered by the Riverside County Transportation
5 Commission (RCTC). The CMP establishes a minimum Level of Service (LOS)
6 threshold of LOS E. The program also establishes criteria to evaluate existing system
7 operation and performance and includes criteria for the analysis of development
8 impacts on the CMP network of regionally significant roadways. I-215 is identified
9 as a CMP interstate by the CMP. As discussed in the CMP, the segment of I-215
10 between Nuevo Road and SR-74/4th Street is operating at LOS F based on Caltrans
11 counts. However, the I-215 widening Project includes construction of a general-
12 purpose lane in each direction and the I-215/SR-74 interchange reconstruction
13 Project includes construction of a new eight-lane bridge over I-215 and
14 improvements to freeway ramps, local streets, and intersections. These planned
15 improvements and the construction of the Metrolink Perris Valley Line are expected
16 to improve LOS along this segment of the I-215. This segment will continue to be
17 monitored by the RCTC to ensure that deficiencies do not worsen. There are no CMP
18 intersections within the Project vicinity. The impact thresholds would be then
19 determined by the Riverside County CMP. As discussed herein, all intersections
20 analyzed for this study will operate at LOS D or better with implementation of
21 Mitigation Measures TR-1 and TR-2. Therefore, the proposed Project is consistent
22 with the Riverside County CMP and will not result in CMP deficiencies. Impacts
23 will be less than significant with incorporation of Mitigation Measures TR-1 and TR-
24 2 (DEIR, 4.15-4).

25 2. Mitigation TR-1:

26 Prior to issuance of occupancy permits for Phase I, the Project Developer shall
27 construct or submit payment to the County of Riverside commensurate with its
28 contribution to the need to improve roadway segments and intersections in the

1 Project vicinity (e.g., fair share payment) as identified in the traffic impact analysis
2 (TIA). Fair share contributions differ from direct impacts as fees are collected for
3 future improvements rather than direct improvements for the implementation of the
4 Project. Fair share contributions shall be deposited by the County in accounts specific
5 to infrastructure expansion and improvements.

6 The following improvements were identified in the Project TIA requiring mitigation
7 due to potentially significant Phase I impacts:

8 – Murrieta Road/Nuevo Road – Project Developer shall fund the installation
9 of and install a signal.

10 – Menifee Road/Nuevo Road – Project Development shall pay for its fair
11 share through TUMF for the construction of a northbound right turn lane.

12 – Menifee Road/San Jacinto Avenue – Project Development shall pay for its
13 fair share through TUMF for the construction of a northbound left turn lane.

14 3. Mitigation TR-2:

15 Prior to issuance of occupancy permits for Phase II, the Project Developer shall
16 construct or submit payment to the County of Riverside commensurate with its
17 contribution to the need to improve roadway segments and intersections in the
18 Project vicinity (e.g., fair share payment) as identified in the traffic impact analysis
19 (TIA). Fair share contributions differ from direct impacts as fees are collected for
20 future improvements rather than direct improvements for the implementation of the
21 Project. Fair share contributions shall be deposited by the County in accounts specific
22 to infrastructure expansion and improvements. The following improvements were
23 identified in the Project TIA requiring mitigation due to potentially significant Phase
24 I and II impacts:

25 – Construction of improvements or submittal of fair share payments
26 identified in Mitigation Measure TR-1.

27 – Evans Road/Orange Avenue – Project Developer shall submit fair share
28 payment for the construction of a westbound left turn and right turn lane.

- 1 – Murrieta Road/Nuevo Road – The Project Developer shall fund the
- 2 installation of and install a signal. Project Developer shall submit fair share
- 3 payment for the construction of a northbound left turn and right turn lane.
- 4 – Evans Road/Nuevo Road – Project Developer shall submit fair share
- 5 payment for the construction of a second southbound right turn lane.
- 6 – Driveway 1/Nuevo Road – Project Developer shall fund the installation of
- 7 and install a signal.
- 8 – Driveway 4/Nuevo Road – Project Developer shall fund the installation of
- 9 and install a signal.
- 10 – Menifee Road/Nuevo Road – Project Developer shall pay for its fair share
- 11 through TUMF for the construction of a northbound and an eastbound right
- 12 turn lane.
- 13 – Redlands Avenue/San Jacinto Avenue – Project Developer shall submit fair
- 14 share payment for the installation of a northbound overlapping right turn
- 15 signal.
- 16 – Menifee Road/Central Avenue – Project Developer shall pay for its fair
- 17 share through DIF for the installation of a signal.
- 18 – Menifee Road/San Jacinto Avenue – Project Developer shall fund the
- 19 construction of and construct a northbound left turn lane. Project Developer
- 20 shall pay for its fair share through DIF for the installation of a signal.

21 **H. Tribal Cultural Resources.**

22 *Impact: Impacts to tribal cultural resources.*

23 *Threshold: Project will cause a substantial adverse change in the significance of a tribal*

24 *cultural resource, defined in Public Resources Code section 21074 as either a site, feature,*

25 *place, cultural landscape that is geographically defined in terms of the size and scope of the*

26 *landscape, sacred place, or object with cultural value to a Cultural Native American tribe:*

27 *listed or eligible for listing in the California Register of Historical resources, or in a local*

28 *register of historical resources as defined in Public Resources Code Section 5020.1(k), or a*

1 *resource determined by the lead agency, in its discretion and supported by substantial*
2 *evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public*
3 *Resources Code Section 5024.1?*

4 1. Project Impact(s):

5 An AB 52 notification for the Project was sent to the Pechanga Band of Luiseno
6 Indians, the Soboba Band of Luiseno Indians and the Rincon Band of Luiseno
7 Indians on July 13, 2015. A notice was sent to the Agua Caliente band of Cahuilla
8 Indians on July 20, 2015, to the San Manuel Band of Indians on October 20, 2015
9 and a notice was sent to the Twenty-Nine Palms Band of Indians on November 14,
10 2016. In an email dated October 29, 2015, the San Manuel Band deferred to closer
11 tribes. On December 7, 2016 the Twenty-Nine Palms Band deferred to closer tribes
12 and on August 25, 2015 the Rincon Band deferred to closer tribes. The Agua Caliente
13 did not respond. Both the Soboba Tribe and the Pechanga Tribe requested tribal
14 consultation on the Project. According to Pechanga, the Project area and areas to the
15 north are situated within a culturally sensitive area and include sites and features
16 having cultural value to Pechanga. Given the sensitivity of the area, specific
17 information related to these sites and features are contained in a confidential
18 appendix to the Project's environmental assessment. The various sites and features
19 identified in the confidential appendix will be preserved in place in a dedicated open
20 space area that will protect the resources so as to not materially impair the physical
21 resources. For those identified sites where it is not feasible to avoid or preserve in
22 place, it has been agreed by all consulting parties that the features will be relocated
23 to an area on the Project site where they will be preserved. This is reflected in the
24 mitigation measures and associated conditions of approval listed below. With the
25 inclusion of these conditions of approval/mitigation measures and Project design and
26 avoidance measures, impacts to Tribal Cultural Resources pursuant to CEQA will be
27 mitigated to less than significant levels **(DEIR, 4.16-1 and FEIR, 3-8)**.

1 2. Mitigation TCR-1:

2 Sites CA RIV 3978, 3979, CA RIV 3977, and sections of CA RIV 11727 will be
3 preserved in place in an open space to be legally designated and recorded as
4 environmentally sensitive open space that will be preserved in perpetuity. The
5 location, nature, size and boundaries of sites will not be publicly recorded, but the
6 boundary and total footprint of the open space environmentally sensitive area shall
7 be recorded for preservation in perpetuity. During Project development, the sites will
8 be protected from grading impacts, with an appropriate buffer area to protect this
9 site(s) and will be fenced off from construction and ground disturbing activities.
10 These areas will be identified as Environmentally Sensitive Area(s). The Project
11 Applicant will ensure that appropriate temporary fencing is installed (i.e., orange
12 fabric/barrier fencing), with the appropriate signage, to prevent any unintentional
13 disturbances to the area during any earthmoving or ground disturbing activities on
14 the Project site. The fencing will be installed before clearing and grubbing and will
15 not be removed until all earthmoving activities have been completed and the wall has
16 been constructed. The Project Archaeologist and Tribal Monitor will be on site to
17 monitor the fence installation and removal and will conduct regular inspections of
18 the fencing to make sure that it is intact and has not been breached. All other
19 provisions concerning the on-site protocol on avoidance will be in the CRMP.

20 3. Mitigation TCR-2:

21 Site(s) RIV 003975, 003976 and 11727 will be impacted during construction
22 activities and the soils surrounding them will be disturbed. A controlled grading plan
23 will be developed by the Project Archaeologist in conjunction with the Consulting
24 Tribe(s). The controlled grading plan shall require the systematic slower removal of
25 the soils incorporating smaller cuts to allow for the identification of, and minimize
26 damages to, the resources. Documentation and recovery of any subsurface cultural
27 deposits that are not being relocated to open space shall occur during this controlled
28 grading process until grading reaches a depth, level or state wherein no resources are

1 present, and then standard grading may resume. Results of the controlled grading
2 program shall be included in the Phase IV monitoring report.

3 4. Mitigation TCR-3:

4 Prior to the issuance of grading permits, the developer/permit holder shall retain and
5 enter into a monitoring and mitigation service contract with a qualified Archeologist
6 for services. The Project Archeologist (Cultural Resources Professional) shall
7 develop a Cultural Resources Monitoring Plan (CRMP), in consultation with the
8 Pechanga and Soboba tribes, which must be approved by the County Archeologist
9 prior to the issuance of grading permits. Any newly discovered cultural resources
10 shall be subject to a cultural resources evaluation which will be detailed in CRMP.
11 The CRMP will document the proposed methodology for unanticipated finds
12 including temporary storage, the state law process should human remains be
13 identified, the grading activity observation process, the mitigation measures and
14 conditions of approval for the Project, taking into account the customs and traditions
15 of the Tribe(s). The Project Archeologist shall manage and oversee monitoring for
16 ground disturbing activities and excavation of each portion of the Project site
17 including clearing, grubbing, tree removals, grading, trenching, stockpiling of
18 materials, rock crushing, structure demolition and etc. in soils where tribal cultural
19 materials and resources may be found. The project archeologist or monitor working
20 directly under the Project archeologist shall have the authority to temporarily divert,
21 redirect, or halt the ground disturbance activities to allow identification, evaluation,
22 and potential recovery of cultural resources in consultation with the Tribal monitors.
23 The developer/permit holder shall submit a fully executed copy of the contract and a
24 wet signed copy of the Monitoring Plan to the Riverside County Archeologist to
25 ensure compliance with this condition of approval.

26 5. Mitigation TCR-4:

27 Prior to the issuance of grading permits, the developer/permit holder shall retain and
28 enter into a monitoring and mitigation service contract with a qualified Archaeologist

1 for services. The Project Archaeologist (Cultural Resource Professional) shall
2 develop a Cultural Resources Monitoring Plan (CRMP), in consultation with the
3 Pechanga and Soboba tribes, which must be approved by the County Archaeologist
4 prior to issuance of grading permits. Any newly discovered cultural resources shall
5 be subject to a cultural resource evaluation which will be detailed in CRMP. The
6 CRMP will document the proposed methodology for unanticipated finds including
7 temporary storage, the state law process should human remains be identified, the
8 grading activity observation process, the mitigation measures and conditions of
9 approval for the Project, taking into account the customs and traditions of the
10 Tribe(s). The Project Archaeologist shall manage and oversee monitoring for ground
11 disturbing activities and excavation of each portion of the Project site including
12 clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock
13 crushing, structure demolition and etc. in soils where tribal cultural materials and
14 resources may be found. The Project archeologist or monitor working directly under
15 the Project archeologist shall have the authority to temporarily divert, redirect or halt
16 the ground disturbance activities to allow identification, evaluation, and potential
17 recovery of cultural resources in consultation with the Tribal monitors. The
18 developer/permit holder shall submit a fully executed copy of the contract and a wet
19 signed copy of the Monitoring Plan to the Riverside County Archaeologist Planning
20 Department to ensure compliance with this condition of approval.

21 5. Mitigation TCR-5:

22 At least 30 days prior to the issuance of grading permits, the developer/permit
23 applicant shall enter into an agreement with the Pechanga and Soboba Tribe for
24 Native American Monitors. The Native American Monitor shall be on-site during all
25 initial ground disturbing activities and excavation of each portion of the project site
26 but not limited to clearing, grubbing, tree removals, grading archaeological
27 investigations and trenching. In conjunction with the Archaeological Monitor, the
28 Native American Monitor shall have the authority to temporarily divert, redirect or

1 halt the ground disturbance activities to allow identification, evaluation, and potential
2 recovery of cultural resources. The developer/permit applicant shall submit a fully
3 executed copy of the agreement to the County Archaeologist to ensure compliance
4 with this condition of approval. Upon verification, the Archaeologist shall clear this
5 condition. This agreement shall not materially modify any condition of approval or
6 mitigation measure.

7 6. Mitigation TCR-6:

8 Sites at CA RIV 3976, CA RIV 3975 and a portion of CA-RIV-11727 cannot be
9 avoided through Project redesign. Prior to grading permit issuance, the Project
10 Supervisor, Project Archaeologist and the Tribe shall meet to determine the strategy
11 for relocating the features to a permanent open space area determined and designated
12 on a confidential map. A relocation plan including controlled grading shall be
13 included as part of the CRMP (MM-TCR-3) and submitted to the County
14 Archaeologist for approval. This plan, to be prepared in conjunction with the
15 Consulting Tribe (s) will include culturally appropriate methods for relocation, onsite
16 assessment meetings, pre-relocation-controlled grading and latent artifact recovery,
17 open space and/or permanent avoidance, recordation requirements and confidentially
18 provision. The current Department of Parks and Recreation forms for the sites shall
19 be updated, detailing which features were relocated, the process through which this
20 was done, and updated maps using sub meter GIS technology to document the new
21 location of each feature. These shall also be recorded with the Cal CHRIS system.

22 7. Mitigation TCR-7:

23 Prior to Final Grading, the Project Archaeologist, with input from the Tribes, shall
24 develop a Preservation Plan for the long-term care and maintenance of all sites within
25 the Open Space and other avoidance areas. The plan shall indicate at a minimum, the
26 specific areas to be included in and excluded from long term maintenance, prohibited
27 activities, methods of preservation to be employed (fencing, vegetative deterrence,
28 etc.), the party responsible for the long-term maintenance, appropriate avoidance

1 protocols, monitoring by the Consulting Tribes and compensation for services; and
2 necessary emergency protocols. The preservation and maintenance plan shall be
3 included as an appendix to the Phase IV Monitoring report.

4 8. Mitigation TCR-8:

5 Upon completion of the implementation phase, a Phase IV Cultural Resources
6 Monitoring Report shall be submitted that complies with the Riverside County
7 Planning Department's requirements for such reports for all ground disturbing
8 activities associated with this grading permit. The report shall follow the County of
9 Riverside Planning Department Cultural Resources (Archaeological) Investigations
10 Standard Scopes of Work posted on the TLMA web site. The report shall include
11 results of any feature relocation or residue analysis required as well as evidence of
12 the required cultural sensitivity training for the construction staff held during the
13 required pre-grade meeting.

14 9. Mitigation TCR-9:

15 Prior to Final Grading the landowner(s) shall relinquish ownership of all cultural
16 and/or tribal cultural resources that are unearthed on the Project property during any
17 ground-disturbing activities, including previous investigations and/or future Phase
18 III data recovery. The following treatment (in order of preference) shall be applied.

- 19 a. Reburial of the resources on the Project property. The measures for reburial
20 shall include, at least, the following: Measures to protect the reburial area
21 from any future impacts. Reburial shall not occur until all required
22 cataloguing, analysis and studies have been completed on the cultural
23 resources, with an exception that sacred items, burial goods and Native
24 American human remains are excluded. Any reburial processes shall be
25 culturally appropriate. Listing of contents and location of the reburial shall
26 be included in the confidential Phase IV Report. The Phase IV Report shall
27 be filed with the County under a confidential cover and not subject to a Public
28 Records Request.

1 b. If reburial is not agreed upon by the Consulting Tribes then the resources
2 shall be curated at a culturally appropriate manner at the Western Science
3 Center, which is a Riverside County curation facility that meets State
4 Resources Department Office of Historic Preservation Guidelines for the
5 Curation of Archaeological Resources ensuring access and use pursuant to
6 the Guidelines. The collection and associated records shall be transferred,
7 including title, and are to be accompanied by payment of the fees necessary
8 for permanent curation. Evidence of curation in the form of a letter from the
9 curation facility stating that subject archaeological materials have been
10 received and that all fees have been paid, shall be provided by the landowner
11 to the County. There shall be no destructive or invasive testing on sacred
12 items, burial goods and Native American human remains. Results concerning
13 finds of any inadvertent discoveries shall be included in the Phase IV
14 monitoring report.

15 10. Mitigation TCR-10:

16 Prior to Building Permit Issuance, the Applicant/Landowner shall incorporate at least
17 25% native plants into the Project's landscaping plans. The preferred "plant list" will
18 be provided by the Pechanga Tribe and an appropriate plant palette will be
19 incorporated into the landscaping plans to be reviewed and approved by Riverside
20 County.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following impacts potentially
22 resulting from the adoption of the EIR No. 550 cannot be fully mitigated and will be only partially avoided
23 or lessened in consideration of existing regulations, Project Design Features or mitigation measures
24 specified in Attachment A (Mitigation Monitoring and Reporting Program, incorporated by reference into
25 this document). Accordingly, and as further explained below, the County makes the following findings as
26 to each of the following impacts as allowed by State CEQA Guidelines section 15091(a) (3): Specific
27 economic, legal, social, technological, or other considerations make infeasible the mitigation measures or
28 project alternatives identified in the Final EIR." Therefore, a statement of overriding considerations

1 consistent with State CEQA Guidelines sections 15093, 15216(b), and 15126.2(b) and discussed in the
2 Final EIR Section 1 is required and included herein:

3 **A. Agricultural Resources.**

4 *Impact: Conversion of farmland.*

5 *Threshold: The proposed Project would result in significant impacts if: the conversion of*
6 *Farmland to non-agriculture use occurred. Involve other changes in the existing*
7 *environment which, due to their location or nature, could result in conversion of Farmland,*
8 *to non-agricultural use?*

9 1. **Project Impact (s):**

10 Proposed development of the Project site will result in changes in the existing
11 environment which, due to their location or nature, could result in conversion of
12 Farmland to non-agriculture use. Farmland conversion can occur due to direct and
13 indirect changes to the environment. Direct changes involve changing existing
14 agricultural uses to other uses. Indirectly, changes to properties in the vicinity to
15 incompatible uses can cause surrounding agricultural uses to lose viability due to an
16 influx of incompatible uses. Program-level changes can also occur where land use
17 designations are changed from agricultural uses to other uses to promote long-term
18 conversion of the land. No mitigation measures would feasibly reduce Project
19 impacts to less than significant levels, however, due to the economic and land use
20 conditions in western Riverside County, which has historically experienced, and is
21 projected to continue to be influenced by, significant population and employment
22 growth The analysis presented in Section 4 of the DEIR found that impacts related
23 to conversion of farmland would be significant and unavoidable and that no feasible
24 mitigation is available. Therefore, impacts would be significant, adverse and
25 unavoidable (DEIR, 4.2-7).

26 **B. Air Quality.**

27 *Impact: Conflict with Air Quality standards.*

28 *Threshold: The proposed Project would result in significant air quality impacts if it would:*

1 *Violate any air quality standard or contribute substantially to an existing or projected air*
2 *quality violation. Result in a cumulatively considerable net increase of any criteria pollutant*
3 *for which the project region is non-attainment under an applicable federal or State ambient*
4 *air quality standard (including releasing emissions which exceed quantitative thresholds for*
5 *ozone precursors. Expose sensitive receptors to substantial pollutant concentrations?*

6 1. Project Impact(s):

7 Potential air quality impacts of the proposed Project would not conflict with or
8 obstruct implementation of the applicable air quality plan and will not involve
9 construction of a sensitive receptor located within one mile of an existing substantial
10 point source emitter and will not create objectionable odors. Construction of the
11 proposed Project will not result in emissions that exceed South Coast Air Quality
12 Management District daily thresholds with mitigation incorporated. Long-term
13 criteria air pollutant emissions will result from the operation of the proposed
14 residential units. Long-term emissions are categorized as area source emissions,
15 energy demand emissions, and operational emissions. Operational emissions will
16 result from automobile and other vehicle sources associated with daily trips to and
17 from the Project. Trip generation is based on Project trip generation estimated in the
18 Project traffic study prepared by Albert A. Webb and Associates. Default trip
19 lengths, fleet mix, and emissions factors are utilized. Area source emissions are the
20 combination of many small emission sources that include use of outdoor landscape
21 maintenance equipment, use of consumer products such as cleaning products, and
22 periodic repainting of the proposed Project. Energy demand is based on default
23 CalEEMod electricity and natural gas demand assumptions except for the use of
24 fireplaces, which were assumed to be natural gas burning per SCAQMD Rule 445.
25 Operational source emissions were modeled under year 2019 for Phase 1 and 2020
26 for Phase 2. Maximum daily emissions at build out of the proposed Project are
27 summarized in Table 4.3-9 of the DEIR (Unmitigated Daily Operational Emissions).
28 Operation of the proposed Project will exceed daily thresholds for oxides of nitrogen

1 and remain significant and unavoidable after consideration of all feasible mitigation.
2 The maximum daily operational emissions associated with the proposed Project will
3 exceed SCAQMD thresholds for NOX for Project operations. Mobile sources are the
4 primary source of criteria pollutant emissions. Project design features and regulatory
5 requirements were considered to reduce operational emissions of criteria pollutants.
6 It should be noted that SCAQMD includes recommended mitigation measures on its
7 website for fugitive dust, greenhouse gases, harbor craft, locomotives, and ocean-
8 going vessels, off-road engines, and on-road engines. However, no mitigation
9 recommendations for residential mobile sources are provided by SCAQMD outside
10 of those that reduce greenhouse gas emissions. Even with the mitigation measures
11 listed below which are required by the EIR, regional air quality impacts with respect
12 to NOx during operations would remain significant and unavoidable.

13 2. Mitigation AQ-1:

14 During grading activities within Phase 1 and the import activities within grading of
15 Phase 2, heavy-duty construction equipment shall be certified to meet or exceed the
16 following United States Environmental Protection Agency (USEPA) standards.
17 Proof of compliance shall be reviewed by the Department of Building and Safety's
18 Grading Division prior to issuance of a grading permit.

- 19 • Phase 1 Grading: all heavy-duty construction equipment shall meet or exceed
20 USEPA Tier 3 standards; and
- 21 • Phase 2 Grading Import: all scrapers shall meet or exceed USEPA Tier 3 standards
22 and all other heavy-duty construction equipment shall meet or exceed USEPA Tier
23 4 interim standards.

24 3. Mitigation AQ-2:

25 Where economically and physically feasible, electricity from power poles shall be
26 used instead of temporary diesel or gasoline powered generators. Feasibility shall
27 be determined by the Department of Building and Safety's Grading Division prior
28

1 to issuance of grading permits.

2 4. Mitigation AQ-3:

3 During construction, ozone precursor emissions from mobile construction equipment
4 shall be controlled by maintaining equipment engines in good condition and in proper
5 tune per manufacturers' specifications to the satisfaction of the Department of
6 Building and Safety. Equipment maintenance records and equipment design
7 specification data sheets shall be kept on-site during construction. Compliance with
8 this measure shall be subject to periodic inspections by the Department of Building
9 and Safety.

10 5. Mitigation AQ-4:

11 During grading, the daily disturbance area shall be limited to five acres. The daily
12 disturbance area shall be included in the grading specifications and shall be reviewed
13 by the Department of Building and Safety's Grading Division prior to issuance of
14 grading permits.

15 6. Mitigation AQ-5:

16 To reduce maximum daily emissions of NOX, construction activities between Phases
17 shall be consecutive. In addition, to reduce NOX emissions, the following activities
18 within a given Phase shall not be concurrent: 1) Phase 1 Building and Construction
19 and Paving in 2017; 2) Phase 2 Grading-Import and Building Construction in 2019;
20 3) Phase 2 Building Construction and Paving in 2018; 4) Phase 2 Building
21 Construction, Architectural Coatings, and Paving in 2019; and 5) Phase 2 Building
22 Construction and Paving in 2019. Alternatively, the applicant may provide modeling
23 of the criteria pollutant emissions of NOX (regional emissions from these
24 construction activities) with the proposed fleet of equipment. If the modeling shows
25 that the respective emissions would exceed the SCAQMD's daily regional
26 significance threshold, the maximum daily equipment of the proposed development
27 shall be limited to the extent that could occur without resulting in NOX emissions in
28

1 excess of SCAQMD's significance thresholds. Proof of compliance shall be
2 reviewed by the Department of Building and Safety's Grading Division prior to
3 issuance of a building permit for each phase.

4 7. Mitigation AQ-6:

5 The Project shall provide circuit and capacity in all garages of residential units as
6 required by the California Green Building Code. Proof of compliance shall be
7 provided to the Department of Building and Safety prior to issuance of occupancy.

8 8. Mitigation AQ-7:

9 The Project shall coordinate with local transit authorities to determine feasibility of
10 including bus turnouts and other transit accommodations in design plans for future
11 bus service. Proof of compliance shall be provided to the Department of Building
12 and Safety prior to issuance of a building permit.

13 9. Mitigation AQ-8:

14 The Project shall provide exterior electrical outlets on the front and rear of all
15 buildings to allow for electric landscape maintenance equipment. Proof of
16 compliance shall be provided to the Department of Building and Safety prior to
17 issuance of occupancy.

18 10. Mitigation AQ-9:

19 The Project shall synchronize two signals at the intersections of Murrieta
20 Road/Nuevo Road as well as Project Driveway 1/Nuevo Road.

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

24 **A. Aesthetics Cumulative Impacts.**

25 **Cumulative Impact Finding:** Not cumulatively considerable.

26 As described in the DEIR Section 4.1, potential impacts would be less than significant. The
27 location and design of the Project places the proposed residential dwelling units further
28 setback from the existing Nuevo Road. The proposed Project would not cause the obstruction

1 of any scenic vistas and would not result in offensive views of the Project site. Furthermore,
2 the Project site is not a focal point or part of a scenic vista. The proposed Project, as well as
3 future development projects within the vicinity, is subject to County Design Guidelines and
4 Ordinance No. 348 requirements related to building height, setback requirements,
5 landscaping, and visual character. The proposed Project architecture reflects elements of
6 California Ranch, American Farmhouse, Craftsman, and Spanish Eclectic styles. The
7 proposed residential use will have maximum heights of 40 feet and would be compatible
8 with the height and scale of residential uses in the Project vicinity. As the area develops over
9 the long-term, the County and surrounding cities will consistently apply design guidelines
10 that require developments to comply with applicable design and development standards.
11 Accordingly, the cumulative change in the character and quality of the area would be positive
12 as consistency in architectural styling and use of high-quality construction techniques and
13 materials would result in a coherent visual character. Therefore, the proposed Project does
14 not have a direct adverse visual impact and is not considered cumulatively considerable. The
15 context for assessing cumulative impacts from light and glare includes existing and future
16 light sources immediately surrounding the Project site and in the general vicinity.
17 Development of the proposed Project would introduce a new source of light within Zone B
18 of the Mt. Palomar Observatory Special Lighting Area. As development occurs within the
19 Project area, compliance with Ordinance No. 655 related to light sources and shielding
20 would be required as with the proposed Project. In regard to glare, the proposed Project will
21 not include use of materials that would be high sources for glare such as highly reflective
22 metals. In addition, shielding of light fixtures to prevent glare will be required and reduce
23 impacts to less than significant levels. Compliance with Ordinance No. 655 and applicable
24 County/City Code requirements related to light and glare will ensure that addition of
25 artificial light in the Project area would not be cumulatively considerable (DEIR, 6-2).

26 **B. Agriculture and Forestry Resources.**

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

1 The context for assessing cumulative conversion of Farmland to non-agricultural use is the
2 presence of Farmland of Statewide or local importance. A significant impact would occur if
3 construction projects collectively converted farmland of Statewide or local importance to
4 non-agricultural use. As discussed in Section 4.2 of the DEIR the Project site is not located
5 on Farmland of Statewide importance; however, the Project site is identified as Farmland of
6 Local importance. Although the Project site is not currently being utilized for agricultural
7 purposes, the site contains value as an agricultural land resource based on the Land
8 Evaluation and Site Assessment (LESA) methodology. The LESA model measures a given
9 Project's size, water resource availability, surrounding agricultural lands, and surrounding
10 protected resource lands to determine a site's agricultural value. The proposed Project would
11 result in the development of residential uses on land with agricultural value and would result
12 in significant loss in agricultural land within Riverside County. As the loss of farmland is
13 not identified as Farmland of statewide importance, the cumulative conversion of Farmland
14 to non-agricultural use would not result in a cumulative considerable impact (DEIR, 6-3).

15 **C. Biological Resources.**

16 **Cumulative Impact Finding:** Not cumulatively considerable.

17 The site is located within the Western Riverside County Multiple Species Habitat
18 Conservation Plan. The context for assessing cumulative impacts to biological resources is
19 consistency with the MSHCP evaluation criteria. As described in Section 4.4 of the DEIR,
20 the proposed Project will develop the site at a greater intensity than currently exists or can
21 occur under existing circumstances. Development of the proposed Project will contribute to
22 the density intensification of the general Project area. The proposed Project will be
23 implemented in a manner consistent with the criteria identified in the MSHCP, with
24 implementation of mitigation outlined in Section 4.4 of the DEIR. Based on compliance with
25 the required mitigation, the proposed Project will not result in adverse cumulative biological
26 resource impacts that rise to a cumulatively considerable level (DEIR, 6-4).

27 **D. Cultural Resources.**

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

1 The context for assessing cumulative impacts to historic, archaeological, and paleontological
2 resources is the presence of such resources as defined in Section 15064.5(a)(3)(A) of the
3 State CEQA Guidelines on the Project site. A significant cumulative impact would occur if
4 construction projects collectively destroyed historical, archaeological, and paleontological
5 resources. Six resources on the Project site were evaluated collectively as one larger cultural
6 landscape that extends beyond the boundaries of the Project site. As discussed in Section 4.5
7 of the DEIR, development of the proposed Project will not cause a substantial adverse
8 change in a historical resource with implementation of mitigation. Future projects in the
9 Project area would be subject to General Plan policies ensuring that a collective loss of
10 cultural information does not occur within the County. Outside of the Project area and the
11 County, projects statewide are subject to CEQA requiring evaluation and, if necessary,
12 mitigation for the potential loss of resources. This will ensure that resources throughout the
13 state are not lost to long-term development. Therefore, based upon the type of onsite
14 resources and the level of impact to those resources after mitigation, it is not anticipated that
15 significant cumulative impacts would occur (DEIR, 6-4).

16 **E. Geology and Soils.**

17 **Cumulative Impact Finding:** Not cumulatively considerable.

18 There is generally no geographic context for assessing project-level cumulative impacts
19 caused by strong seismic ground shaking, unstable geologic units, and expansive soils
20 because geological hazards are site specific. Developing on one project site would not
21 increase geological hazards on surrounding sites such that a cumulative increase in the
22 potential for loss of property or life would occur. Any future development would be subject
23 to site-specific soils reports and design features to minimize impacts related to geology and
24 soils as required by the California Building Code. No cumulative impacts related to geology
25 and soils would occur (DEIR, 6-4).

26 **F. Greenhouse Gas Emissions.**

27 **Cumulative Impact Finding:** Not cumulatively considerable.

28 Greenhouse gas emissions are inherently a cumulative impact, as no single project could

1 produce a quantity of greenhouse gas emissions significant enough to influence global
2 climate change. The County of Riverside's Climate Action Plan (CAP) is a geographically
3 specific plan that was adopted by the County of Riverside for the purpose of reducing GHG
4 emissions under the control or influence of the County consistent with AB 32 and subsequent
5 state legislation and state agency action to address climate change. The CAP has adopted a
6 target of reducing GHG emissions down to 15 percent below 2008 levels within the County
7 of Riverside by 2020. The context for assessing climate change is Earth. Climate change is
8 inherently a cumulative impact resulting from the collective emissions of greenhouse gas
9 from sources throughout the world. Efforts to reduce greenhouse gas emissions and curb the
10 impacts of climate change have been established throughout the industrialized world.
11 California has established greenhouse gas emissions reduction goals as discussed in Section
12 4.7 of the DEIR. The United States Environmental Protection Agency (EPA) is taking a
13 *common-sense* approach to establishing standards for emissions from mobile and stationary
14 sources pursuant to the Clean Air Act. In 1997, 37 industrialized countries signed the *Kyoto*
15 *Protocol* committing those countries to stabilize greenhouse gas emissions. The *Kyoto*
16 *Protocol* went into effect in 2005 and an estimated five percent reduction below 1990 levels
17 is estimated from signatory countries between 2008 and 2012. While these efforts will
18 substantially reduce greenhouse gas emissions, the Intergovernmental Panel on Climate
19 Change (IPCC) indicates that climate change remains a threat to humans and the
20 environment and that more stringent emissions reductions are needed. Until such time that a
21 fully cooperative effort of industrialized and other nations of the world is achieved such that
22 humans no longer substantially contribute to rising global temperatures, greenhouse gas
23 emissions and resulting climate change impacts remains significant. The proposed Project is
24 consistent with the State and County of Riverside efforts to reduce greenhouse gas emissions
25 as identified in the State Scoping Plan pursuant to the California Global Warming Solutions
26 Act (AB 32) and the Riverside County Climate Action Plan (CAP), as discussed in Section
27 4.7 of the DEIR. This includes consistency with measures related to energy efficiency, green
28 building strategies, recycling, and water conservation. Therefore, the proposed Project



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

KECIA HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

February 6, 2019

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

E-MAIL: legals@pe.com
FAX: 951-368-9018

RE: ADOPTION OF ORDINANCE NO. 348.4900

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Saturday, February 9, 2019**.

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

Stephanie Cribbs

Board Assistant to:
KECIA HARPER, CLERK OF THE BOARD

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

ORDINANCE NO. 348.4900
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Nuevo Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2435, Change of Zone Case No. 7869" which map is made a part of this ordinance.

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

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **January 29, 2019**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Spiegel, Washington, Perez and Hewitt
NAYS: Jeffries
ABSENT: None

Kecia Harper, Clerk of the Board
By: Stephanie Cribbs, Board Assistant



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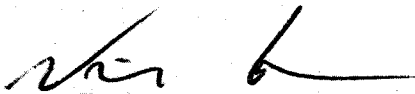
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I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

02/09/2019

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

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At: Riverside, California



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

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AYES: Spiegel, Washington, Perez and Hewitt
NAYS: Jeffries
ABSENT: None

Kecia Harper, Clerk of the Board
By: Stephanie Cribbs, Board Assistant

2/09