



TOSCANA VILLAGE AT TEMESCAL VALLEY
DRAFT ENVIRONMENTAL IMPACT REPORT NO. 552
& TECHNICAL APPENDICES SCH# 2017071006

Prepared for



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- D. Riverside County CAP Screening Table for Commercial Development and Public Facilities, Albert A. Webb Associates, January 11, 2018
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Acronyms, Units of Measurement, Chemical Symbols

Acronyms, units of measurement and chemical symbols used throughout the Draft EIR are identified in this section.

Acronyms

AAAQS	Ambient air quality standards
DBESP	Determination of Biologically Equivalent or Superior Preservation
AB	Assembly Bill
ACOE	U.S. Army Corps of Engineers
ADP	Area Drainage Plan
AQMP	Air Quality Management Plan
BMPs	Best Management Practices
C&D	Construction and demolition
CAA	Clean Air Act
CAL/EPA	California Environmental Protection Agency
Caltrans	California Department of Transportation
CAPSSA	Critical Area Plant Species Survey Area
CARB	California Air Resources Board
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CIWMB	California Integrated Waste Management Board
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CR	Commercial Retail
CRHR	California Register of Historic Resources
CWA	Clean Water Act
dB	decibel
DEIR	Draft Environmental Impact Report
DHS	Department of Health Services
DOC	California Department of Conservation
DOT	Department of Transportation
DTSC	Department of Toxic Substance Control
EDR	Environmental Data Resources, Inc.
EER	Energy Efficiency Ratio
EIA	Energy Information Administration
EIC	Eastern Information Center
EIR	Environmental Impact Report

Acronyms

ELAP	Elsinore Area Plan
EMWD	Eastern Municipal Water District
EPA	Environmental Protection Agency
FESA	Federal Endangered Species Act
FHWA	Federal Highway Administration
FRP	Fiber Reinforced Plastic
GHG	Greenhouse gas
GP 2025	City of Riverside General Plan 2025
GP 2025 FPEIR	City of Riverside General Plan 2025 Final Program Environmental Impact Report
GPA	General Plan Amendment
HA	Habitat Assessment
HAER	Historic American Engineering Record
HAHC	Native American Heritage Commission
HANS	Property Owner Initiated Habitat Acquisition and Negotiation Strategy
HCP	Habitat Conservation Plan
HMMP	Habitat Mitigation and Monitoring Plan
HVAC	Heating, ventilating, and air-conditioning
ISOR	Initial Statement of Reasons
JD	Jurisdictional Delineation
JPR	Joint Project Review
LAFCO	Local Agency Formation Commission
LBVI	Least Bell's Vireo
LI	Light Industrial
LQG	Large Quantity Generators
LST	Localized significance thresholds
LTMP	Long Term Management Plan
MBTA	Migratory Bird Treaty Act
MDP	Master Drainage Plan
MMTCO ₂ e	Million metric tonnes of carbon dioxide equivalent
mph	Miles per hour
MPO	Metropolitan Planning Organization
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
NAAQS	National Ambient Air Quality Standards
NCCP	Natural Communities Conservation Plan
NEPSSA	Narrow Endemic Plants Species Survey Area
NIA	Noise Impact Analysis
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
NRP	Non-Reinforced Thermoplastic Panel

Acronyms

OAL	Office of Administrative Law
ODCs	Ozone Depleting Compounds
OEHHA	Office of Environmental Health Hazard Assessment
OES	Office of Emergency Services
OHWM	Ordinary high water mark
OPR	Governor's Office of Planning and Research
OSHA	Occupational Safety and Health Administration
PPV	Peak Particle Velocity
PRC	Public Resources Code
RCB	Reinforced concrete box
RCFCWCD	Riverside County Flood Control and Water Conservation District
RCIP	Riverside County Integrated Plan
RCP	Reinforced concrete pipe
RCPG	Regional Comprehensive Plan and Guide
RMS	Root Mean Square
ROW	Right-of-way or rights-of-way
RPWs	Relatively Permanent Waters
RST	Regional significance threshold
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCH	State Clearinghouse
SCS	Sustainable Communities Strategy
SHPO	State Historic Preservation Officer
SIP	State Implementation Plan
SP	Specific Plan
SQG	Small Quantity Generators
SRA	Source receptor area
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TMAC	Temescal Valley Municipal Advisory Council
TNWs	Traditionally Navigable Waters
UST	Underground storage tank
USFWS	US Fish and Wildlife Service
VMT	Vehicle miles traveled
WPCP	Water Pollution Control Plan
WQMP	Water Quality Management Plan
WWTP	Waste water treatment plant

Acronyms

EMS	Energy Management System
LED	Light Emitting Diodes

Units of Measurement and Chemical Symbols

>	Greater than
CFC	Chloroflourocarbons
CH ₄	Methane
CO	Carbon monoxide
CO ₂	Carbon dioxide
CY	Cubic yards
HC	Hydrocarbons
HCFC	Hydro-chloroflourocarbons
HFC	Hydroflourocarbons
LDMF	Local Development Mitigation Fee
LST	Localized Significance Threshold
Mt	Metric tonne
N ₂ O	Nitrous oxide
NF ₃	Nitrogen triflouride
NH ₄ NO ₃	Ammonium nitrate
NO	Nitric oxide
NO ₂	Nitrogen dioxide
NO _x	Oxides of nitrogen
O ₃	Ozone
Pb	Lead
PFC	Perflourocarbons
PM-10	Particulate matter 2.5 to 10 microns in diameter
PM-2.5 _s	Particulate matter 2.5 microns or less in diameter
ppm	Parts per million
ROG	Reactive organic gases
SF ₆	Sulfur hexaflouride
SO ₂	Sulfur dioxide
SO _x	Oxides of sulfur
SRA	Source Receptor Area
TCA	1,1,1-trichloroethane or methyl chloroform
VOC	Volatile organic compounds
µg/m ³	Micrograms per cubic meter

1.0 Executive Summary

The California Environmental Quality Act (CEQA), Public Resources Code § 21000, et seq. requires that before a public agency makes a decision to approve a project that could have one or more adverse effects on the physical environment, the agency must inform itself about the project's potential environmental impacts, give the public an opportunity to comment on the environmental issues, and take feasible measures to avoid or reduce potential harm to the physical environment.

1.1 Project Location

The project site is an approximately 27-acre area located east of the Interstate-15 (I-15) freeway, north of Indian Truck Trail and Corona Lake, and west of Temescal Canyon Road (Refer to Figure 1, Regional Map and Figure 2, Aerial Map, and Figure 3, USGS Topographic Map).

1.2 Project Site - Existing Conditions

The proposed project is located on a narrow strip of land between I-15 and Temescal Canyon Road in the County of Riverside (County). Areas to the west of I-15 consist of residential, commercial, and industrial land uses. Corona Lake and associated recreational land uses are located to the southeast. Areas to the east of the project site consist of vacant, undeveloped land extending up to Estelle Mountain. Immediately east of the project site and east of Temescal Canyon Road is a hill that separates the project site from the Temescal Canyon Wash. The wash flows around the eastern side of the hill in a northerly direction adjacent to Temescal Canyon Road.

Surface elevations range from approximately 1,078 to 1,215 feet above mean sea level (AMSL) with areas of greater topographic relief located along the western boundary of the project site. Based on the USDA Soil Survey, the project site is underlain by the following soil units: Altamont Clay (15 to 25 Percent Slopes Eroded); Cortina Gravelly Coarse Sandy Loam (2 to 8 Percent Slopes); Gorgonio Loamy Sand (0 to 8 Percent Slopes); Ramona Sandy Loam (0 to 5 Percent Slopes, Eroded); Ramona Sandy Loam (5 to 8 Percent Slopes, Severely Eroded); Ramona Sandy Loam (8 to 15 Percent Slopes, Eroded); and Terrace Escarpments.

Nine (9) plant communities were observed within the boundaries of the project site during the habitat assessment: annual grassland; Riversidean sage scrub (RSS); southern cottonwood willow riparian forest; coast live oak riparian forest; mulefat scrub; wetland; eucalyptus woodland; disturbed; and developed. The project site consists of vacant land that varies in levels of disturbance. The southern two thirds of the project site primarily consist of annual grasslands that have historically been subject to grading activities and human disturbance with isolated patches of Riversidean Sage Scrub on terrace slopes.

Historically, the majority of the northern half of the project site was used as a storage yard, based on historic aerial photographs. Currently, this area is no longer utilized as a storage area, but the vegetation has been heavily disturbed. Additionally, on top of the recessed area along the northern boundary is an area that has been graded and leveled with little to no vegetation. On the northwestern corner of the project site is an ephemeral drainage feature that extends from

the western boundary of the project site via an earthen channel. This drainage feature then becomes riprap lined as it generally flows in a northern direction into Temescal Canyon Wash.

1.2.1 Existing Land Use and Zoning Designations

The project site is located on vacant land within the Elsinore Area Plan of the Riverside County General Plan. The existing land use designation of the Project site is Community Development: Light Industrial (CD:LI) and the existing zoning is Manufacturing – Service Commercial (M-SC).

1.3 Project Description

Prior to drafting of this Environmental Impact Report (EIR), an Environmental Assessment and a Notice of Preparation (NOP) was prepared and released for public review on July 3, 2017 to August 1, 2017. The proposed Project is a commercial development that includes a gas station, restaurants, retail, office, and a supermarket. The overall project would be developed in two phases; Phase I would include development of approximately 12 acres of the southeast portion of the site and Phase II would include future development of the remaining approximately 15 acres of the northwest portion of the site. Development applications (Plot Plan and Conditional Use Permit) that cover Phase I as listed below are in process to be considered concurrently with the environmental document. Subsequent applications for Phase II would be submitted later and will require subsequent environmental review.

- Plot Plan No. 26290 proposes to develop 6 buildings totaling approximately 61,000 square feet for fast food, retail, office, and gas station use as outlined in Table 1 below.
- Conditional Use Permit No. 3712 proposes to permit the sale of beer and wine for off-site consumption associated with the convenience store (Building 3) and gas station use proposed.
- General Plan Amendment No. 1146 proposes to change the Land Use designation of the entire project site from Community Development: Light Industrial (CD: LI) to Community Development: Commercial Retail (CD:CR).
- Change of Zone No. 7859 proposes to change the zoning of the entire project site from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S).

Plot Plan No. 26290 covering Phase I of the planned development proposes the construction of 6 buildings totaling approximately 61,000 square feet for fast food, retail, office, and gas station use as outlined in **Table 1.0-A** below. Buildings 1 and 2 are single story 3,400 square foot fast food restaurants with drive-thrus. Building 3 is a single-story 3,800 square foot gas station with 12 fueling stations, car wash, and a convenience store. Building 4 is a single story 4,500 square foot restaurant. Building 5 is a two-story 39,900 square foot retail and office building. Building 6 is a single story 6,000 square foot restaurant.

Table 1.0-A: Phase I/ Plot Plan No. 26290 Buildings

Building Number	Proposed Use	Square Footage (square feet)	Height (in feet)
1	Fast Food Restaurant	3,400	27
2	Fast Food Restaurant	3,400	27
3	Gas Station with Convenient Store	3,800	27
4	Restaurant	4,500	39
5	Retail (1 st floor) and Office (2 nd floor)	39,900	47
6	Restaurant	6,000	37
Total		61,000	

The combined maximum square footage in Phase I is 6,800 square feet for fast-food restaurant; 10,500 square feet for restaurant; 3,800 square feet for gas station/convenience store; and 39,900 square feet for retail and office. The final development may have adjustments that result in a reduction of square footage. However, the development will not exceed the total square footages outlined herein as these are used in the technical studies and analysis in this Environmental Assessment and subsequent Environmental Impact Report (EIR).

Three access points to Phase I buildings will be located along Temescal Canyon Road. The first entrance into the Phase I development would be between Building 1 and Building 2. The next entrance would be located between Building 3 and Building 4. The most northerly entrance of Phase I is located north of Building 6 and constitutes the northwest extent of Phase I. The six buildings would be served by a total of approximately 389 parking spaces.

Phase II buildings will follow the same architectural design standards as Phase I buildings. Phase II of the planned development would include the construction of an anticipated total of 9 buildings totaling approximately 133,000 square feet for restaurant, bank, office, retail and supermarket uses as outlined in **Table 1.0-B** below. Building 7 is single story 6,000 square foot restaurant. Buildings 8, 9, and 10 are two-story office buildings each with 14,000 square feet. Building 11 is a single-story 14,000 square foot pharmacy. Building 12 is a single story 21,000 square foot retail building. Building 13 is a single-story 3,500 square foot bank or restaurant building. Building 14 is a single story 3,500 square foot restaurant. Building 15 is a single story 43,000 square foot supermarket.

Table 1.0-B: Phase II Buildings

Building Number	Proposed Use	Square Footage
7	Restaurant	6,000
8	Office	14,000
9	Office	14,000
10	Office	14,000
11	Pharmacy	14,000
12	Retail	21,000
13	Bank or Restaurant	3,500
14	Restaurant	3,500
15	Supermarket	43,000
Total		133,000

The maximum square footage in Phase II is 13,000 square feet for restaurant; 42,000 square feet for office; 14,000 square feet for pharmacy; 21,000 square feet for retail; 3,500 square feet for bank; and 43,000 square feet for supermarket. The final development may have adjustments that result in a reduction of square footage. However, the final site plan and plot plan(s) will not exceed the total square footages outlined herein as these are used in the technical studies and analysis in this Environmental Assessment and subsequent Environmental Impact Report (EIR).

One access point to Phase II buildings will be located along Temescal Canyon Road, near the northeast corner of the site and Building 15, the supermarket. The nine buildings will be served by a total of approximately 749 parking spaces.

Additionally, the project applicant proposes to obtain an encroachment permit from Caltrans to do mass grading of Caltrans' right-of-way (ROW) on approximately 3.3 acres between the site's southwest boundary and the I-15 northbound on-ramp, Figure 3.0-8 Off-site Improvements. Mass grading for the entire proposed project site, including the Caltrans ROW of 3.3 acres, would occur during Phase I. A total of approximately 300,000 cubic yards (CY) of material will be cut and filled onsite. No material is anticipated to be exported or imported. Phase II would be mass graded at the same time Phase I is graded. However, construction of Phase II buildings would be sometime after initial mass grading of the entire site and construction of Phase I.

The project will include the construction of offsite water, sewer, and non-potable water pipeline extensions in Temescal Canyon Road to connect to existing lines north up to Terramor Drive (Figure 3.08, Off-site Improvements). The project will include road improvements at Temescal Canyon Road and Indian Truck Trail intersection at a driveway to the project along Temescal Canyon Road. The project will include construction of on-site drainage facilities (storm drain pipelines, swales, and basins) to convey on-site and off-site (upstream) across the site to existing downstream facilities located in Temescal Canyon Road.

Approximately eight (8) existing Southern California Edison (SCE) power poles that are located along Temescal Canyon Road and the project site's frontage will need to be relocated. The power

poles will generally remain in the same location within the existing SCE Right-of-Way. The relocation is an adjustment in elevation because the existing elevation (or ground level) where they are located and the proposed elevation after site grading and proposed improvements to the west side of Temescal Canyon Road are different. The elevation adjustments are anticipated to be completed by installing a new pole several feet away from the existing at the new elevation and then transferring the power lines from the previous pole to the new pole at the proper elevation.

1.3.1 Land Use Applications

- Conditional Use Permit No. 3712 proposes to permit the sale of beer and wine for off-site consumption associated with the convenience store (Building 3) and gas station use proposed.
- Plot Plan No. 26290 for construction of 6 buildings totaling approximately 61,000 square feet for fast food, retail, office, and a gas station.
- General Plan Amendment No. 1146 proposes to change the Land Use designation of the entire project site from Community Development: Light Industrial (CD: LI) to Community Development: Commercial Retail (CD:CR).
- Change of Zone No. 7859 proposes to change the zoning of the entire project site from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S).

1.3.2 Project Objectives

The County's primary objective and underlying purpose of the Project is to entitle property in the Temescal Valley community for commerce and employment-generating purposes. The objectives of the proposed Project are as follows:

- Provide a mix of commercial uses that utilizes the site's job-creation potential and that will be conveniently located in proximity to Temescal Valley residents, thereby helping to diversify employment opportunities in the vicinity, provides the chance to live and work within their community, and helps improve the relationship and ratio between jobs and housing.
- Develop the site with a variety of uses that serve the local community and will be located close to residential areas to help reduce automobile trips and travel distances, which can help improve air quality and encourage non-automobile trips.
- Provide a highly convenient location for shopping and dining for the local developing community of Terramor, that caters to the 55+ crowd.
- To create a visually attractive development through consistent application of architectural elements and landscape standards that will create a community atmosphere, reinforce the community character of Temescal Valley utilizing specific quality materials and Tuscan theme styles.

- To establish a well-balanced and carefully planned collection of specialized and general retail uses that can take full advantage of the site's visibility and accessibility from I-15 Freeway/ transit corridor.
- To provide daytime and nighttime shopping and dining opportunities in a safe and secure environment.
- To augment the County's economic base by providing a variety of sales tax-generating uses which minimize leakage of sales from Temescal Valley.
- To accommodate the development of a balance of land uses that maintains and enhances the county's fiscal viability, economic diversity, and environmental integrity.

1.3.3 Discretionary Actions and Approvals

In addition to the Project-related actions under consideration by Riverside County, additional discretionary and/or administrative actions would be necessary to implement the proposed Project. The following is a list of agencies that are expected to use this EIR and their expected actions associated with the Project:

- **Riverside County Planning Commission** – recommend approval, conditions of approval, or denial of GPA No. 1146, CZ No. 7859, PP No. 26290, CUP No. 3712 and recommend that the Board of Supervisors reject or certify this EIR along with appropriate CEQA Findings and Statement of Overriding Considerations.
- **Riverside County Board of Supervisors** – Approve, conditionally approve, or deny GPA No. 1146, CZ No. 7859, PP No. 26290, CUP No. 3712 and reject or certify this EIR along with appropriate CEQA Findings and Statement of Overriding Considerations.
- **Riverside County** – Subsequent Implementing Approvals – approve final maps, parcel mergers or parcel consolidations, as may be necessary, approve conditional or temporary use permits, issue grading permits, issue building permits, approve road improvement plans, issue encroachment permits, accept public right-of-way dedications, approve street vacations.
- **Riverside County Flood Control and Water Conservation District** – approvals for construction of drainage infrastructure.
- **Temescal Valley Water District** – approvals for construction of water, sewer, and non-potable water infrastructure.
- **Santa Ana Regional Water Quality Control Board** – issuance of a Construction Activity General Construction Permit and 401 Water Quality Certification.
- **California Department of Fish and Wildlife** – issuance of a Streambed Alteration Agreement (1600 permit).
- **South Coast Air Quality Management District** – issuance of a Permit to Construct and Permit to Operate for the gas station.

1.4 Areas of Potential Controversy

CEQA Guidelines § 15123(b)(2) requires that areas of controversy known to the Lead Agency (County of Riverside) be identified in the EIR's *Executive Summary*. Environmental topics raised in written comment to the NOP and the Scoping Meeting include but are not limited to the topics of air quality, biology, cultural resources, transportation and tribal cultural resources. However, there are no known areas of controversy identified.

1.5 Environmental Analysis

The following table, **Table 1.0-C, Draft EIR Impact Summary Matrix/Mitigation Monitoring Program**, provides a summary of impacts related to the proposed Project, from analysis contained in the Initial Study/Notice of Preparation and this DEIR. The table identifies significant environmental impacts resulting from the Project along with applicable mitigation, pursuant to State CEQA Guidelines Section 15123(b)(1).

Table 1.0-C, Draft EIR Impact Summary Matrix/Mitigation Monitoring Program

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
Aesthetics	<p>Have a substantial effect upon a scenic highway corridor within which it is located.</p> <p>The two-story office buildings are the tallest proposed buildings and will not exceed 50 feet in height, which would not significantly obstruct views of the hillsides east of the project site from the I-15 freeway. The project will not conflict with the County's General Plan Policy C 19.1. Therefore, the proposed project impacts would be less than significant.</p>	Not required.				Less than significant.
	<p>Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result</p>	Not required.				Less than significant.



Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p><u>in the creation of an aesthetically offensive site open to public view.</u> The proposed project site would not substantially damage scenic resources including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. Impacts are less than significant.</p>					
	<p><u>Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655.</u> The proposed project would be compliant with Ordinance No. 655, which restricts the permitted use of certain light fixtures emitting undesirable light rays into the night sky which have detrimental effects on astronomical observation and research. Impacts are less than significant.</p>	<p>Not required.</p>				<p>Less than Significant.</p>
	<p><u>Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.</u></p>	<p>Not required.</p>				<p>Less than significant.</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p>The proposed project is required to adhere to provisions identified in County Ordinance Code Chapter 8.80, which outlines minimum requirements for outdoor lighting to protect the health, property, and well-being of residents in unincorporated areas of the county. Impacts would be less than significant.</p>					
	<p>Expose residential property to unacceptable light levels. The proposed project is required to adhere to provisions identified in County Ordinance Code Chapter 8.80, which outlines minimum requirements for outdoor lighting to protect the health, property, and well-being of residents in unincorporated areas of the county. Impacts would be less than significant.</p>	<p>Not required.</p>				<p>Less than significant.</p>
<p>Agricultural & Forestry Resources</p>	<p>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.</p>	<p>Not required.</p>				<p>Less than significant.</p>



Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p>According to Riverside County General Plan Figure OS-2 "Agricultural Resources" the proposed project site does not contain Prime Farmland, Farmland of Statewide Importance or Unique Farmland. Therefore, the project will not impact Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, no impact would occur.</p>					
	<p><u>Conflict with existing agricultural use, or with land subject to a Williamson Act contract or within a Riverside County Agricultural Preserve.</u> The proposed project is not zoned for agricultural uses and is not within a Riverside County Agricultural Preserve or Williamson Act contract. Therefore, no impact would occur.</p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p><u>Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625, "Right-to-Farm").</u> Land surrounding the proposed project is not agriculturally zoned property. No impact would occur.</p>	<p>Not required.</p>				<p>Less than significant.</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p>Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.</p> <p><u>As the proposed project and its surrounding areas are not mapped as Farmland (Prime Farmland, Farmland of Statewide Importance, or Unique Farmland) the project will not result in the conversion of Farmland to non-agricultural uses.</u></p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p><u>Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 122220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)).</u></p> <p>According to Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas" the proposed project site is not located within an area identified as a forest or timberland. The site does not contain forest vegetation or trees or timberland trees. Therefore, no impact would occur.</p>	<p>Not required.</p>				<p>Less than significant.</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p>Result in the loss of forest land or conversion of forest land to non-forest use.</p> <p>According to Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas" the proposed project site is not located within an area identified as a forest or timberland. The site does not contain forest vegetation or trees or timberland trees. Therefore, no impact would occur.</p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p>Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.</p> <p>According to Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas" the proposed project site is not located within an area identified as a forest or timberland. The site does not contain forest vegetation or trees or timberland trees. Therefore, no impact would occur.</p>	<p>Not required.</p>				<p>Less than significant.</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
Air Quality	<p>Conflict with or obstruct implementation of the applicable air quality plan.</p> <p>Because the proposed Project is not compliant with local land use plans and population projections and because the proposed Project will exceed the SCAQMD regional significance threshold for NO_x, the proposed Project would conflict with or obstruct implementation of the AQMP and impacts will be significant and unavoidable.</p>	<p>ER AQ 1 Consistent with the 2016 CalGreen Code, the Project shall provide reserved preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles; or, provide larger parking spaces that can accommodate vans used for ride-sharing programs and reserve them for vanpools and include adequate passenger waiting/loading areas.</p> <p>MM AQ 2 The Project shall synchronize signals at the intersection of Temescal Canyon Road and Indian Truck Trail and proposed signals at driveways 2, 3, and 4 along Temescal Canyon Road, which is designated as an arterial.</p> <p>MM AQ 3 The Project shall provide circuit and capacity for electric vehicle (EV) charging stations in construction plans and specifications to facilitate future installation of electric vehicle supply equipment (EVSE). As required by the 2016 CalGreen Building Code, 10 percent of the proposed parking spaces at the Project site will require EV charging circuit and capacity and it is assumed that a minimum of 4 areas will contain these spaces.</p> <p>MM AQ 4 Where transport refrigeration units (TRUs) are in use, electrical hookups will be installed at all loading and unloading stalls in order to allow TRUs with electric standby capabilities to use them.</p>	<p>Prior to occupancy permit issuance.</p> <p>Prior to occupancy permit issuance.</p> <p>Prior to occupancy permit issuance.</p> <p>Prior to occupancy permit issuance.</p>	<p>Project applicant and contractor.</p>	<p>County of Riverside Building and Safety Dept.</p>	<p>Significant and unavoidable.</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p>MM AQ 5 The Project shall provide information to future office tenants about the benefits of telecommuting and alternative work schedules that include reducing the number of commute trips and therefore vehicle miles traveled from employees.</p>	<p>ER AQ 1 shown above. MM AQ 2 shown above. MM AQ 3 shown above. MM AQ 4 shown above. MM AQ 5 shown above.</p>	<p>Execution of Lease Agreement between Tenant and Owner/Property Manager.</p> <p>Shown above.</p>	<p>Shown above.</p>		<p>Significant and unavoidable.</p>
	<p><u>Violate any air quality standard or contribute substantially to an existing or projected air quality violation.</u> Because long-term operation of the proposed Project will exceed the SCAQMD threshold for NO_x, impacts are considered to be significant and unavoidable even after implementation of mitigation.</p>	<p>ER AQ 1 shown above. MM AQ 2 shown above. MM AQ 3 shown above. MM AQ 4 shown above. MM AQ 5 shown above.</p>	<p>Shown above.</p>	<p>Shown above.</p>		<p>Significant and unavoidable.</p>
	<p><u>Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.</u> Because the Project would have a cumulatively considerable increase in emissions due to operational NO_x, the impact is significant and unavoidable even after implementation of mitigation.</p>	<p>ER AQ 1 shown above. MM AQ 2 shown above. MM AQ 3 shown above. MM AQ 4 shown above. MM AQ 5 shown above.</p>	<p>Shown above.</p>	<p>Shown above.</p>		<p>Significant and unavoidable.</p>



Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p><u>Expose sensitive receptors which are located within one mile of the project site to substantial point source emissions.</u> Operation of the Project will not result in creation of a CO hot spot. Therefore, the Project will not expose sensitive receptors within one mile of the Project site to substantial point source emissions and impacts to sensitive receptors in the Project vicinity would be less than significant.</p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p><u>Involve construction of a sensitive receptor located within one mile of an existing substantial point source emitter.</u> The proposed Project does not involve the construction of a sensitive receptor within one mile of an existing substantial point source emitter and impacts will be less than significant.</p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p><u>Create objectionable odors affecting a substantial number of people.</u> The closest sensitive receptors are located are residential houses located approximately 170 meters (558 feet) west of the Project site</p>	<p>Not required.</p>				<p>Less than significant.</p>



Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
Biological Resources	<p>across Interstate-15. Therefore, odor-related impacts will be less than significant.</p> <p><u>Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional or state conservation plan.</u></p> <p>The proposed Project would not conflict with any provisions of the Western Riverside County MSHCP/NCCP or any other local, regional, or state conservation plan. Potential impacts are less than significant with implementation of mitigation measures (MM BIO-1 through MM BIO-7).</p>	<p>MM BIO-1 During soil excavation, grading, or other subsurface disturbance within 100 feet of conserved riparian/riverine habitat onsite, the construction superintendent shall supervise provision and maintenance of all standard dust control best management practices (BMPs) to reduce fugitive dust emissions, including but not limited to the following actions:</p> <ul style="list-style-type: none"> - Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water shall be applied at a frequency to be determined by the on-site construction superintendent; - Pave, periodically water, or apply chemical stabilizer to construction access/ egress points; - Minimize the amount of area disturbed by clearing, grading, earthmoving, or excavation operations at all times; - Operate all vehicles on graded areas at speeds less than 15 miles per hour; and 	During project construction.	Project applicant and contractor.	County Building and Safety Dept. and Environmental Programs Dept.	Less than significant.



Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
		<p>- Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the onsite construction superintendent, or spray them with a non-toxic chemical stabilizer.</p> <p>MM BIO-2 The onsite construction superintendent shall implement the following measures to minimize short-term noise levels caused by construction activities. Measures to reduce construction noise shall be included in contractor specifications and include, but not be limited to, the following:</p> <ul style="list-style-type: none"> - Properly outfit and maintain construction equipment with manufacturer-recommended noise-reduction devices to minimize construction-generated noise; - Operate all diesel equipment with closed engine doors and equip with factory recommended mufflers; - Use electrical power, when feasible, to operate air compressors and similar power tools; - Employ additional noise attenuation techniques, as needed, to reduce excessive noise levels within conserved Riparian/ Riverine Habitat onsite, such as placement of temporary sound barriers or sound 	<p>During project construction.</p>			

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
		<p>blankets at the top of slope adjacent to these areas; and</p> <ul style="list-style-type: none"> - Locate construction staging areas at least 100 feet from Drainage 4. <p>MM BIO-3 To avoid light spillover into the adjacent conserved riparian/riverine habitat onsite, any proposed lighting fixtures within 100 feet of these areas shall incorporate internal baffles to direct the light towards the ground and shall have a zero side-angle cut-off to the horizon. All lighting and fencing for infrastructure adjacent to jurisdictional areas shall be designed or reviewed by a qualified biologist to allow wildlife to move without hindrance.</p> <p>MM BIO-4 The following measures shall be incorporated into the construction documents and specifications, and implemented by the contractor during grading activities, to avoid potential construction-related impacts to conserved riparian/riverine habitat outside of the approved disturbance limits:</p> <ul style="list-style-type: none"> - Construction worker training will be provided by a qualified biologist at the first preconstruction meeting; - Exclusionary fencing and signs will be erected near the top of slope adjacent to conserved riparian/riverine habitat to prevent accidental/unauthorized intrusions during construction; 	<p>Prior to occupancy permit issuance.</p> <p>During project construction.</p>			

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
		<ul style="list-style-type: none"> - No equipment will be operated in areas of flowing water; - Construction access and staging areas for storage of materials and heavy equipment, and for fueling, cleaning, or maintenance of construction vehicles or equipment, will be prohibited within 20 feet from the top of slope adjacent to conserved riparian/riverine habitat; and - A qualified biologist will be onsite during initial clearing/grubbing, grading, and/or construction activities within the riparian/riverine habitat within Drainage 6 to be impacted, or within 100 feet of the habitat to be avoided, and shall periodically monitor these activities to ensure they do not exceed the fenced construction limits. A brief summary report shall be prepared by the monitoring biologist and submitted to the Riverside County Environmental Programs Department prior to issuance of a building permit. <p>MM BIO-5 The project shall incorporate special edge treatments designed to minimize edge effects by providing a safe transition between developed areas and conserved riparian/riverine habitat, and which would be compatible with project operation and the protection and sustainability of conserved areas. Special edge treatments shall include</p>	<p>Prior to occupancy permit issuance.</p>			

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
		<p>native landscaping on re-contoured slopes as part of the proposed 1.7-acre onsite conservation areas which includes the creation of wetland and riparian/riverine habitat, as well as fencing/signage near the top of slope adjacent to the proposed onsite conservation area to prevent unauthorized public access, vandalism, illegal dumping, and other adverse human disturbances. These edge treatments shall be included in the landscape plans and approved by the County Planning Department prior to issuance of a building permit.</p> <p>MM BIO-6 Prior to issuance of a grading permit, a pre-construction presence/absence survey for burrowing owl within the survey area where suitable habitat is present shall be conducted (in accordance of MSHCP Burrowing Owl Objective 6). Surveys shall be conducted within 30 days prior to disturbance. Take of active nests will be avoided. Passive relocation (use of one-way doors and collapse of burrows) will occur when owls are present outside the nesting season.</p> <p>MM BIO-7 Prior to issuance of a grading permit, if ground-disturbing activities or removal of any trees, shrubs, or any other potential nesting habitat are scheduled within the avian nesting season (nesting season generally extend from February 1 - August 31, but can vary from year to year based upon seasonal weather conditions), a pre-construction clearance survey for nesting birds,</p>	<p>Prior to grading permit issuance.</p> <p>Prior to grading permit issuance.</p>			

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
		<p>should be conducted within 10 days prior to any ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active bird nests will occur. If an active avian nest is discovered during the 10-day preconstruction clearance survey, construction activities should stay outside of a 300-foot buffer around the active nest. For raptor species, this buffer is expanded to 500-feet. It is recommended that a biological monitor be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, normal construction activities can occur.</p>				
	<p>Have a <u>substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12).</u></p> <p>Have a <u>substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive,</u></p>	<p>MM BIO-1 shown above. MM BIO-2 shown above. MM BIO-3 shown above. MM BIO-4 shown above. MM BIO-5 shown above. MM BIO-6 shown above. MM BIO-7 shown above.</p>	<p>Shown above.</p>	<p>Shown above.</p>	<p>Shown above.</p>	<p>Less than significant.</p>



Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p><u>or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.</u></p> <p>With implementation of mitigation measure MM BIO-7, potential impacts to burrowing owl would be less than significant.</p> <p>Potential indirect impacts to least Bell's vireo that may occur in the Project vicinity are reduced to less than significant levels with implementation of mitigation measures MM BIO-1 through MM BIO-6 and compliance with the MSHCP.</p> <p>No other sensitive wildlife (amphibian or reptile) species are expected to occur on site.</p>					
	<p><u>Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.</u></p> <p>The proposed development is located adjacent and parallel to Temescal Wash and will not impact</p>	<p>Not required.</p>				<p>Less than significant.</p>

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Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p>Temescal Canyon Wash or habitat associated with the wash. No migratory corridors or linkages are located on the project site, and the proposed development will not affect any migratory corridors or linkages in the vicinity of the project site. Therefore, impacts would be less than significant.</p>					
	<p>Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game [Wildlife] or U.S. Fish and Wildlife Service.</p> <p>Construction of the enhanced riverine/riparian/wetland feature would result in net increase in riparian/riverine habitat. With implementation of the enhanced riverine/riparian/wetland feature and the proposed minimization and mitigation measures, the Project would represent a biologically superior alternative to existing pre-project conditions. Impacts to riparian habitat or other sensitive natural community habitat would be less than significant.</p>	<p>Not required.</p>				<p>Less than significant.</p>



Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p>Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.</p> <p>As outlined in the DBESP, the loss of 0.12 acres of riverine habitat, 0.38 acres of riparian habitat and 0.01 acres of wetland habitat will be offset/mitigated for at a ratio of 2:1 for riverine habitat, 3:1 for riparian habitat and 4:1 for wetland habitat by the enhancement/revegetation of an onsite riverine/riparian/wetland feature that will be permanently preserved and maintained as an onsite conservation area.</p> <p>With implementation of the onsite riverine/riparian/wetland feature conservation area as mitigation for impacts, the Project will not have a substantial adverse impact to federally protected wetlands; Potential impacts are less than significant.</p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p><u>Conflict with any local policies or ordinances protecting biological</u></p>	<p>Not required.</p>				<p>Less than significant.</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
Cultural Resources	<p>resources, such as a tree preservation policy or ordinance.</p> <p>The proposed Project will follow the Oak Tree Management Guidelines to protect and preserve the oak trees on the project site to the greatest extent feasible. The Project will comply with the Oak Tree Management Guidelines and potential impacts are less than significant.</p> <p>Refer to Section 5.5 Land Use for an analysis of the Project's consistency with ELAP policies related to biological resources; project will not conflict with.</p>	Not required.				Less than significant.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p>appear to be eligible for the California Register of Historical Resources. No further investigations are recommended. The Caltrans ROW that will be graded as part of this project is not expected to contain historical resources based on the records search conducted and since the area was already been disturbed by grading activities when the on-ramp to the I-15 was constructed. Therefore, no significant impacts related to historical resources would occur.</p>					
	<p><u>Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.</u> Same as above.</p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p><u>Alter or destroy an archaeological site.</u> A record search along with a field study was conducted on the proposed project site to determine the presence of an archaeological resource and none were found. However, if during construction any archaeological resource becomes exposed through ground disturbing</p>	<p>MM Cul-1 A qualified archaeological Inspector(s) would be retained to monitor construction-related activities that involve excavation below a depth of one foot such that inadvertent finds can be avoided by heavy equipment. If the Inspector encounters a cultural or paleontological resource site during implementation of this mitigation measure, the Inspector(s) shall if possible move the heavy equipment used during maintenance to a point at least 50 feet away from the new discovery</p>	<p>During project construction.</p>	<p>Project applicant and contractor.</p>	<p>County Building and Safety Dept. and Planning Department/ County Archaeologists</p>	<p>Less than significant.</p>

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	<p>activity on the site, construction activities shall be stopped until a qualified archaeologist determines the significance of the find. Mitigation and treatment measures may be necessary if the resource is found to be a significant archaeological discovery. Therefore, with implementation of Mitigation Measure CUL-1, impacts would be less than significant.</p>	<p>and then inform the County of the event. Isolated artifacts lying outside established site boundaries of a known historic property need not be mitigated for, but such finds should be recorded and isolate forms by the Inspector(s). The project applicant must also notify the County if there is an inadvertent discovery made (without the Inspector(s) present) of buried unknown resources, human remains or sacred Native American objects during maintenance activities because there may be additional responsibilities under 36 CFR Part 800.</p>				
	<p><u>Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.</u> Same as above.</p>	<p>MM Cul 1 shown above.</p>	<p>Shown above.</p>	<p>Shown above.</p>		<p>Less than significant.</p>
	<p><u>Disturb any human remains, including those interred outside of formal cemeteries.</u> A field visit evaluation and research on the proposed project site did not reveal any human remains, known cemeteries, or tribal burial grounds. If there is a discovery the Coroner will be notified immediately, and the State of Health Safety Code Section</p>	<p>Not required.</p>				<p>Less than significant.</p>

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	7050.5 and the Public Resources Code Section 5097.98 will be followed. Therefore, impacts would be less than significant.					
	<p>Restrict existing religious or sacred uses within the potential impact area.</p> <p>The proposed project is not expected to adversely affect a sacred land. Potential impacts are less than significant.</p>	Not required.				Less than significant.
	<p>Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature.</p> <p>Potential impacts are reduced to less than significant with implementation of the County's standard condition of approval.</p>	<p>County Condition of Approval:</p> <p>If a paleontological resource is encountered onsite during construction activities, all site earthmoving shall be ceased in the area and may be diverted to other areas of the site. The owner of the property shall be immediately notified of the discovery who shall in turn immediately notify the County Geologist. The applicant shall retain a qualified paleontologist approved by the County of Riverside. The paleontologist shall determine the significance of encountered fossil remains.</p> <p>If any fossils encountered are determined to be significant by the paleontologist, any recovered fossil remains shall be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains shall then be curated and catalogued, and associated</p>	During construction.	Project applicant and contractor.	County Geologist.	Less than significant.



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Geology and Soils	<p>Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.</p> <p>The site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project includes the construction of new buildings that are required to be constructed in accordance with the current California Building Code (CBC) as referenced in Chapter</p>	<p>specimen data and corresponding geologic site data will be archived at the museum repository by a laboratory technician. The remains shall be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and available for future study by qualified scientific investigators. Per the County of Riverside "SABER Policy", paleontological fossils found in the County should be directed to the Western Science Center in the City of Hemet. The property owner and/or applicant shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and shall provide confirmation to the County Geologist that such funding has been paid to the institution.</p>				Less than significant.



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	<p>15.12 (Uniform Building Code) of the Riverside County Code, which establishes, in part, requirements for buildings to be structurally sound, would apply to the proposed project.</p>					
	<p>Be subject to <u>rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.</u> Same as above.</p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p>Be subject to <u>seismic-related ground failure, including liquefaction.</u> The conclusion in the Geotechnical Investigation Report (Appendix B) was the potential for liquefaction to occur is negligible.</p>	<p>Not required.</p>				
	<p>Be subject to <u>strong seismic ground shaking.</u> Construction would comply with California's Building Code regulations to ensure the stability and integrity of the structures and minimize the potential for ground</p>	<p>Not required.</p>				<p>Less than significant.</p>



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	shaking to result in loss, injury, or death from the proposed project. Less than significant impact.					
	<p><u>Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site landslides, lateral spreading, collapse, or rockfall hazards.</u></p> <p>The potential for lateral spreading at the site is considered to be low. Less than significant impact.</p>	Not required.				Less than significant.
	<p><u>Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.</u></p> <p>The proposed project would not be subject to geological hazards, such as seiche, mudflow, or volcanic hazards. Less than significant.</p>	Not required.				Less than significant.
	<p><u>Change topography or ground surface relief features.</u></p> <p>As outlined in the Geotechnical Investigation Report, the proposed project includes cut slopes at 2:1 (horizontal:vertical) up to a maximum height of approximately 25 feet as well as fill slopes at 2:1 (horizontal:vertical) or flatter up to a</p>	Not required.				Less than significant.



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	<p>maximum height of approximately 40 feet. The Geotechnical Investigation Report includes recommendations for cut slopes, fill slopes, fill-over-cut slopes, and slopes toeing into alluvial canyons. The project will be conditioned to comply with all recommendations of the geotechnical investigation. With implementation of all recommendations contained in the Geotechnical investigation Report, less than significant impacts would occur.</p>					
	<p>Create cut or fill slopes greater than 2:1 or higher than 10 feet. Same as above.</p>	Not required.				
	<p>Result in grading that affects or negates subsurface sewage disposal systems. The proposed project's grading is not anticipated to affect or negate subsurface sewage disposal systems. Less than significant impact.</p>	Not required.				Less than significant.
	<p>Result in substantial soil erosion or the loss of topsoil. As part of the requirements of the NPDES permit for construction, the</p>	Not required.				Less than significant.



Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p>Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil. Following construction, wind and water erosion would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Less than significant impact.</p>					
	<p>Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property. As outlined in the Geotechnical Investigation Report prepared for the proposed project, the proposed project is not located on expansive soil and would not create substantial risks to life or property. Less than significant impact.</p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p>Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not</p>	<p>Not required.</p>				<p>Less than significant.</p>



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	<p>available for the disposal of waste water.</p> <p>The proposed project does not include the use of on-site septic tanks or alternative waste water disposal systems. Sewer service for the project will be provided by Temescal Valley Water District. Less than significant impact.</p>					
	<p><u>Change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake.</u></p> <p>Water erosion would be minimal with implementation of the WQMP. Less than significant impact.</p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p><u>Result in any increase in water erosion either on- or off-site.</u></p> <p>As part of the requirements of NPDES construction permit, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil. Following construction, wind and water</p>	<p>Not required.</p>				<p>Less than significant.</p>



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	erosion would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Less than significant impact.					
	Be impacted by or result in an increase in wind erosion and blow sand, either on or off site. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities. This is a standard condition and therefore is not considered unique mitigation pursuant to CEQA. Impacts related to wind erosion is less than significant.	Not required.				Less than significant.
Greenhouse Gas Emissions	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. The Project earned 125 points on the County's CAP Screening Table from the measures listed above, which is well above the 100 point threshold for consistency with the reduction quantities anticipated in the County's CAP. Therefore, the	ER AQ 1 shown above. MM AQ 2 shown above. MM AQ 3 shown above. MM AQ 4 shown above. MM AQ 5 shown above.	Shown above.	Shown above.	Shown above.	Less than significant.



Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p>Project would not require quantification of project-specific GHG emissions and impacts related to direct or indirect generation of GHG emissions will be less than significant with implementation of the County's CAP Screening Table. Additionally, the Project is required to implement mitigation measures MM AQ 1 through MM AQ 5. MM AQ 1 through MM AQ 3 are included in the CAP Screening Table and require preferential parking for low emissions vehicles, circuit and capacity for electric vehicle charging stations, and require traffic signal synchronization. MM AQ 4 requires electric hookups at loading docks to reduce idling emission and MM AQ 5 promotes the use of telecommuting and alternative work schedules, which can reduce VMT.</p>					
	<p><u>Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.</u> The Project would not require quantification of project-specific GHG emissions and impacts related to direct or indirect generation of GHG emissions will be less than</p>	<p>Not required.</p>				<p>Less than significant.</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
Hazardous Materials	<p>significant with implementation of the County's CAP Screening Table.</p> <p>Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials.</p> <p>Per the California Department of Toxic Substances Control's (DTSC) Envirostor database, the project site is not included on a list of hazardous material sites so the project is not anticipated to potentially release hazardous materials into the environment during construction activities. Less than significant impact.</p>	Not required.				Less than significant.
	<p>Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.</p> <p>Same as above.</p>	Not required.				Less than significant.
	<p>Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.</p> <p>Construction of the proposed project would not inhibit or impair</p>	Not required.				Less than significant.



Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p>implementation of or physically interfere with any adopted emergency response plan or emergency evacuation plan. Less than significant impact.</p>					
	<p><u>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school.</u> The proposed project is not located within one-quarter mile of an existing or proposed school. No hazardous materials or emissions are anticipated within the proposed project. Less than significant impact.</p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p><u>Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.</u> The proposed project location is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant</p>	<p>Not required.</p>				<p>Less than significant.</p>



Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
Airports	<p>hazard to the public or the environment. No impact.</p> <p><u>Result in an inconsistency with an Airport Master Plan.</u></p> <p>The proposed project site is not included in an Airport Master Plan where a potential inconsistency to an Airport Master Plan would occur. No impact.</p>	Not required.				Less than significant.
	<p><u>Require review by the Airport Land Use Commission.</u></p> <p>The proposed project is not located within a designated Airport Influence area and would therefore not require review by the Airport Land Use Commission. No impact.</p>	Not required.				Less than significant.
	<p><u>For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area.</u></p> <p>The proposed project site is not located within two miles of a public airport or public use airport. As such, the proposed project would not result in a safety hazard for</p>	Not required.				Less than significant.



Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p>people visiting or working in the project area. No impact would occur.</p>					
	<p><u>For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area.</u> The proposed project is not located within the vicinity of a private airstrip or heliport. As such, a safety hazard for people visiting or working in the project area would not result. No impacts.</p>	<p>Not required.</p>				<p>Less than significant.</p>
<p>Hazardous Fire Area</p>	<p><u>Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.</u> Although the proposed project is within a wildfire susceptibility area that is considered "Very High" per the County's General Plan, the proposed project would follow all County setback and landscape requirements to minimize the risk of wildland fires to buildings proposed by the project to acceptable levels.</p>	<p>Not required.</p>				<p>Less than significant.</p>



Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
Hydrology and Water Quality	<p>Less than significant impacts would occur.</p> <p>Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or offsite.</p> <p>Mandatory compliance with the Preliminary Site Specific WQMP and the Final Site Specific WQMPs for each Phase would ensure that the Project does not result in substantial erosion or siltation onsite or offsite during long-term operations. Thus, water quality impacts associated with erosion and siltation onsite or offsite would be less than significant and no mitigation would be required.</p>	Not required.				Less than significant.
	<p><u>Violate any water quality standards or waste discharge requirements.</u></p> <p>Mandatory compliance with the construction SWPPP and operational WQMPs would ensure that the Project does not violate any water quality standards or waste discharge requirements. Thus, water quality impacts from the Project would be less than</p>	Not required.				Less than significant.



Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p>significant and no mitigation would be required.</p>					
	<p>Create or contribute to runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide <u>substantial additional sources of polluted runoff.</u></p> <p>Mandatory compliance with the construction SWPPP and operational WQMPs would ensure that the Project does not additional sources of polluted runoff.</p> <p>Therefore, stormwater drainage capacity and water quality impacts from the Project would be less than significant and no mitigation would be required.</p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p><u>Otherwise substantially degrade water quality.</u></p> <p>Mandatory compliance with the construction SWPPP and operational WQMPs would ensure that the Project does not substantially degrade water quality. Thus, water quality impacts from the Project would be less than significant and no mitigation would be required.</p>	<p>Not required.</p>				<p>Less than significant.</p>



Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p>Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g., water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g., increased vectors or odors). BMPs are designed to meet vector control requirements, which includes a 72 hour drain time from a basin full condition. Normal maintenance activities for bio-retention/Detention Basins, including landscape maintenance, debris and trash removal, would further minimize potential effects related to vectors and odors. Thus, potential odor or vector impacts from the Project would be less than significant and no mitigation would be required.</p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site.</p>	<p>Not required.</p>				<p>Less than significant.</p>

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	<p>Although development of the Project site will increase the amount of impervious surfaces and consequently the amount of surface runoff generated, the BMPs identified in the WQMP and designed specifically for the Project site conditions, would ensure that the increase in the rate or amount of surface runoff is not substantial and would not result in flooding onsite or offsite. Thus, potential flooding impacts from the Project would be less than significant and no mitigation would be required.</p>					
	<p><u>Change absorption rates or the rate and amount of surface runoff.</u> Mandatory compliance with the operational WQMPs would ensure that the Project does not substantially increase the amount of surface runoff. Thus, potential stormwater runoff impacts from the Project would be less than significant and no mitigation would be required.</p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p><u>Expose people or structures to a significant risk of loss, injury, or death involving flooding, including</u></p>	<p>Not required.</p>				<p>Less than significant.</p>



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	<p>flooding as a result of the failure of a levee or dam (Dam Inundation Area). According to the County's General Plan Figure S-10, "Dam Failure Inundation Zone," the proposed project is not located within a dam inundation area. No impacts.</p>					
	<p>Change the amount of surface water in any water body. Mandatory compliance with the operational WQMPs would ensure that the Project does not substantially increase the amount of surface runoff. Thus, potential stormwater runoff impacts from the Project would be less than significant and no mitigation would be required.</p>	<p>Not required.</p>				<p>Less than significant.</p>
<p>Land Use and Planning</p>	<p>Result in a substantial alteration of the present or planned land use of an area. The Project's conversion of areas planned for LI to CR is not regarded as a substantial alteration of the planned land use for the Project site and potential impacts are less than significant.</p>	<p>Not required.</p>				<p>Less than significant.</p>



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	<p>Affect land use within a city sphere of influence and/or within adjacent city or county boundaries.</p> <p>The northwestern portion of the proposed Project site is not within the south sphere of influence of the City of Corona and has a land use designation of Light Industrial, which is consistent with the County's existing land use designation. The Project's conversion of areas planned for LI to CR is not regarded as a substantial alteration of the planned land use for the Project site and potential impacts are less than significant.</p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p><u>Be consistent with the site's existing or proposed zoning.</u></p> <p>There would not be any significant, physical environmental effects associated with changing the zoning of the Project site. The proposed Project would be consistent with the proposed C-P-S zone designation and impacts are less than significant.</p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p><u>Be compatible with existing surrounding zoning.</u></p>	<p>Not required.</p>				<p>Less than significant.</p>

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	<p>The proposed development under C-P-S zoning would complement and provide services for the residential communities in the area. The proposed Project would be compatible with existing surrounding zoning and less than significant impacts would occur.</p>					
	<p><u>Be compatible with existing and planned surrounding land uses.</u> The proposed Project would be compatible with the surrounding existing and planned land uses. Surrounding land uses such as LI, GR (Commercial Retail), OS-C (Open Space- Conservation), MDR (Medium Density Residential), HDR (High Density Residential), and RM (Rural Mountainous) would be complementary for the proposed Project as the proposed Project would ultimately offer an array of goods and services for the existing and developing communities in the area. Less than significant impacts would occur.</p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p><u>Be consistent with the land use designations and policies of the Comprehensive General Plan</u></p>	<p>Not required.</p>				<p>Less than significant.</p>



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	<p>(including those of any applicable Specific Plan) or regional plans. The proposed Project would be consistent with the land use designations and policies of the Comprehensive General Plan, including the ELAP, as well as SCAG's 2016-2040 RTP/SCS. Less than significant impacts would occur.</p>					
	<p><u>Disrupt or divide the physical arrangement of an established community (including a low-income or minority community).</u> The proposed Project would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). Less than significant impacts would occur.</p>	<p>Not required.</p>				<p>Less than significant.</p>
<p>Mineral Resources</p>	<p><u>Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the state.</u> While the project site is classified as MRZ-3, there are currently no mining operations on the project site or in the vicinity of the project site. The project site is not identified</p>	<p>Not required.</p>				<p>Less than significant.</p>



Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	in the general plan as a locally important mineral resource recovery site. Therefore, development of the proposed project would reduce the ability to extract minerals in the future, but there would be less than significant impacts.					
	<u>Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.</u> Same as above.	Not required.				Less than significant.
	<u>Be an incompatible land use located adjacent to a state classified or designated area or existing surface mine.</u> No adjacent properties are currently being mined, nor are these properties State classified or designated as surface mines. No impact.	Not required.				Less than significant.
	<u>Expose people or property to hazards from proposed, existing, or abandoned quarries or mines.</u> The project site does not contain existing or abandoned quarries or	Not required.				Less than significant.



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Airport Noise	<p>mines, nor does the project propose quarries or mines. No impact.</p> <p>For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels.</p> <p>The proposed project site is not located within in an airport land use plan or within two miles of a public or private airport. Therefore, no noise related impact from airports would occur.</p>	Not required.				Less than significant.
	<p>For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels.</p> <p>Same as above.</p>	Not required.				Less than significant.
Railroad Noise	<p>For a project within the vicinity of a railroad, would the project expose people residing or working in the project area to excessive noise levels.</p> <p>The proposed project site is not located near or adjacent to an</p>	Not required.				Less than significant.



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Noise	<p>active railroad line. Therefore, no impact would occur.</p> <p>Expose people residing or working in the project area to excessive highway noise.</p> <p>To reduce exterior noise resulting from traffic on I-15 and neighboring roads, the Project will implement mitigation measure MM Noise 2, which requires shielding for outdoor use areas located within the 65-70 dBA CNEL and 70-75 dBA CNEL noise contours as shown on Figure 5.6-3 – Future Traffic Noise Contours.</p> <p>With implementation of mitigation measures MM Noise 1 and MM Noise 2, impacts with regard to highway noise to the proposed Project will be reduced to less than significant.</p>	<p>MM Noise 1 A Final Acoustical Impact Analysis shall be prepared by a noise specialist and submitted to the County Department of Environmental Health for each implementing development plan of the Project (i.e., site plans). The Final Acoustical Impact Analysis shall determine whether the proposed building elevations and wall assemblies of the building facades that will face the I-15 Freeway and Temescal Canyon Road will adequately reduce interior noise levels to 55 dBA CNEL. The Final Acoustical Impact Analysis shall identify any necessary building design measures to meet the interior noise level standard of 55 dBA CNEL and these measures shall be incorporated into the building(s).</p> <p>MM Noise 2 Any outdoor use areas (such as restaurant patios and courtyards) that provide tables and/or active and passive outdoor recreation areas that are located within the yellow or orange contours shown on Figure 5.6-3 – Future Traffic Noise Contours shall be shielded by proposed buildings and/or six-foot barriers. The barriers shall be solid with no cracks and shall completely block the line of sight between outdoor use areas and the I-15 Freeway. Outdoor use areas shall not be located in areas within the red contour area</p>	<p>Prior to occupancy permit issuance.</p> <p>Prior to occupancy permit issuance.</p>	<p>Project applicant and contractor</p>	<p>Riverside County Department of Environmental Health</p>	<p>Less than significant.</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p>shown on Figure 5.6-3 – Future Traffic Noise Contours.</p>					
	<p>Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.</p> <p>Overall increases are well below 3 dBA and traffic-generated noise levels from the Project are not considered significant.</p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p>Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.</p> <p>Mitigation measures require construction equipment to be outfitted with properly operating and maintained mufflers and staged as far away from sensitive receptors as feasible. The Project will also implement mitigation measure MM Noise 5, which prohibits the use of amplified music and sound on the Project site during Project construction. Through compliance with County Ordinance No. 847 and implementation of mitigation measures MM Noise 3 through MM Noise 5, temporary noise impacts</p>	<p>MM Noise 3 During all Project-related excavation and grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.</p> <p>MM Noise 4 The contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors (residences) nearest the Project site during all Project construction.</p> <p>MM Noise 5 The use of amplified music or sound is prohibited on the Project site during construction.</p>	<p>During construction.</p>	<p>Project applicant and contractor.</p>	<p>County Building and Safety Dept.</p>	<p>Less than significant with mitigation measures.</p>



Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p>will be reduced to less than significant.</p> <p>Expose persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</p> <p>With implementation of mitigation measures MM Noise 1 through MM Noise 5 and through compliance with current regulations, the proposed Project will not expose persons to, or cause the generation of, noise levels in excess of current adopted standards.</p>	<p>MM Noise 1 shown above.</p> <p>MM Noise 2 shown above.</p> <p>MM Noise 3 shown above.</p> <p>MM Noise 4 shown above.</p> <p>MM Noise 5 shown above.</p>	<p>Shown above.</p>	<p>Shown above.</p>	<p>Shown above.</p>	<p>Less than significant with mitigation measures.</p>
	<p><u>Expose persons to, or generation of, excessive groundborne vibration or groundborne noise levels.</u></p> <p>Operational-related vibration levels at the nearest off-site structures, which are located greater than 25 feet away from the traveled roadway segments, would not be anticipated to exceed even the most conservative threshold of 0.2 inch/second ppv. Impacts with regard to the exposure or generation of excessive groundborne vibration during</p>	<p>Not required.</p>				<p>Less than significant.</p>



Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
Population and Housing	<p>Project operation will also be less than significant.</p> <p><u>Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.</u></p> <p>The project site is currently unimproved and does not include existing housing. Therefore, implementation of the proposed project would not displace existing housing or people. No impact.</p>	Not required.				Less than significant.
	<p><u>Create a demand for additional housing, particularly housing affordable to households earning 90% or less of the County's median income.</u></p> <p>The project would not include the demand for additional housing. Rather, it would provide services to existing housing as well as travelers on the I-15 freeway. No impact.</p>	Not required.				Less than significant.
	<p><u>Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.</u></p> <p>The project site is currently unimproved and does not include existing housing. Therefore,</p>	Not required.				Less than significant.

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Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p>implementation of the proposed project would not displace existing housing or people. No impact.</p>					
	<p><u>Affect a County Redevelopment Project Area.</u> The project site is not located within a County Redevelopment Area. No impact.</p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p><u>Cumulatively exceed official regional or local population projections.</u> The project does not include the development of housing and therefore, would not increase population in the area. The project would not cumulatively exceed regional or local population projections. No impact.</p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p><u>Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).</u> The project does not include the development of housing and therefore, would not induce population growth. Implementation of the proposed project would create jobs for the local housing</p>	<p>Not required.</p>				<p>Less than significant.</p>



Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
Public Services Fire & Sheriff	<p>rich/jobs poor condition. Less than significant impact.</p> <p><u>Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.</u></p> <p>Payment of the DIF fee would ensure that the proposed project provide its fair share of funds for additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the project. Therefore, impacts would be less than significant and mitigation would not be required.</p>	Not required.				Less than significant.
Schools & Libraries	<u>Would the Project result in substantial adverse physical impacts associated with the</u>	Not required.				Less than significant.



Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
Health Services	<p><u>provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.</u></p> <p>The proposed project would not directly add to the local population, which would not require additional schools to be constructed and would not affect current public school population projections, or increase the demand on existing libraries or require additional libraries to be constructed. No impact.</p>	Not required.				Less than significant.



Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p><u>performance objectives for any of the public services.</u></p> <p>The proposed project would not directly add to the local population, which would not increase the demand on or require additional health services to be constructed. No impact.</p>					
Recreation	<p><u>Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.</u></p> <p>The proposed project would not directly add to the local population, which would not increase the demand on existing parks or require additional parks to be constructed. No impact.</p>	Not required.				Less than significant.
	<p><u>Would the Project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.</u></p> <p>The project does not include housing which would impact local and/or regional parks. No Impact.</p>	Not required.				Less than significant.

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Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p>Is the project located within a <u>Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees).</u></p> <p>The project site is not located within a Community Service area or recreation and park district. No impact.</p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p><u>Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered recreational trails, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives.</u></p> <p>No trails are located on the project site. However, according to the Riverside County General Plan, Temescal Canyon Road is designated as a Historic Trail which is adjacent to the project area. Project improvements to Temescal Canyon Road will be required to comply with all County standards and guidelines. Less than significant impact.</p>	<p>Not required.</p>				<p>Less than significant.</p>



Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
Transportation/ Traffic	<p><u>Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit;</u> or <u>Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.</u></p> <p>Impacts related to new or altered maintenance of roads, conflicts with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, and impacts associated with the provision of new or physically altered bike trails, were all found to be less than significant and no</p>	<p>Construction Mitigation</p> <p>MM Trans 1: A Construction Traffic Control Plan shall be prepared for each phase of development (Phase I and Phase II) by the implementing developer and submitted to the County of Riverside Transportation Department for approval prior to the issuance of building permits for the Project. The Construction Traffic Control Plan shall include the estimated day(s), time(s) and duration of any lane closures that are anticipated to be required due to Project construction.</p> <p>The Construction Traffic Control Plan shall include measures such as, but not limited to, signage, flagmen, cones, advance community notice, or other acceptable measures to the satisfaction of the County of Riverside Transportation Department. The purpose of the measures shall be to safely guide motorists, cyclists, and pedestrians, minimize traffic impacts and ensure the safe and even flow of traffic consistent with County level of service standards and safety requirements.</p> <p>The implementing developer or its general contractor shall be required to notify the County of Riverside Transportation Department at least five (5) business days in advance of any planned lane closure that will be caused by Project construction. The County shall evaluate any other known lane closures, construction activities or special events which may conflict</p>	Prior to grading permit issuance.	Project applicant and contractor.	Riverside County Transportation Department.	Impacts to the freeway significant and unavoidable. All other impacts less than significant or reduced to less than significant with mitigation measures.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p>mitigation measures are required. Mitigation measures MM Trans 1 and MM Trans 3 will ensure potential impacts related to circulation during the Project's construction are less than significant.</p> <p>In addition to mitigation measure MM Trans 1 through MM Trans 3, mitigation measures MM Trans 4 through MM Trans 11 are applicable to development of Phase II. Because there are no feasible mitigation measures or available funding mechanisms with which to contribute fair share fees for potential project-specific impacts related to freeways, impacts are significant and unavoidable and a statement of overriding consideration is required.</p>	<p>with the Project's scheduled lane closure or create additional impacts to traffic flow and, if deemed necessary by the County of Riverside Transportation Department, the Project's lane closure may be postponed or rescheduled.</p> <p>MM Trans 2: Sight distance at the Project driveways shall be reviewed with respect to the County's sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.</p> <p>MM Trans 3: Signing/stripping shall be implemented in conjunction with detailed construction plans for the Project site.</p> <p>Operational Mitigation</p> <p>Phase II</p> <p>MM Trans 4: Prior to issuance of occupancy permit for Phase II Buildings, the implementing developer shall install a traffic signal at the intersection of Temescal Canyon Road and Project Driveway No. 2.</p> <p>MM Trans 5: Prior to issuance of occupancy permit for Phase II Buildings, the implementing developer shall install a traffic signal at the intersection of Temescal Canyon Road and Project Driveway No. 3.</p> <p>MM Trans 6: Prior to issuance of occupancy permit for Phase II Buildings, the implementing developer shall install a cross street stop at the</p>	<p>During construction.</p> <p>During construction.</p> <p>Prior to issuance of occupancy permit.</p> <p>Prior to issuance of occupancy permit.</p> <p>Prior to issuance of occupancy permit.</p>			



Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
		intersection of Temescal Canyon Road and Project Driveway No. 4. MM Trans 7: Prior to issuance of occupancy permit for Phase II Buildings, the implementing developer shall install the following improvements at the intersection of Temescal Canyon Road and Indian Truck Trail: <ul style="list-style-type: none"> ▪ A second southbound through lane; and ▪ One southbound right turn overlap phase. 	Prior to issuance of occupancy permit.			
	Would the Project Modifications result in substantial adverse physical impacts associated with the provision of new or physically altered bike trails, the construction of which could cause significant environmental impacts. No trails are located on the project site. Project improvements to Temescal Canyon Road will be required to comply with all County standards and guidelines, including any provisions for bicycle lanes. Therefore, less than significant impacts would occur.	Not required.				Less than significant.
Tribal Cultural Resources	Cause a substantial adverse change in the significance of a tribal cultural	Not required.				Less than significant.

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p>resource as defined in <u>Public Resources Code 217074</u>. With implementation of standard Conditions of Approval for the Project, potential adverse impacts to tribal cultural resources are reduced to less than significant levels and no additional mitigation is required.</p>					
<p>Utility and Service Systems</p>	<p><u>Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.</u> The proposed project would include construction of potable and non-potable water pipelines to connect to existing Temescal Valley Water District pipelines north of the site in Temescal Valley Road. Potable water would be supplied to the project by Temescal Valley Water District. Less than significant impacts.</p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p><u>Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.</u></p>	<p>Not required.</p>				<p>Less than significant.</p>



Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	Same as above.					
	<p><u>Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects.</u></p> <p>Sewer collection and treatment will require gravity sewer pipeline extension from the project site north in Temescal Canyon Road. The proposed project would not require offsite construction of new wastewater treatment facilities. Less than significant impacts</p>	Not required.				Less than significant.
	<p><u>Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.</u></p> <p>Same as above.</p>	Not required.				Less than significant.
	<p><u>Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.</u></p>	Not required.				Less than significant.



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	<p>Because the project would generate a relatively small amount of solid waste per day, as compared to the permitted daily capacities for the El Sobrante Landfill, this landfill facility would have sufficient daily capacity to accept solid waste generated by the project. Impacts would be less than significant.</p>					
	<p><u>Comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan).</u> The project would comply with all applicable solid waste statutes and regulations. Therefore, impacts would be less than significant.</p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p><u>Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities: the construction of which could cause significant environmental effects.</u> <u>Electricity.</u> There are existing poles located in Temescal Canyon Road, along the projects' frontage and in an SCE easement. No additional or new</p>	<p>Not required.</p>				<p>Less than significant.</p>



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Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p>offsite powerlines would be needed and SCE would connect the proposed project site into the existing power lines for electric power needs. Potential impacts are less than significant.</p>					
	<p><u>Natural gas.</u> Southern California Gas Company provides natural gas services to the project site. No additional offsite expansion or new facilities for natural gas would be required for the proposed project. Potential impacts are less than significant.</p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p><u>Communications systems.</u> Several private corporations provide communication services (telephone and internet services) to the project area, including Charter Communications, Verizon, and AT&T. Potential impacts from the construction of underground lines would be concurrent with mass grading and construction impacts analyzed. No additional offsite expansion or new facilities for communications systems would be required for the proposed project. Potential impacts are less than significant.</p>	<p>Not required.</p>				<p>Less than significant.</p>



Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p><u>Stormwater drainage.</u> The proposed grading and the storm drain system will connect and/or outlet to existing drainage facilities just offsite. The connection to existing offsite drainage would not require additional offsite expansion or facilities that would cause significant construction impacts. Less than significant impacts.</p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p><u>Street lighting.</u> Construction of street lighting would be temporary and would not cause significant impacts. No additional or expansion of facilities would be needed. Impacts would be less than significant.</p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p><u>Maintenance of public facilities, including roads.</u> No additional or expanded offsite public facilities would be required as part of the proposed project. Impacts would be less than significant.</p>	<p>Not required.</p>				<p>Less than significant.</p>
	<p><u>Other government services.</u> The project would be developed with commercial uses and is not</p>	<p>Not required.</p>				<p>Less than significant.</p>

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
Energy Consumption	<p>expected to induce population growth that would impact the need for additional government services. Less than significant impacts.</p> <p>Would the project conflict with any adopted energy conservation plans. Fuel energy consumed during construction would be temporary in nature and would not represent a significant demand on energy resources.</p> <p>Regulations previously identified related to energy conservation and fuel efficiency include, but are not limited to, Title 24 requirements for windows, roof systems, and electrical systems, and Pavley standards and Advanced Clean Cars Program. Implementation of the Riverside County Climate Action Plan (CAP) Screening Table measures (Appendix D) identified in Section 5.3, and mitigation measures MM AQ 1 through MM AQ 4 and MM AQ 5 identified in Section 5.1, Air Quality, also serve to reduce energy and fuel consumption.</p> <p>Specifically, mitigation measures MM AQ 1 and MM AQ 3 will reduce mobile emissions by encouraging</p>	<p>ER AQ 1 shown above. MM AQ 2 shown above. MM AQ 3 shown above. MM AQ 4 shown above. MM AQ 5 shown above.</p>	<p>Shown above.</p>	<p>Shown above.</p>	<p>Shown above.</p>	<p>Less than significant.</p>



Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring Party	Impact After Mitigation
	<p>use of car-share, carpool, and ultra-low or zero emission vehicles. MM AQ 2 will also reduce mobile emissions by requiring signal synchronization of the signal at the intersection of Temescal Canyon Road and Indian Truck Trail as well as proposed signals at Project driveways 2, 3, and 4. Mitigation measure MM AQ 5 has the potential to further reduce fuel use by encouraging telecommuting and alternative work schedules for future office tenants.</p> <p>Collectively, compliance with regulatory programs and implementation of these mitigation measures would ensure that the Project would not result in the inefficient, unnecessary, or wasteful consumption of energy.</p>					



1.6 Summary of Project Alternatives

The Project objectives allow for the analysis of reasonable alternatives to the proposed Project. A range of reasonable alternatives, both on and off site, that would feasibly attain most of the basic Project objectives, while avoiding or substantially lessening the significant effects of the Project, must be analyzed per CEQA Guidelines Section 15126.6, which identifies the parameters within which consideration and discussion of alternatives to a proposed project should occur. Each alternative must be capable of avoiding or substantially lessening any significant effects of the proposed project. The rationale for selecting the alternatives to be evaluated and a discussion of the “no project” alternative is also required, pursuant to Section 15126.6. This Draft EIR evaluates 1) a No Project/No Development Alternative and 2) No Project/ Existing General Plan Alternative, and 3) Mixed Use: Light Industrial and Commercial Retail Alternative.

Table 1.0-D, Comparison of Alternatives Matrix, gives a summary of all Project alternatives considered in detail in the DEIR and identifies the areas of potential environmental effects per CEQA and ranks each alternative as less, same, or greater than the proposed Project with respect to each area.

Table 1.0-D, Comparison of Alternatives Matrix

Environmental Issue	Proposed Project	Alternative 1 No Project/No Development	Alternative 2 No Project/ Existing General Plan Designation	Alternative 3 Mixed Use: Light Industrial and Commercial Alternative
Air Quality	The Project would conflict with an air quality plan; would violate air quality standards or contribute substantially to an existing or projected air quality violation; would result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including	Less – Impacts on air quality from construction and operation would be avoided. Impacts would be less than significant.	Less – This alternative would not conflict with an air quality plan. Same - all other air quality impacts from emissions would be similar to the proposed Project. Significant impacts after mitigation.	Same – this alternative would conflict with an air quality plan and this Alternative exceeds the same thresholds as the Project. Significant impacts after mitigation.



Environmental Issue	Proposed Project	Alternative 1 No Project/No Development	Alternative 2 No Project/ Existing General Plan Designation	Alternative 3 Mixed Use: Light Industrial and Commercial Alternative
	<p>releasing emissions which exceed quantitative thresholds for ozone precursors); would not expose sensitive receptors to substantial pollutant concentrations; or create objectionable odors affecting substantial number of people. Significant impacts after mitigation.</p>			
Biological Resources	<p>Less than significant impacts to habitat. The Project would comply with MSCHP requirements and would have less than significant impacts, with mitigation.</p>	<p>Less – No loss of land to development and all open space is retained thus, no loss of foraging habitat. No impacts would occur.</p>	<p>Same – No change in conservation from the proposed Project, and less than significant impacts, with mitigation.</p>	<p>Same – No change in conservation from the proposed Project, and less than significant impacts, with mitigation.</p>
Greenhouse Gas (GHG) Emissions	<p>The Project would have a less than significant individual and cumulative impact for GHG emissions with implementation of mitigation measures and compliance with the Riverside County Climate Action Plan.</p>	<p>Less – GHG emissions from new construction on the site and operations would be avoided. Impacts would be less than significant.</p>	<p>Same – This Alternative would have a less than significant individual and cumulative impact for GHG emissions with implementation of mitigation measures and compliance with the Riverside County Climate Action Plan.</p>	<p>Same – This Alternative would have a less than significant individual and cumulative impact for GHG emissions with implementation of mitigation measures and compliance with the Riverside County Climate Action Plan.</p>



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Environmental Issue	Proposed Project	Alternative 1 No Project/No Development	Alternative 2 No Project/ Existing General Plan Designation	Alternative 3 Mixed Use: Light Industrial and Commercial Alternative
Hydrology and Water Quality	<p>Impacts would be less than significant, with mitigation.</p> <p>The Project would have less than significant impacts related to drainage, hydrology, and water quality with compliance with existing regulations and mitigation measures are not required.</p>	<p>Less – No impacts associated with drainage, hydrology, and water quality as no construction or operational activities would occur.</p> <p>No impacts would occur.</p>	<p>Impacts would be less than significant, with mitigation.</p> <p>Same – This Alternative would have less than significant impacts related to drainage, hydrology, and water quality with compliance with existing regulations and mitigation measures are not required.</p>	<p>Impacts would be less than significant, with mitigation.</p> <p>Same – This Alternative would have less than significant impacts related to drainage, hydrology, and water quality with compliance with existing regulations and mitigation measures are not required.</p>
Land Use and Planning	<p>The Project would amend the General Plan and Elsinore Area Plan to change the designation of the entire Project site from CD:LI to CD: CR but this change is not a substantial alteration of planned use and impacts are less than significant and mitigation measures are not required.</p> <p>The Project would not affect land use within a city sphere of influence or adjacent city or county; would be compatible with existing surrounding zoning; would be compatible with existing and planned surrounding</p>	<p>Greater – The site would remain vacant and underutilized and thus, not meet the goals and policies of the Riverside County General Plan and Elsinore Area Plan's vision for development of employment-generating Light Industrial uses adjacent to the state highway system.</p> <p>Impacts would be less than significant.</p>	<p>Less – This Alternative would be consistent with General Plan and Elsinore Area Plan's land use designations, proposed zoning and surrounding land use designations and zoning.</p> <p>Impacts would be less than significant.</p>	<p>Same – This Alternative would be partially consistent with the General Plan and Elsinore Area Plan's land use designations, proposed zoning and surrounding land use designations and zoning.</p> <p>Impacts would be less than significant.</p>



Environmental Issue	Proposed Project	Alternative 1 No Project/No Development	Alternative 2 No Project/ Existing General Plan Designation	Alternative 3 Mixed Use: Light Industrial and Commercial Alternative
Noise	<p>land uses, land use designations and policies, SCAG's RTP/SCS goals. Impacts would be less than significant.</p> <p>The Project would not expose people working in the project area to excessive highway noise; result in substantial permanent increase in ambient noise levels; result in substantial temporary or periodic increase in ambient noise levels; expose persons to or generate noise levels in excess of standards; expose persons to or generate excessive groundborne vibration or noise levels.</p> <p>Less than significant impacts, with mitigation.</p>	<p>Less – This Alternative would not involve construction of the Project site and would not increase traffic on area roadways that would increase ambient noise. No impacts would occur.</p>	<p>Same – This Alternative would still generate noise similar to the Project and can be mitigated with the same mitigation measures. Impacts would be less than significant, with mitigation.</p>	<p>Same – This Alternative would still generate noise similar to the Project and can be mitigated with the same mitigation measures. Impacts would be less than significant, with mitigation.</p>
Transportation / Traffic	<p>Impacts related to new or altered maintenance of roads, conflicts with adopted policies, plans, or programs regarding public transit, bicycle, or</p>	<p>Less – No generation of new trips. No impacts would occur.</p>	<p>Same – This Alternative would generate similar number of trips compared to the proposed Project. Impacts to levels of service for local roadways</p>	<p>Same – This Alternative would generate similar number of trips compared to the proposed Project. Impacts to levels of service for local roadways and</p>

Environmental Issue	Proposed Project	Alternative 1 No Project/No Development	Alternative 2 No Project/ Existing General Plan Designation	Alternative 3 Mixed Use: Light Industrial and Commercial Alternative
	pedestrian facilities, and impacts associated with the provision of new or physically altered bike trails, from the Project are less than significant and no mitigation measures are required. Impacts to intersections and roadway segments are less than significant with mitigation. Project impacts to freeways are significant and unavoidable.		and intersections can be mitigated through implementation of improvements similar to the proposed Project. Project impacts to freeways are significant and unavoidable.	intersections can be mitigated through implementation of improvements similar to the proposed Project. Project impacts to freeways are significant and unavoidable.
Tribal Cultural Resources	Less than significant impacts. No known tribal cultural resources occur onsite.	Less – No construction and grading activities would not occur and thus there is less potential to impact any unknown tribal cultural resources that could occur on site. No impacts would occur.	Same – No change in construction and grading footprint.	Same – No change in construction and grading footprint.
Environmentally Superior to Proposed Project?	Not applicable	Yes	Yes	No



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1.7 Environmentally Superior Alternative

Alternative 1 – No Project/ No Development

Because this alternative would avoid most of the project's impacts, it warrants consideration as the "environmentally superior alternative." This alternative would have greater impacts than the proposed Project related to Land Use and Planning as the site would remain vacant and underutilized and thus, not meet the goals and policies of the Riverside County General Plan and Elsinore Area Plan's vision for development of employment-generating Light Industrial uses adjacent to the state highway system. However, all other types of impacts would be avoided or lessened with this alternative as compared to the proposed Project. This alternative does not meet any of the 8 project objectives.

Alternative 2 – No Project/Existing General Plan Land Use Designation

Because this alternative would also avoid more impacts than the proposed Project, it also warrants consideration as the "environmentally superior alternative." This alternative would have less impacts than the proposed Project related to Air Quality, as it would not conflict with the AQMP, and would have less impacts related to Land Use and Planning as it would be consistent with the Riverside County General Plan and Elsinore Area Plan's vision for development of employment-generating Light Industrial uses adjacent to the state highway system. However, all other types of impacts would be avoided or lessened with this alternative as compared to the proposed Project. This alternative does not meet any of the 8 project objectives.

Alternative 3 – Mixed Use: Light Industrial and Commercial Retail

This alternative would not avoid most of the project's impacts. This alternative would have similar impacts to the proposed Project related to Air Quality, as it would also conflict with the AQMP. All other types of impacts would be similar to the proposed Project. This alternative partially meets 4 of the 8 project objectives.

2.0 Introduction

This Draft Environmental Impact Report (Draft EIR) addresses the environmental effects of the proposed Toscana Village at Temescal Valley Project (Project). The California Environmental Quality Act (CEQA) requires that government agencies consider the environmental consequences of projects on which they have discretionary approval authority. The Environmental Impact Report (EIR) is a document that provides both government decision-makers and the public with an analysis of the potential environmental consequences of a proposed project in their jurisdiction.

This Draft EIR has been prepared in accordance with the requirements of CEQA as set forth in California Public Resources Code Section 21000 et seq. and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 et seq. Riverside County is the lead agency on the proposed Project and has reviewed and revised all submitted drafts, technical studies, and reports to reflect its own independent judgment, including reliance on applicable County technical personnel from other departments and review of all technical subconsultant reports.

2.1 Purpose and Scope

As stated by the California Environmental Quality Act (CEQA) Guidelines Section 15002(a), the basic purposes of CEQA are to:

- Inform governmental decision makers and the public about the potential, significant environmental effects of proposed governmental actions (including discretionary approval of private development projects);
- Identify the ways that environmental damage can be avoided or significantly reduced;
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible;
- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose.

As a first step in the CEQA compliance process, the County of Riverside Completed an Environmental Assessment Form: Initial Study pursuant to CEQA Guidelines Section 15063 to determine if the Project could have a significant effect on the environment. The Environmental Assessment Form: Initial Study determined the Project has the potential to result in significant environmental effects, and a Project EIR, as defined by CEQA Guidelines Section 15161, is required. As stated in these CEQA Guidelines, a Project EIR should "focus primarily on the changes in the environment that would result from the development project," and "...examine all phases of the project including planning, construction, and operation."

This Environmental Impact Report (EIR No. 552) is an information document that represents the independent judgment of the County of Riverside, as the Lead Agency, and evaluates the physical environmental effects that could result from planning, constructing, and operating the proposed Toscana Village at Temescal Valley Project.

Governmental approvals requested by the Project Applicant from the County of Riverside include General Plan Amendment No. 1146, Change of Zone No. 7859, Conditional Use Permit No. 3712,

and Plot Plan No. 26290. Other related discretionary and administrative actions also may be required to implement the Project evaluated in this EIR.

2.2 Authorization

This EIR has been prepared in accordance with all criteria, standards, and procedures of CEQA and the CEQA Guidelines. Pursuant to CEQA Section 21067 and the CEQA Guidelines, Riverside County is the Lead Agency under whose authority this EIR has been prepared. "Lead Agency" refers to the public agency that has the principal responsibility for carrying out or approving a project. Serving as the Lead Agency and before taking action to approve the Project, Riverside County has the obligation to: (1) ensure that this EIR has been completed in accordance with CEQA; (2) review and consider the information contained in this EIR as part of its decision making process; (3) make a statement that this EIR reflects the County's independent judgment; (4) ensure that all significant effects on the environment are eliminated or substantially lessened where feasible; and, if necessary (5) make written findings for each unavoidable significant environmental effect stating the reasons why mitigation measures or project alternatives identified in this EIR are infeasible and citing the specific benefits of the proposed Project that outweigh its unavoidable adverse effects (CEQA Guidelines Sections 15090 through 15093). Pursuant to CEQA Guidelines Section 15040 through 15043 and upon completion of the CEQA review process, Riverside County will have legal authority to do any of the following:

- Approve the Project;
- Require feasible changes in any or all activities involved in the Project to substantially lessen or avoid significant effects on the environment;
- Deny approval of the Project, if necessary, to avoid one or more significant effects on the environment that would occur if the Project was approved as proposed; or
- Approve the Project even though the Project would cause a significant effect on the environment if the County makes a fully informed and publicly disclosed decision that: 1) there is no feasible way to lessen the effect or avoid the significant effect; and 2) expected benefits from the Project will outweigh significant environmental impacts of the Project.

This EIR fulfill the CEQA environmental review requirements for the proposed General Plan Amendment No. 1146, Change of Zone No. 7859, Conditional Use Permit No. 3712, and Plot Plan No. 26290, and all other governmental discretionary and administrative actions related to the Project.

2.3 Responsible and Trustee Agencies

The California Public Resource Code (Section 21104) requires that all EIRs be reviewed by responsible and trustee agencies. AS defined by CEQA Guidelines Section 15381, Responsible Agency includes all public agencies other than the Lead Agency which have discretionary approval power over the project. A Trustee Agency is defined in the CEQA Guidelines Section 15386 as a state agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California.

For the proposed Project, the California Department of Fish and Wildlife (CDFW) is a Trustee Agency that is responsible for the protection of California's fish and wildlife resources and the Santa Ana Regional Water Quality Control Board (RWQCB) is a Trustee Agency that is responsible for protecting California's water resources. The CDFW and Santa Ana RWQCB are also Responsible Agencies for the proposed Project as CDFW is responsible for issuance of a

Streambed Alteration Agreement (California Fish and Game Code Section 1600 et seq.) and the Santa Ana RWQCB is responsible for issuance of a Federal Clean Water Act 401 Water Quality Certification for impacts to waters of the US. Temescal Valley Water District is responsible for approval of a Water Supply Assessment (WSA) as well as approvals of potable and non-potable water and sewer system designs as the Project will be served by Temescal Valley Water District.

2.4 Project Applicant

Tom Chavez, Speedway Development, LLC
15350 Fairfield Ranch Road, Suite K, Chino Hills, CA 91709

2.5 Compliance with CEQA

2.5.1 Environmental Procedures

As the first step in complying with the procedural requirements of CEQA, Riverside County completed an Environmental Assessment Form: Initial Study to preliminarily identify the environmental issues areas that may be adversely impacted by the Project. Following completion of the Initial Study, the County filed a Notice of Preparation (NOP) with the Riverside County Clerk and the California Office of Planning and Research (State Clearinghouse) to indicate that an EIR would be prepared to evaluate the Project's potential to impact the environment. The NOP was filed with the County Clerk and State Clearinghouse and distributed to Responsible Agencies, Trustee Agencies, and other interested parties on July 3, 2017 for a 30-day public review period. The NOP was distributed for public review to solicit responses to help the County identify the full scope and range of potential environmental concerns associated with the Project so that these issues could be fully examined in this EIR. In addition, a public-noticed EIR scoping meeting was held on July 24, 2017, at Riverside County Administrative Center, 4080 Lemon Street, Riverside, CA 92501. At this meeting, agencies, organizations, and members of the public were provided a brief presentation on the Project and were able to provide comments on the scope of the environmental review in this EIR for the proposed Toscana Village at Temescal Valley Project.

Six comment letters were received during the public review period for the Initial Study-Notice of Preparation of this EIR. The following is a summary of the letters received and what section of the Draft EIR they are addressed:

- Native American Heritage Commission (NAHC), State of California, July 7, 2017: The NAHC recommends lead agencies consult with all California Native American Tribes that are traditionally and culturally affiliated with the geographic area of the proposed project. The NAHC also advises that the Lead Agency consult with their legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws. The NAHC then lays out a summary of additional requirements of AB 52, provisions of SB 18, and recommendations from NAHC. Section 5.8, Tribal Cultural Resources contains a summary of the County's consultation with Native American Tribes.
- California Department of Transportation (Caltrans), July 10, 2017: As the owner and operator of the State Highway System, Caltrans lays out recommendations for the Lead Agency in relation to traffic operations, hydrology and grading, and encroachment permit requirements. Section 5.7, Transportation/ Traffic includes an analysis of the Project's impacts on the I-15 and Section 5.4, Hydrology and Water

Quality contains a summary of the Project's modification of on-site and off-site (in Caltrans ROW) hydrology.

- California Department of Transportation (Caltrans), July 21, 2017: As the owner and operator of the State Highway System, Caltrans lays out recommendations for the Lead Agency in relation to traffic operations, multimodal accessibility, hydrology/hydraulics, and encroachment permit and transportation requirements. Section 5.7, Transportation/ Traffic includes an analysis of the Project's impacts on the I-15 and Section 5.4, Hydrology and Water Quality contains a summary of the Project's modification of on-site and off-site (in Caltrans ROW) hydrology.
- South Coast Air Quality Management District (SCAQMD), July 27, 2017: The SCAQMD recommends the Lead Agency use its CEQA Air Quality Handbook (1993) as guidance when preparing the air quality analysis for the EIR. The SCAQMD then lays out additional recommendations and provides website links and other resources for the Lead Agency to utilize. The SCAQMD also discusses alternatives, mitigation measures, and permit requirements for the proposed gasoline station. Section 5.1, Air Quality includes an analysis of the Project's impacts on air quality.
- California Department of Fish and Wildlife (CDFW), August 2, 2017: CDFW recommends the Lead Agency to include in this EIR "a complete assessment of the flora and fauna within and adjacent to the project footprint, with particular emphasis on identifying rare, threatened, endangered, and other sensitive species and their associated habitats." CDFW then lays out more specific areas of consideration for this recommendation. CDFW also suggests the EIR to include direct, indirect and cumulative impacts to biological resources and calls for appropriate and adequate avoidance, minimization, and/or mitigation measures. CDFW names relevant regulations including the California Endangered Species Act, Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and Lake and Streambed Alteration Program for the Lead Agency to ensure compliance with. Lastly, CDFW recommends incorporation of water-wise concepts in the landscape design plans. Section 5.2, Biological Resources includes an analysis of the Project's potential impacts on sensitive species and their habitats, compliance with the MSHCP and impacts to streambeds.
- Pechanga Tribe, August 2, 2017: Pechanga requests the reopening of AB 52 consultation with the Lead Agency to discuss how the DEIR will address tribal cultural resources and further requests to be involved in reviewing drafts of the language for the tribal cultural resource section of the DEIR prior to its release for public review. Pechanga then lists relevant regulations for the Lead Agency to ensure compliance with. Section 5.8, Tribal Cultural Resources contains a summary of the County's consultation with Native American Tribes, including the Pechanga Tribe, and the Project's potential impacts on tribal cultural resources.

2.5.2 Potentially Significant Environmental Effects

CEQA requires consideration and discussion of significant environmental effects. Section 15126 of the State *CEQA Guidelines* state that, "All phases of a project must be considered when evaluating its impact on the environment: planning, acquisition, development, and operation." Section 5 of the Draft EIR will address each environmental effect that was determined to be potentially significant as a result of Environmental Assessment Form: Initial Study and in consideration of all comments received by Riverside County on the NOP and during the Scoping

Meeting. Each effect is organized into an issue area; those that will be analyzed (and the section of the Draft EIR in which the analysis is contained) are listed below:

- Air Quality (Section 5.1)
- Biological Resources (Section 5.2)
- Greenhouse Gas Emissions (Section 5.3)
- Hydrology and Water Quality (Section 5.4)
- Land Use/Planning (Section 5.5)
- Noise (Section 5.6)
- Transportation/Traffic (Section 5.7)
- Tribal Cultural Resources (Section 5.8)¹

2.5.3 Format

This Draft EIR has been organized in several sections as follows:

Table of Contents to assist readers in locating the analysis of different subjects and issues as required by Section 15122 of the State *CEQA Guidelines*. A list of acronyms used in the Draft EIR is included in the table of contents.

Section 1 – Executive Summary covers the summary requirements of CEQA as required by Section 15123 of the State *CEQA Guidelines* and includes: the proposed project location, a brief project description, a matrix containing a summary of environmental impacts and mitigation measures, project objectives, approvals related to the proposed project, areas of controversy, and a brief description of the project alternatives.

Section 2 – Introduction describes the scope and purpose of the Draft EIR, identifies the project applicant and lead agency, provides a brief summary of the CEQA process to date, identifies the lead agency and project applicant, summarizes and identifies the documents incorporated by reference in the Draft EIR.

Section 3 – Project Description contains the information required by Section 15124 of the State *CEQA Guidelines* including: a detailed description of the proposed project, the project objectives, a general description of the project's environmental setting, the approvals needed to implement the project, and a list of agencies expected to use the Draft EIR.

Section 4 – Effects Found Not Significant identifies those environmental effects found not to be significant during preparation of the NOP and discusses why the effects were found not to be significant and therefore not addressed in detail in this EIR.

Section 5 – Environmental Impact Analysis satisfies the requirements of Sections 15125, 15126, 15126.2, and 15126.4 of the State *CEQA Guidelines* by including an analysis of each environmental issue area determined to have potentially significant impacts during preparation of the NOP or as a result of comments received in response to the NOP. For each issue area analyzed, this section includes a discussion of the setting to which each issue area is analyzed

¹ The July 3, 2017 Notice of Preparation (NOP) for this EIR indicated Cultural Resources in the list of issues to be addressed in the DEIR, whereas it should have indicated Tribal Cultural Resources, which is addressed in this DEIR, in Section 5.8.

against, defines the related regulations affecting the proposed project, identifies the thresholds used to determine significance, describes any project design features that would reduce impacts, analyzes the proposed project's impacts, provides a description of the mitigation measures used to reduce or lessen potential impacts, and discusses the project's impacts after implementation of mitigation.

Section 6 – Other CEQA Topics includes the project's cumulative impact analysis, unavoidable adverse impacts of the proposed project, and growth inducing impact discussion.

Section 7 – Alternatives satisfies the requirements of Section 15126.6 of the State *CEQA Guidelines* by identifying and discussing the no project alternative in addition to alternatives to the proposed project that lessen the severity of significant impacts and identifying the environmentally superior alternative.

Section 8 – References includes a listing of all reference materials, the organizations and persons contacted in preparing the Draft EIR, and a list of preparers as required by Section 15129 of the State *CEQA Guidelines*.

2.6 Documents Incorporated by Reference

CEQA Guidelines Section 15150 allows for the incorporation "by reference all or portions of another document ...[and is] most appropriate for including long, descriptive, or technical materials that provide general background but do not contribute directly to the analysis of a problem at hand." Documents, analyses, and reports that are incorporated into this EIR by reference are listed in Section 8.0 References of this EIR. The purpose of incorporation by reference is to assist the Lead Agency in limiting the length of an EIR. Where this EIR incorporates a document by reference, the document is identified in the body of the EIR, citing the appropriate section(s) of the incorporated document and describing the relationship between the incorporated part of the referenced document and this EIR.