

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



ITEM
3.16
(ID # 9063)

MEETING DATE:

Tuesday, April 16, 2019

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RESOLUTION NO. 2019-050 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN - FIRST CYCLE OF GENERAL PLAN AMENDMENTS FOR 2019 (General Plan Amendment (GPA) Nos. 1146, 1183, 1202, and 1217), ADOPTING RESOLUTION NO. 2019-084 CERTIFYING EIR NO. 552, ADOPTING ORDINANCE NO. 348.4907 RELATED TO GPA NO. 1146, ADOPTING ORDINANCE NO. 348.4893 RELATED TO GPA NO. 1183, ADOPTING ORDINANCE NO. 348.4901 RELATED TO GPA NO. 1217. DISTRICTS 1, 3, 4 and 5. [Applicant Fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT RESOLUTION NO. 2019-084** certifying Environmental Impact Report No. 552 for General Plan Amendment No. 1146, Change of Zone No. 7859, Plot Plan No. 26290, Variance No. 180004, and Conditional Use Permit No. 3712; and,
2. **ADOPT RESOLUTION NO. 2019-050** amending the Riverside County General Plan in accordance with the Board's tentative actions taken on General Plan Amendment Nos. 1146, 1183, 1202, and 1217; and,
3. **ADOPT ORDINANCE NO. 348.4907** amending the zoning in the Temescal Zoning Area shown on Map No. 2.2438, Change of Zone No. 7859; and,
4. **ADOPT ORDINANCE NO. 348.4893** amending the zoning in the Nuevo Zoning Area shown on Map No. 2.2431, Change of Zone No. 7919; and,


Continued on page 2

ACTION:Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Perez and duly carried, IT WAS ORDERED that the above matter is approved as recommended with Supervisor Washington abstaining from the approval of GPA 1183 due to the location, and that the above Ordinances are adopted with waiver of the reading.

Ayes: Jeffries, Washington, Perez and Hewitt
Nays: None
Absent: Spiegel
Date: April 16, 2019
xc: Planning, MC, COB

Kecja Harper
Clerk of the Board
By 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

5. **ADOPT ORDINANCE NO. 348.4901** amending the zoning in the Thousand Palms Zoning District shown on Map No. 40.049, Change of Zone No. 7936; and,
6. **DIRECT** the Planning Department to incorporate the changes made by GPA Nos. 1146, 1183, 1202, and 1217 into the Riverside County General Plan Land Use Element and associated Area Plans, tables and figures.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment: N/A	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County has the ability to process four cycle updates to its General Plan annually. The General Plan Amendments comprising the First Cycle of General Plan Amendments for 2019 were considered by the Board of Supervisors during public hearings, which are listed below. GPA Nos. 1146 and 1217 are Entitlement/Policy Amendments, and GPA Nos. 1183 and 1202 are Foundation Component Amendments - Regular.

INDIVIDUAL AMENDMENTS:

Toscana Village

General Plan Amendment No. 1146 (Entitlement/Policy Amendment): A proposal to amend the current General Plan land use designation of approximately 28 acres from Community Development: Light Industrial (CD:LI) [0.25 - 0.60 FAR] to Community Development: Commercial Retail (CD:CR) [0.20 – 0.35 FAR], as shown on Exhibit 5 titled “CZ07859 GPA01146 CUP03712 PP26290.” The project site is located within the Elsinore Area Plan in the First Supervisorial District, specifically located west of Temescal Canyon Road, north of Indian Truck Trail, and east of Interstate 15. GPA No. 1146 is associated with Change of Zone No. 7859, Plot Plan No. 26290, Conditional Use Permit No. 3712, Variance No. 180004, and Environmental Impact Report No. 552, which were considered concurrently with this amendment at the public hearings before the Planning Commission and Board of Supervisors. The Planning Commission recommended that the Board of Supervisors tentatively approve GPA No. 1146 on December 19, 2018. After taking public testimony, the Board of Supervisors closed the public hearing and tentatively approved General Plan Amendment No. 1146 on January 29, 2019.

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

The adoption of Resolution No. 2018-084 and Ordinance No. 348.4907 will finalize the Board's tentative approval of the Toscana Village project on January 29, 2019. Ordinance No. 348.4907 will formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

Marcus Richard

General Plan Amendment No. 1183 (Foundation Component Amendment – Regular and Entitlement/Policy Amendment): A proposal to amend the current General Plan foundation component designation and current General Plan land use designation of approximately 18.39 acres from Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum) to Community Development: Medium Density Residential (CD:MDR) [2 – 5 Dwelling Units/Acre], as shown on Exhibit 6 titled "CZ07919 GPA01183 TR37134." The project site is located within the Lakeview/Nuevo Area Plan in the Fifth Supervisorial District, specifically located southerly of Central Avenue, northerly of Porter Street, easterly of Palomar Road, and westerly of Menifee Road. GPA No. 1183 is associated with Change of Zone No. 7919, Tentative Parcel Map No. 37134, and the Mitigated Negative Declaration for Environmental Assessment (EA) No. 42945, which were considered concurrently with this amendment at public hearings before the Planning Commission and Board of Supervisors. The Planning Commission recommended that the Board of Supervisors tentatively approve GPA No. 1183 on January 16, 2019. After taking public testimony, the Board of Supervisors closed the public hearing and tentatively approved General Plan Amendment No. 1183 on March 19, 2019.

The adoption of Ordinance No. 348.4901 will finalize the Board's tentative approval of the Marcus Richard project on March 19, 2019. Ordinance No. 348.4901 will formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

Koll Homes

General Plan Amendment No. 1202 (Foundation Component Amendment – Regular): A proposal to amend the boundaries of the Wine Country – Winery District and the Wine Country – Residential District within the Temecula Valley Wine Country Policy Area by removing the subject property consisting of 51.54 gross acres from the Wine Country – Winery District and placing it within the Wine Country – Residential District. General Plan Amendment No. 1202 (GPA No. 1202) will amend Figure 4B of the Southwest Area Plan to show the revised boundaries of these two Wine Country Districts. The project site is located within the Southwest Area Plan in the Third Supervisorial District, specifically located north of Los Nogales Road, south of Monte de Oro Road, west of Camino Del Vino, and east of Anza Road within the Southwest Area Plan. GPA No. 1202 is associated with Change of Zone No. 7885, Tentative Parcel Map No. 37254, Agricultural Preserve No. 1056, and the Mitigated Negative Declaration for Environmental Assessment (EA) No. 42839, which were considered concurrently with this amendment at public hearings before the Planning Commission and Board of Supervisors (Agricultural Preserve No. 1056 not required to be considered by the Planning Commission). The Planning Commission recommended that the Board of Supervisors tentatively approve GPA No. 1202 on April 4, 2018. After taking public testimony, the Board of Supervisors closed the public hearing and tentatively approved General Plan Amendment No. 1202 on January 29, 2019.

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

Kleeman

General Plan Amendment No. 1217 (Entitlement/Policy Amendment): A proposal to amend the current General Plan land use designation of approximately 108 acres (total project site area) from Community Development: Very Low Density Residential (CD: VLDR) [1 Acre Minimum] to Community Development: Medium Density Residential (CD: MDR)[2 – 5 Dwelling Units/Acre] on approximately 101 acres of the site and Community Development: Highest Density Residential (CD: HHDR) [20+ Dwelling Units/Acre] on approximately 7 acres of the site, as shown on Exhibit 5 titled "CZ07936 GPA1217 TR36805 PM36804." The project site is located within the Western Coachella Valley Area Plan in the Fourth Supervisorial District, specifically located north of Ramon Road, west of Vista Del Sol, and east of Desert Moon Drive in Thousand Palms. GPA No. 1217 is associated with Change of Zone No. 7936, Tentative Parcel Map No. 36804 (Amended Map No. 2), Tentative Tract Map No. 36805 (Amended Map No. 2), and the Negative Declaration for Environmental Assessment (EA) No. 42751, which were considered concurrently with this amendment at the public hearings before the Planning Commission and Board of Supervisors. The Planning Commission recommended that the Board of Supervisors tentatively approve GPA No. 1217 on December 5, 2018. After taking public testimony, the Board of Supervisors closed the public hearing and tentatively approved General Plan Amendment No. 1217 on January 8, 2019.

The adoption of Ordinance No. 348.4901 will finalize the Board's tentative approval of the Kleeman project on January 8, 2019. Ordinance No. 348.4901 will formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

Impact on Residents and Businesses

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

SUPPLEMENTAL:

Additional Fiscal Information

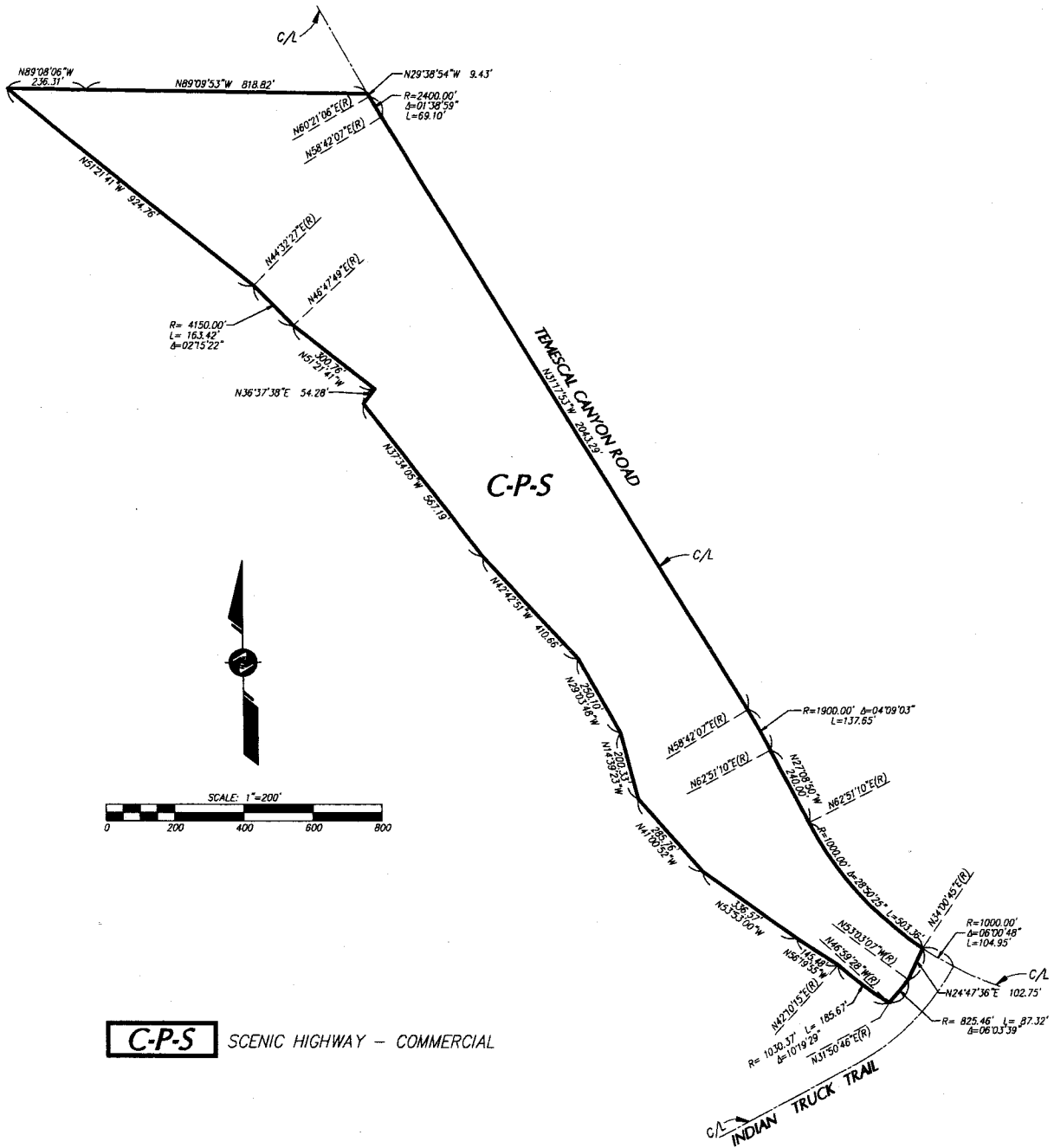
All fees paid by the applicants.

ATTACHMENTS:

- A. Resolution No. 2019-050
- B. Resolution No. 2019-084 {Toscana Village EIR}
- C. Ordinance No. 348.4907 {Toscana Village}
- D. Ordinance No. 348.4893 {Marcus Richard}
- E. Ordinance No. 348.4901 {Kleeman}


Jason Farin, Senior Management Analyst 4/10/2019

TEMESCAL AREA
 SEC. 12, T.5S., R.6W. S.B.B. & M.



C-P-S SCENIC HIGHWAY – COMMERCIAL

MAP NO. 2.2438
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 07859
 ADOPTED BY ORDINANCE NO. 348.4907
 DATE _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

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STATE OF CALIFORNIA)
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COUNTY OF RIVERSIDE) SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on April 16, 2019, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

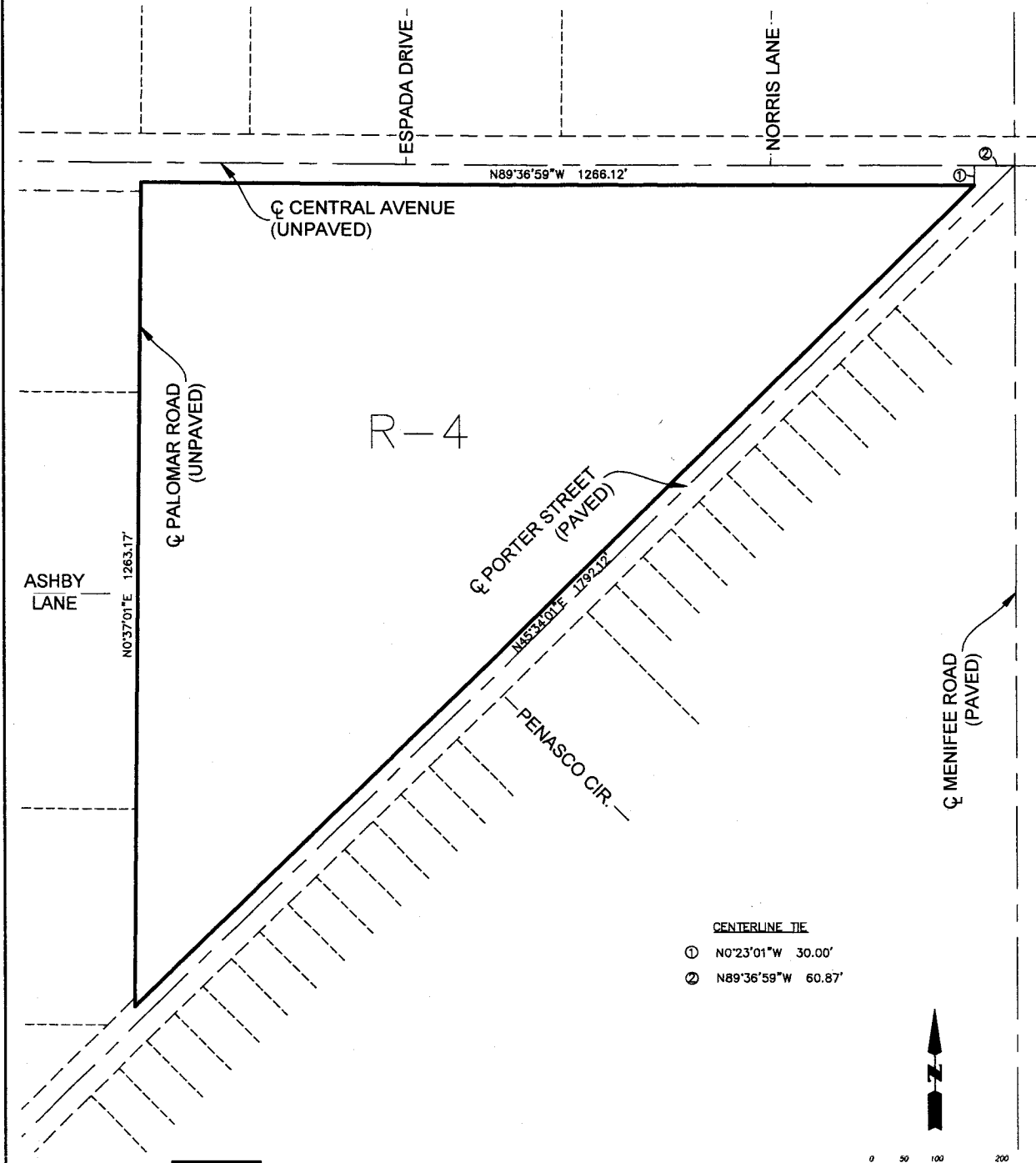
AYES: Jeffries, Washington, Perez and Hewitt
NAYS: None
ABSENT: Spiegel

DATE: April 16, 2019

KECIA R. HARPER
Clerk of the Board
BY: *Kecia R. Harper*
Deputy

SEAL

NUEVO AREA
 SEC. 26, T. 4 S., R. 3W. S.B.B. & M



R-4

R-4 PLANNED RESIDENTIAL

MAP NO. 2.2431
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING

MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7919
 ADOPTED BY ORDINANCE NO. 348.4893
 DATE: _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR'S PARCEL NO'S.: 309-060-001 & 309-060-04

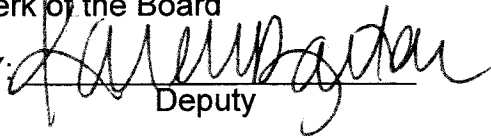
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STATE OF CALIFORNIA)
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COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on April 16, 2019, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

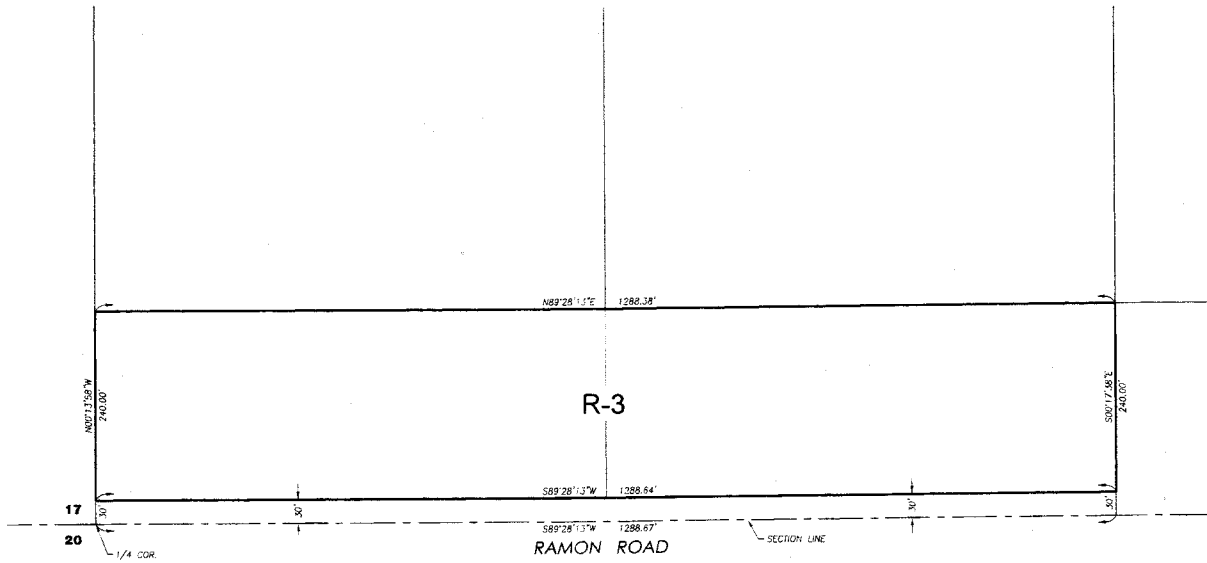
AYES: Jeffries, Perez and Hewitt
NAYS: None
ABSENT: Spiegel
ABSTAIN: Washington

DATE: April 16, 2019

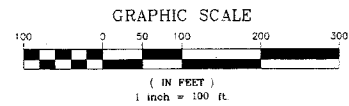
KECIA R. HARPER
Clerk of the Board
BY: 
Deputy

SEAL

SEC. 17, T.4S., R.6E. S.B.M.



R-3 GENERAL RESIDENTIAL



MAP NO. 40.049
**CHANGE OF OFFICIAL ZONING PLAN
 THOUSAND PALMS
 DISTRICT**

CHANGE OF ZONE CASE NO. 7936
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4901
 DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

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STATE OF CALIFORNIA)
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COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on April 16, 2019, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

DATE: April 16, 2019

KECIA R. HARPER
Clerk of the Board
BY: *Kecia R. Harper*
Deputy

SEAL

2
3 **RESOLUTION NO. 2019-084**

4 **ENVIRONMENTAL IMPACT REPORT NO. 552**

5 **PLOT PLAN NO. 26290, CONDITIONAL USE PERMIT 3712, CHANGE OF ZONE NO. 7859,**
6 **GENERAL PLAN AMENDMENT 1146**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et. seq., public hearings
8 were held before the Riverside County Board of Supervisors in Riverside, California on January 29, 2019
9 to consider General Plan Amendment No. 1146, Change of Zone No. 7859, Conditional Use Permit No.
10 3712, and Plot Plan No. 26290; and,

11 **WHEREAS**, all procedures of the California Environmental Quality Act (CEQA) and Riverside
12 County Rules to Implement CEQA have been followed, and Environmental Impact Report No. 552 (EIR
13 No. 552), prepared in connection with General Plan Amendment No. 1146, Change of Zone No. 7859,
14 Conditional Use Permit No. 3712, and Plot Plan No. 26290 and related cases (referred to alternatively herein
15 as "the Project"), is sufficiently detailed so that all of the potentially significant effects of the Project on the
16 environment and measures necessary to avoid or substantially lessen such effects have been evaluated in
17 accordance with CEQA and the above-referenced Rules; and,

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

20 **WHEREAS**, the Riverside County Planning Department first circulated a Notice of Preparation
21 ("NOP") for a 30-day public review period commencing July 3, 2017 to August 2, 2017 and held one public
22 scoping meeting on July 24, 2017. The County prepared a Draft EIR No. 552 (State Clearinghouse No.
23 2017071006) to address the consider General Plan Amendment No. 1146, Change of Zone No. 7859,
24 Conditional Use Permit No. 3712, and Plot Plan No. 26290. The Draft EIR No. 552 ("DEIR") was
25 circulated for public review and comment as specified in the State CEQA Guidelines for a 45-day period
26 (May 24, 2018 through July 9, 2018). Public comments were received by the County and have been
27 responded to by the County in accordance with CEQA requirements. The Project Final EIR Responses to
28 Comments document was published December 7, 2018 (the "Responses"),

FORM APPROVED COUNTY COUNSEL
BY:  AARON C. GETTIS
DATE: 4-4-19

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

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

- 5 A. The Project includes General Plan Amendment No. 1146, Change of Zone No. 7859,
6 Conditional Use Permit No. 3712, and Plot Plan No. 26290, which were all considered
7 concurrently at the public hearings before the Board of Supervisors. Specific findings for
8 General Plan Amendment No. 1146 are contained in that general plan amendment resolution.
- 9 B. Change of Zone No. 7859 changes the current zoning on the Project site from Manufacturing
10 – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S), to be consistent
11 with the General Plan Amendment for the approximately 27 acres to be designated
12 Community Development: Commercial Retail (CD:CR). With approval of General Plan
13 Amendment No. 1146, Change of Zone No. 7859 would not result in any inconsistency with
14 the General Plan.
- 15 C. Plot Plan No. 26290 would developed in three Phases: Phase 1 (3.18 acres for development);
16 Phase 1a (7.29 acres for development); Phase 2 (18.11 acres for future development). Plot
17 Plan No. 26290 would also create associated easements and dedications for public streets
18 and right-of-way.
- 19 D. Plot Plan No. 26290 is not located within a boundary of an existing Specific Plan. Plot Plan
20 No. 26290 is associated with General Plan Amendment No. 1146, which would change the
21 subject site’s General Plan Land Use Designation from Community Development: Light
22 Industrial (CD:LI) to Community Development: Commercial Retail (CD: CR). General Plan
23 Amendment No. 146 does not involve any change to the existing Community Development
24 Foundation Component. Therefore, Plot Plan No. 26290 is consistent with the property’s
25 General Plan land use designation, as amended by proposed General Plan Amendment No.
26 1146.
- 27 E. Furthermore, the proposed Plot Plan No. 26290, together with the provisions for its design
28 and improvement, is consistent with the County’s General Plan. The General Plan’s Vision

1 Statement encourages a balanced mixture of land uses, including commercial, office,
2 industrial, agricultural, and open space, as well as a variety of residential product types,
3 densities, and intensities in appropriate locations that respond to a multitude of market
4 segments. (General Plan at LU-5). The Project is appropriately located within the
5 Community Development Foundation Component of the General Plan. The Project is also
6 consistent with the General Plan Vision Statement in that it will improve the relationship
7 between jobs and housing opportunities in order to allow residents to both work and live in
8 the county; will promote commercial and industrial development to grow and/or relocate to
9 the county; will develop employment generating land uses where most appropriate (i.e., with
10 convenient access to multi-modal transportation options such as the I-15 Freeway, on
11 underutilized and/or vacant parcels in close proximity to workers), thereby reducing vehicle
12 miles traveled. (See General Plan at V-17 to V-19; V-21; LU-26).

13 F. Furthermore, pursuant to Section 66418 of the Subdivision Map Act, "design" of a map
14 refers to street alignments, grades and widths; drainage and sanitary facilities and utilities,
15 including alignments and grades thereof; location and size of all required easements and
16 rights-of way; fire roads and firebreaks; lot size and configuration; traffic access; grading;
17 land to be dedicated for park or recreational purposes; and other such specific physical
18 requirements in the plan and configuration of the entire subdivision as may be necessary to
19 ensure consistency with, or implementation of, the general plan or any applicable specific
20 plan. The design and layout of Plot Plan No. 26290 are consistent with the design standards
21 established by the Subdivision Map Act and the Subdivision Regulations of the Riverside
22 County Code. Several public agencies have reviewed the originally submitted plan. Those
23 comments have been included as conditions of approval. Therefore, as conditioned, the
24 design and improvements of the proposed plan are consistent with the intent and purpose of
25 the General Plan.

26 G. The site for Plot Plan No. 26290 is physically suitable for the proposed type and density of
27 development because it consists of light to moderately rolling terrain and is not required for
28 conservation under the Multi-Species Habitat Conservation Plan (MSHCP). Also, the

1 Project site's location in close proximity to the I-15 Freeway will provide direct and
2 convenient access for trucks serving the proposed commercial uses, as well as
3 visitors/customers which will serve to reduce vehicle miles traveled and prevent trucks from
4 traveling on local streets. Finally, the site is not identified as having hazardous waste or past
5 remediation. The site is not within a Flood Zone. The site is not in a Methane Zone or a
6 landslide or liquefaction area, a tsunami-inundation zone, flood-prone area, or a High Wind
7 Erosion Susceptibility Area.

8 H. The design of Plot Plan No. 26290 and the proposed improvements will not cause substantial
9 environmental damage or substantially injure fish or wildlife or their habitat. EIR No. 552
10 analyzed the Project's potential significant effects on the environment and made the required
11 findings in compliance with the State CEQA Guidelines and Riverside County Rules to
12 Implement CEQA. Based on the findings and conclusions in EIR No. 552 and the Project's
13 conditions of approval, the design of Plot Plan No. 26290 is not likely to cause substantial
14 environmental damage or substantially injure fish or wildlife or their habitat.

15 I. The design of Plot Plan No. 26290 will not conflict with any easements, acquired by the
16 public at large, for access through or use of, property within the proposed development.

17 J. The Project is required to meet Title 24, of the California Building Code which incorporates
18 passive heating and cooling standards. Further, the Project will provide enhanced wall &
19 roof insulation, enhanced window insulation, enhanced cool roof, duct insulation, and
20 improved efficiency heating, ventilating, and air conditioning. This, as well as other Project
21 design features, conditions and mitigation measures, will ensure that the Project provides for
22 future passive and/or natural heating and/or cooling opportunities.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
24 impacts associated with EIR No. 552 are determined to have no environmental impacts in consideration of
25 existing regulations and Project Design Features, with no need for mitigation.

26 **A. Agricultural and Forest Resources.**

27 ***Impact:*** *Converting Farmland to Non-Agriculture use*

28 ***Threshold:*** *The Project would not convert Prime Farmland, Unique Farmland, or Farmland*

1 of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the
2 Farmland Mapping and Monitoring Program of the California Resources Agency, to non-
3 agricultural use.

4 Findings of Fact, No Impact:

5 According to Riverside County General Plan Figure OS-2 "Agricultural Resources" the
6 proposed project site does not contain Prime Farmland, Farmland of Statewide Importance
7 or Unique Farmland. Therefore, the project will not impact Prime Farmland, Unique
8 Farmland, or Farmland of Statewide Importance. **(Environmental Assessment Form:
9 Initial Study, "EA," p. 16).**

10
11 ***Impact:*** Conflict with existing agricultural uses or preserves

12 ***Threshold:*** The Project would not conflict with existing agricultural use, or with land
13 subject to a Williamson Act contract or within a Riverside County Agricultural Preserve.

14 Findings of Fact, No Impact:

15 The proposed project is not zoned for agricultural uses and is not within a Riverside County
16 Agricultural Preserve or Williamson Act contract and therefore no impact would occur. **(EA,
17 p. 16).**

18
19 ***Impact:*** Development of non-agricultural use

20 ***Threshold:*** The Project would not cause development of non-agricultural uses within 300
21 feet of agriculturally zoned property (Ordinance No. 625, "Right-to-Farm").

22 Findings of Fact, No Impact:

23 Land surrounding the proposed project is not agriculturally zoned property. No impact
24 would occur. **(EA, p. 16).**

25
26 ***Impact:*** Conversion of Farmland to non-agricultural use

1 **Threshold:** *The Project would not involve other changes in the existing environment which*
2 *due to their location or nature, could result in conversion of Farmland, to non-agricultural*
3 *use.*

4 Findings of Fact, No Impact:

5 As the proposed project and its surrounding areas are not mapped as Farmland (Prime
6 Farmland, Farmland of Statewide Importance, or Unique Farmland) the project will not
7 result in the conversion of Farmland to non-agricultural uses. Therefore, no impact would
8 result in the conversion of Farmland to non-agricultural use. **(EA, p. 16).**

9
10 **Impact:** *Conflict with zoning for forest land or timberland*

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

15 Findings of Fact, No Impact:

16 According to Riverside County General Plan Figure OS-3 “Parks, Forests, and Recreation
17 Areas” the proposed project site is not located within an area identified as a forest or
18 timberland. The site does not contain forest vegetation or trees or timberland trees.
19 Therefore, no impact would occur **(EA, p. 17).**

20
21 **Impact:** *Loss or Conversion of Forest Resources.*

22 **Threshold:** *The Project would not result in the loss of forest land or conversion of forest*
23 *land to non-forest use.*

24 Findings of Fact, No Impact:

25 According to Riverside County General Plan Figure OS-3 “Parks, Forests, and Recreation
26 Areas” the proposed project site is not located within an area identified as a forest or
27 timberland. The site does not contain forest vegetation or trees or timberland trees.
28 Therefore, no impact would occur. **(EA, p. 17).**

1 **Impact:** Change in existing environment resulting to change of uses.

2 **Threshold:** The Project would not result in other changes in the existing environment which,
3 due to their location or nature, could result in conversion of Farmland, to non-agricultural
4 use or conversion of forest land to non-forest use.

5 Findings of Fact, No Impact:

6 According to Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation
7 Areas" the proposed project site is not located within an area identified as a forest or
8 timberland. The site does not contain forest vegetation or trees or timberland trees.
9 Therefore, no impact would occur. (EA, p. 17).

10
11 **B. Geology and Soils**

12 **Impact:** Other Geological Hazards

13 **Threshold:** The Project would not be subject to geologic hazards, such as seiche, mudflow,
14 or volcanic hazard.

15 Findings of Fact, No Impact:

16 Based on the elevation of the proposed development of the site, which varies from
17 approximately 1,060 feet Above Mean Sea Level (AMSL) to 1,200 feet AMSL, and with
18 respect to sea level and its distance from large open bodies of water, the site proximity to
19 Lee Lake (0.34-mile), with an approximate water surface elevation of 1,138 feet AMSL,
20 Lake Elsinore (7 miles), with an approximate water surface elevation of 1,239 feet AMSL,
21 and Lake Matthews (5 miles), with an approximate water surface elevation of 1,388 feet
22 AMSL, the potential for seiche and/or tsunami waves is considered to be negligible with no
23 impact. The project site is located south of Lake Matthews; however, the Estelle Mountains
24 are located between Lake Matthews and the project site. If Lake Matthews were to overtop
25 its spillways, flows could reach Temescal Creek but downstream of the project site where
26 they would continue on downstream which is in a northwestern direction, away from the
27 project site. The project site is located downstream of Lee Lake. If Lee Lake were to overtop
28 its spillway, flows would follow Temescal Creek downstream and northeast of the project

1 site. The project site is located on terraces at a higher elevation than the creek and flows
2 would not be expected to reach the project site elevations. There would be a negligible
3 opportunity for mudflows given the low topography of the proposed project site.
4 Additionally, the proposed project is not located near a volcano, thus, volcanic hazards
5 would not be anticipated. (EA, p. 24).

6
7 **C. Hazards and Hazardous Materials**

8 *Impact: Hazardous Materials Site*

9 *Threshold: The Project Site is not located on a site which is included on a list of hazardous*
10 *materials sites compiled pursuant to Government Code Section 65962.5 and, as a result,*
11 *would not create a significant hazard to the public or the environment.*

12 Findings of Fact, No Impact:

13 The proposed project location is not included on any list of hazardous materials sites
14 compiled pursuant to Government Code Section 65962.5 and would not create a significant
15 hazard to the public or the environment. Therefore, no impacts would occur. (EA, p. 28).

16
17 *Impact: Inconsistent with Airport Master Plan*

18 *Threshold: The Project would not result in an inconsistency with an Airport Master Plan*
19 *nor does it require a review by the Airport Land Use Commission.*

20 Findings of Fact, No Impact:

21 The proposed project site is not located in an Airport Master Plan where a potential
22 inconsistency to an Airport Master Plan would occur. No impact is anticipated. Additionally,
23 the proposed project is not located within a designated Airport Influence area and would
24 therefore not require review by the Airport Land Use Commission. (EA, p. 29).

25
26 *Impact: Airport Land Use Plan, Airport, or Heliport*

27 *Threshold: The Project is not located within an airport land use plan or, where such a plan*
28 *has not been adopted, within two miles of a public airport or public use airport and would*

1 not result in a safety hazard for people residing or working in the project area. It is also not
2 within the vicinity of a private airstrip, or heliport, and would not result in a safety hazard
3 for people residing or working in the project area.

4 Findings of Fact, No Impact:

5 The proposed project site is not located within two miles of a public airport or public use
6 airport. As such, the proposed project would not result in a safety hazard for people visiting
7 or working in the project area. No impact would occur. The proposed project is not located
8 within the vicinity of a private airstrip or heliport. As such, a safety hazard for people visiting
9 or working in the project area would not result. Therefore, no impacts would occur. (EA, p.
10 29).

11
12 **D. Hydrology and Water Quality**

13 ***Impact: 100-Year Flood Hazard Area***

14 ***Threshold:*** The project does not place housing within a 100-year flood hazard area, as
15 mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood
16 hazard delineation map nor does it place within a 100-year flood hazard area structures
17 which would impede or redirect flood flow.

18 Findings of Fact, No Impact:

19 The proposed project site is not located within a 100-year flood hazard as mapped in the
20 County's General Plan Figure S-9, "100- And 500-Year Flood Hazard Zones." Additionally,
21 the proposed project would not include any construction of residential areas and would not
22 place housing within a 100-year flood hazard area. Therefore, no impact would occur. (EA,
23 p. 30-31).

24 ***Impact: Floodplains***

25 ***Threshold:*** The project does not expose people or structures to a significant risk of loss,
26 injury, or death involving flooding, including flooding as a result of the failure of a levee or
27 dam (Dam Inundation Area).
28

1 Findings of Fact, No Impact:

2 According to the County's General Plan Figure S-10, "Dam Failure Inundation Zone," the
3 proposed project is not located within a dam inundation area but is located near a dam
4 inundation area that generally runs along Temescal Creek. Since the project area is located
5 outside of the designated inundation area, no impacts to the exposure of people or structures
6 to a significant risk of loss, injury, or death involving flooding would occur. **(EA, p. 31).**

7
8 **E. Mineral Resources**

9 *Impact: Hazard Exposure*

10 *Threshold: The project would not be an incompatible land use located adjacent to a state*
11 *classified or designated area or existing surface mine or would not expose people or*
12 *property to hazards from proposed, existing, or abandoned quarries or mines.*

13 Findings of Fact, No Impact:

14 No adjacent properties are currently being mined, nor are these properties State classified or
15 designated as surface mines. The project site does not contain existing or abandoned quarries
16 or mines and the proposed project does not include new quarries or mines. Therefore, no
17 impact would occur **(EA, p. 33).**

18
19 **F. Noise**

20 *Impact: Airport and Railroad Noise*

21 *Threshold: The project would not expose people residing or working in the project area to*
22 *excessive noise levels from a public airport or public use airport, or private airstrip or*
23 *railroad line or other noise.*

24 Findings of Fact, No Impact:

25 The proposed project site is not located within an airport land use plan or within two miles
26 of a public or private airport. The proposed project site is not located near or adjacent to an
27 active railroad line. Therefore, no noise related impact from airports or railroad lines would
28 occur **(EA, p. 34).**

1 **G. Population and Housing**

2 *Impact: Displacement of Houses*

3 *Threshold: The project would not displace substantial numbers of existing housing,*
4 *necessitating the construction of replacement housing elsewhere.*

5 Findings of Fact, No Impact:

6 The project site is currently unimproved and does not include existing housing. Therefore,
7 implementation of the proposed project would not displace existing housing or people.
8 Therefore, no impact would occur **(EA, p. 35)**.

9
10 *Impact: Housing Demand*

11 *Threshold: The Project would not create a demand for additional housing, particularly*
12 *housing affordable to households earning 80% or less of the County's median income.*

13 Findings of Fact, No Impact:

14 The project would not include the demand for additional housing. Rather, it would provide
15 services to existing housing as well as travelers on the I-15 freeway. Therefore, no impact
16 would occur **(EA, p. 36)**.

17
18 *Impact: Displacement of People*

19 *Threshold: The Project would not displace substantial numbers of people, necessitating the*
20 *construction of replacement housing elsewhere.*

21 Findings of Fact, No Impact:

22 The project site is currently unimproved and does not include existing housing. Therefore,
23 implementation of the proposed project would not displace existing housing or people.
24 Therefore, no impact would occur **(EA, p. 36)**.

25
26 *Impact: County Redevelopment Area*

27 *Threshold: The project would not affect a County Redevelopment Project Area*
28

1 Findings of Fact, No Impact:

2 The project site is not located within a County Redevelopment Area. Therefore, no impact
3 would occur (EA, p. 36).

4
5 *Impact: Population Projections*

6 *Threshold: The project would not cumulatively exceed official regional or local population*
7 *projections.*

8 Findings of Fact, No Impact:

9 The project does not include the development of housing and therefore, would not increase
10 population in the area. The project would not cumulatively exceed regional or local
11 population projections. Therefore, no impact would occur (EA, p. 36).

12
13 **H. Public Services**

14 *Impact: Schools*

15 *Threshold: The project would not result in substantial adverse physical impacts associated*
16 *with the provision of new or physically alter government facilities or the need for new or*
17 *physically altered governmental facilities, the construction of which could cause significant*
18 *environmental impacts, in order to maintain acceptable service ratios, response times or*
19 *other performance objectives for any of the public services.*

20 Findings of Fact, No Impact:

21 The proposed project would not directly add to the local population, which would not require
22 additional schools to be constructed and would not affect current public-school population
23 projections. Therefore, no impact would occur (EA, p. 37-38).

24
25 *Impact: Libraries*

26 *Threshold: The project would not result in substantial adverse physical impacts associated*
27 *with the provision of new or physically alter government facilities or the need for new or*
28 *physically altered governmental facilities, the construction of which could cause significant*

1 *environmental impacts, in order to maintain acceptable service ratios, response times or*
2 *other performance objectives for any of the public services.*

3 Findings of Fact, No Impact:

4 The proposed project would not directly add to the local population, which would not
5 increase the demand on existing libraries or require additional library facilities to be
6 constructed. Therefore, no impact would occur (EA, p. 37-38).

7
8 ***Impact: Health Services***

9 ***Threshold:*** *The project would not result in substantial adverse physical impacts associated*
10 *with the provision of new or physically alter government facilities or the need for new or*
11 *physically altered governmental facilities, the construction of which could cause significant*
12 *environmental impacts, in order to maintain acceptable service ratios, response times or*
13 *other performance objectives for any of the public services.*

14 Findings of Fact, No Impact:

15 The proposed project would not directly add to the local population, which would not
16 increase the demand on or require additional health services to be constructed. Therefore, no
17 impact would occur (EA, p. 38).

18
19 **I. Recreation**

20 ***Impact: Parks and Recreational Facilities***

21 ***Threshold:*** *The proposed project would not include recreational facilities or require the*
22 *construction or expansion of recreational facilities which might have an adverse physical*
23 *effect on the environment.*

24 Findings of Fact, No Impact:

25 The project proposes to develop commercial uses and would not include the development of
26 recreational uses. The proposed project would not directly add to the local population, which
27 would not increase the demand on existing parks or require additional parks to be
28 constructed. Therefore, no impact would occur (EA, p. 39).

1
2 ***Impact: Neighborhood and Regional Parks***

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

6 Findings of Fact, No Impact:

7 The project does not include housing which would impact local and/or regional parks.
8 Therefore, no impact would occur (EA, p. 39).

9
10 ***Impact: Community Service Area***

11 ***Threshold: The proposed project would not be located within a Community Service Area***
12 ***(CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby***
13 ***fees).***

14 Findings of Fact, No Impact:

15 The project site is not located within a Community Service area or recreation and park
16 district. Therefore, no impact would occur (EA, p. 39).

17
18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
19 impacts associated with EIR No. 552 are determined to be less than significant in consideration of existing
20 regulations and Project Design Features, with no need for mitigation.

21 **A. Aesthetics**

22 ***Impact: Scenic Highway Corridor***

23 ***Threshold: The proposed project would not have a substantial effect upon a scenic highway***
24 ***corridor within which it is located.***

25 Findings of Fact, Less Than Significant:

26 According to Riverside County General Plan Figure C-9 "Scenic Highways" the proposed
27 project site is located adjacent of the I-15 freeway which is designated as a State Eligible
28 Scenic Highway. The project site would be highly visible from this corridor. The County's

1 General Plan also references Policy C 19.1, which calls to “preserve scenic routes that have
2 exceptional or unique visual features in accordance with Caltrans’ Scenic Highways Plan.”
3 Views from the I-15 freeway in the project area include generally undeveloped hillsides of
4 the Lake Mathews Estelle Mountains to the northeast and east and the hillsides of the Santa
5 Ana Mountains to the west and northwest. The I-15 freeway generally follows Temescal
6 Creek through the canyon between these mountains. Temescal Creek meanders through the
7 canyon on the east side of the freeway and is generally located at a lower elevation than the
8 freeway. Northwest of the project site, on the west side of I-15, there is an existing housing
9 development that is at a higher elevation than the freeway. This development includes
10 landscaped slopes and rooftops that are visible from the freeway. North and south of the
11 project site, on both sides of the freeway, there is existing development of compatible uses
12 such as existing residential, commercial, and industrial uses that already impact this scenic
13 corridor.

14 The project site’s graded elevation will be lower than the I-15 freeway north and southbound
15 lanes. The project will not substantially obstruct views of the surrounding hillsides or of
16 Temescal Creek. The project will be required to follow the County’s Design Standards and
17 Guidelines for architecture. The two-story office buildings are the tallest proposed buildings
18 and will not exceed 50 feet in height, which would not significantly obstruct views of the
19 hillsides east of the project site from the I-15 freeway. The project will not conflict with the
20 County’s General Plan Policy C 19.1. Therefore, the proposed project impacts would be less
21 than significant (**EA, p. 14**).

22
23 ***Impact: Scenic Resources***

24 ***Threshold:*** *The proposed project would not substantially damage scenic resources,*
25 *including, but not limited to, trees, rock outcroppings and unique or landmark features;*
26 *obstruct any prominent scenic vista or view open to the public; or result in the creation of*
27 *an aesthetically offensive site open to public view.*
28

1 Findings of Fact, Less Than Significant:

2 The proposed project site would not substantially damage scenic resources including, but
3 not limited to, trees, rock outcroppings and unique or landmark features; obstruct any
4 prominent scenic vista or view open to the public; or result in the creation of an aesthetically
5 offensive site open to public view. The proposed project would include some minor
6 vegetation removal, but no substantial scenic resources exist on the site that would be
7 removed. Additionally, no prominent scenic vista or view that is open to the public is
8 adjacent to the proposed project site nor would the proposed project obstruct any prominent
9 scenic vista or view open to the public. As mentioned above, the project would be required
10 to follow the County's Design Standards and Guidelines for architecture and would not
11 create an aesthetically offensive site open to public view. Therefore, the proposed project
12 impacts would be less than significant (EA, p. 15).

13
14 *Impact: Mt. Palomar Observatory*

15 *Threshold: The proposed project would not interfere with the nighttime use of the Mt.*
16 *Palomar Observatory, as protected through Riverside County Ordinance No. 655.*

17 Findings of Fact, Less Than Significant:

18 The proposed project is approximately 43.4 miles away from Mt. Palomar Observatory. The
19 proposed project location falls within Zone B's 45-mile radius. The project will include new
20 lighting and all outdoor building and parking lot lights, street lights, will be shielded and
21 light directed downward, in accordance with Ordinance No. 348. The proposed project
22 would be compliant with Ordinance No. 655, which restricts the permitted use of certain
23 light fixtures emitting undesirable light rays into the night sky which have detrimental effects
24 on astronomical observation and research. With compliance with these existing
25 requirements and Riverside County Ordinance No. 655, the proposed project would not
26 interfere with the nighttime use of the Mt. Palomar Observatory. Therefore, the proposed
27 project would have less than significant impacts (EA, p. 15).

1 ***Impact: Lighting Issues***

2 ***Threshold: The proposed project would not create a new source of substantial light or glare***
3 ***which would adversely affect day or nighttime views in the area or expose residential***
4 ***property to unacceptable light levels.***

5 **Findings of Fact, Less Than Significant:**

6 The proposed project's specific lighting location, fixtures, and intensity would be designed
7 and reviewed during the design review process and building permit process. The proposed
8 project is required to adhere to provisions identified in County Ordinance No. 655, which
9 outlines minimum requirements for outdoor lighting to protect the health, property, and well-
10 being of residents in unincorporated areas of the county (**EA p. 15**).

11 The proposed project is not located directly next to any residential properties. The nearest
12 existing residential community is located west of the I-15 freeway opposite of the proposed
13 project. Therefore, there would not be exposure to existing homeowners of unacceptable
14 light levels. On the northeast side of Temescal Canyon Road off Hermano Road, the
15 Terramor Project is currently being developed with residential properties that would sit at a
16 higher elevation relative to the project site. The lighting from the proposed project may
17 increase the amount of light and glare for future residents, however, the impacts would be
18 less than significant because the Estelle Mountains and the hillside would act as a barrier to
19 significant light pollution. Also, the proposed project would be required to adhere to all
20 relevant provisions in the County Ordinance No. 655, which outlines minimum requirements
21 for outdoor lighting to protect the health, property, and well-being of residents in
22 unincorporated areas of the county. Therefore, impacts to residential properties would be
23 less than significant (**EA, pp. 15-16**).

24
25 **B. Air Quality**

26 ***Impact: Sensitive Receptors***

27 ***Threshold: The proposed project would not expose sensitive receptors which are located***
28 ***within one mile of the project site to substantial point source emissions.***

1 Findings of Fact, Less Than Significant:

2 Through compliance with existing rules and regulations, the proposed gas station and
3 potential restaurant charbroiler usage is not anticipated to result in impacts to the community.
4 Additionally, operation of the Project will not result in creation of a carbon monoxide (CO)
5 hot spot. Therefore, the Project will not expose sensitive receptors within one mile of the
6 Project site to substantial point source emissions and impacts to sensitive receptors in the
7 Project vicinity will be less than significant (**Toscana Village DEIR, "DEIR," p. 5.0-33**).

8
9 ***Impact: Sensitive Receptors***

10 ***Threshold: The proposed project would not involve the construction of a sensitive receptor***
11 ***located within one mile of an existing substantial point source emitter.***

12 Findings of Fact, Less Than Significant:

13 Sensitive receptors may include residences, schools, playgrounds, athletic facilities,
14 childcare centers, long-term healthcare facilities, rehabilitation centers, convalescent
15 centers, and retirement homes. The proposed project is a commercial development and does
16 not include the construction of a sensitive receptor within one mile of an existing substantial
17 point source emitter and impacts will be less than significant (**DEIR, p. 5.0-33**).

18
19 ***Impact: Odors***

20 ***Threshold: The proposed project would not create objectionable odors affecting a***
21 ***substantial number of people.***

22 Findings of Fact, Less Than Significant:

23 It is anticipated that the major potential sources of odor from the proposed Project would
24 occur during construction, particularly from construction equipment exhaust. However, this
25 impact would occur in the immediate vicinity of the proposed Project site and short-term.
26 The area immediately surrounding the proposed Project site, east and west is freeway and
27 roadway, and north and south is vacant, and does not contain any sensitive receptors.

1 California Air Resources Board (CARB) has developed an Air Quality and Land Use
2 Handbook to outline common sources of odor complaints, including: sewage treatment
3 plants, landfills, recycling facilities, and petroleum refineries. The Project proposes a variety
4 of commercial uses, which are not included on CARB's list of facilities that are known to
5 be prone to generate odors. Further, odor intensity decreases as distance from the source
6 increases because it allows fresh air to mix with the odors. The closest sensitive receptors
7 are residential houses located approximately 170 meters (558 feet) west of the Project site
8 across Interstate-15. Therefore, odor-related impacts will be less than significant (**DEIR, pp.**
9 **5.0-33-34**).

10
11 **C. Biological Resources**

12 ***Impact:** Migratory Wildlife Corridor or Wildlife Nursery Site*

13 ***Threshold:** The proposed project would not interfere substantially with the movement of any*
14 *native resident or migratory fish or wildlife species or with established native resident or*
15 *migratory wildlife corridors or impede the use of native wildlife nursery sites.*

16 Findings of Fact, Less Than Significant:

17 The proposed project is primarily located in Criteria Cell 3448 with portions of the project
18 site extending into Criteria Cells 3349 and 3350. These cells contribute to the assembly of
19 the Proposed Extension of Existing Core 2 which consists of habitat associated with
20 Temescal Canyon Wash and adjacent upland areas. The primary goal of this Cell group is
21 conservation focused on riparian scrub, woodland, forest, and Riversidean alluvial fan sage
22 scrub habitat associated with Temescal Wash to provide habitat for avian and mammal
23 species, and also provides for movement of species.

24 Immediately east of the project site and east of Temescal Canyon Road is a small mountain
25 peak that separates the project site from the Temescal Canyon Wash. The wash flows around
26 the eastern side of the mountain in a northerly direction and briefly crosses Temescal Canyon
27 Road (north of the project site) as it maintains its northerly course. Additionally, the project
28 site has been subject to various human disturbances and provides limited habitat for the

1 species identified in the MSHCP as having the potential to occur within the Estelle
2 Mountain/Indian Canyon Subunit of the Elsinore Area Plan. The proposed development is
3 located adjacent and parallel to Temescal Wash and will not impact Temescal Canyon Wash
4 or habitat associated with the wash. No migratory corridors or linkages are located on the
5 project site, and the proposed development will not affect any migratory corridors or
6 linkages in the vicinity of the project site. Therefore, impacts would be less than significant.
7 **(DEIR, p. 5.0-58)**

8
9 ***Impact: Riparian Habitat and Natural Communities***

10 ***Threshold:*** *The proposed project would not have a substantial adverse effect on any*
11 *riparian habitat or other sensitive natural community identified in local or regional plans,*
12 *policies, regulations, or by the California Department of Fish and Game [Wildlife] or U.S.*
13 *Fish and Wildlife Service.*

14 **Findings of Fact, Less Than Significant:**

15 The Jurisdictional Delineation determined the riparian habitat and sensitive natural
16 community types that exist on the site are riverine, riparian, and wetland habitats.
17 Specifically, there are 0.19 acres of riverine habitat, 0.41 acres of riparian habitat, and 0.01-
18 acre wetland habitat, totaling 0.61 acre of riparian/riverine/wetland resources on the Project
19 site. The MSHCP requires a Determination of Biologically Equivalent or Superior
20 Preservation (DBESP) analysis for project that create impacts to riverine, riparian, and
21 wetland habitats. The purpose of the DBESP analysis is to ensure that there is not a
22 substantial adverse effect to these sensitive resources by implementing Project specific
23 design features, minimization measures, and mitigation measures.

24 Of the total 0.61-acre riparian/riverine/wetland resources on the project site, 0.12-acre of
25 riverine habitat, 0.38-acres of riparian habitat and 0.01-acre of wetland habitat will be
26 impacted. The project will avoid 0.07 acres of riverine habitat and 0.03 acres of riparian
27 habitat. The loss of 0.12 acres of riverine habitat, 0.38 acres of riparian habitat and 0.01 acres
28 of wetland habitat for a total of 0.51 acre and will be offset at a ratio of 3:1 for riparian by

1 the enhancement/revegetation of an onsite riverine/riparian/wetland feature that will be
2 permanently preserved and maintained as an onsite conservation area.

3 The enhanced drainage feature will total 1.8 acres in extent and will meet the above
4 referenced ratios for enhancement and replacement values. The enhanced
5 riverine/riparian/wetland feature will be created by replacing the existing conveyance system
6 of created earthen channels to an underground storm drain. The underground storm drain
7 will convey storm water runoff from the I-15 Freeway and the project site to Temescal Creek
8 via the enhanced riverine/riparian/wetland feature.

9 Besides water conveyance this northern created feature will also provide wetlands habitat,
10 natural water treatment, wildlife habitat for riparian species, including least Bell's vireo, and
11 movement opportunities between Temescal Creek and Santa Ana Mountains for more
12 mobile species able to cross over the I-15 Freeway. Construction of the enhanced
13 riverine/riparian/wetland feature would result in net increase in riparian/riverine habitat.
14 With implementation of the enhanced riverine/riparian/wetland feature and the proposed
15 minimization and mitigation measures, the Project would represent a biologically superior
16 alternative to existing pre-project conditions. Impacts to riparian habitat or other sensitive
17 natural community habitat would be less than significant. **(DEIR, pp. 5.0-58-59)**

18
19 ***Impact:*** *Section 404 of the Clean Water Act*

20 ***Threshold:*** *The proposed project would not have a substantial adverse effect on federally*
21 *protected wetlands as defined by Section 404 of the Clean Water Act (including, but not*
22 *limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological*
23 *interruption, or other means.*

24 **Findings of Fact, Less Than Significant:**

25 The Project will result in impacts to 0.01 acre of wetland waters of the US and 0.12-acre
26 non-wetland waters of the US, for a total of 0.13 acre of impacts under US Army Corps of
27 Engineers (USACE) jurisdiction. As outlined in the DBESP these impacts will be offset by
28

1 enhancement/revegetation of an onsite riverine/riparian/wetland feature that will be
2 permanently preserved and maintained as an onsite conservation area.

3 Prior to the start of construction activities onsite, the project applicant is required to obtain
4 a Clean Water Act (CWA) Section 404 Permit from USACE (anticipated to be a Nationwide
5 Permit No. 39: Commercial and Institutional Developments), a CWA Section 401 Water
6 Quality Certification from the RWQCB, and a Streambed Alteration Agreement from
7 CDFW. With implementation of the onsite riverine/riparian/wetland feature conservation
8 area as mitigation for impacts, the Project will not have a substantial adverse impact to
9 federally protected wetlands; Potential impacts are less than significant. **(DEIR, p. 5.0-59)**

10
11 ***Impact: Ordinances Protecting Biological Resources***

12 ***Threshold: The proposed project would not conflict with any local policies or ordinances***
13 ***protecting biological resources, such as a tree preservation policy or ordinance.***

14 **Findings of Fact, Less Than Significant:**

15 The County of Riverside Oak Tree Management Guidelines, approved on March 2, 1993
16 and revised in September 1999, provides guidance that maximizes preservation and
17 minimizes impacts to oak trees through project design for proposed private development.
18 **(DEIR, p. 5.0-60)** To ensure implementation of the analysis in the EIR, the Riverside Oak
19 Tree Management Guidelines, as well as what is shown in the conceptual landscape plan for
20 the project the following condition of approval will be issued for this project. With the
21 inclusion of this condition, impacts will remain less than significant.

22 **Planning-EPD – Prior to Building Permit**

23 Prior to building permit, to implement the Riverside County Oak Tree Management
24 Guidelines, the project shall submit an Oak Tree Mitigation and Monitoring Plan to
25 ensure the survival and success of the re-planted oak trees. The project is anticipated
26 to impact 12 oak trees. Onsite replanting of oak trees shall be implemented at a 3:1
27 ratio for a total of 36 oaks to be replanted.

1 **D. Cultural Resources**

2 ***Impact: Historic Resources***

3 ***Threshold: The proposed project would not alter or destroy an historic site or cause a***
4 ***substantial adverse change in the significance of a historical resource as defined in the***
5 ***California Code of Regulations, Section 15064.5.***

6 **Findings of Fact, Less Than Significant:**

7 According to the Phase I Cultural Resources Assessment Report (Appendix A of the EA),
8 only one cultural resource was documented within the proposed project site. The field survey
9 and research indicated that the previously recorded historic-period railroad grade lacks
10 integrity and as such does not appear to be eligible for the California Register of Historical
11 Resources. No further investigations are recommended. The Caltrans Right-of-Way that will
12 be graded as part of this project is not expected to contain historical resources based on the
13 records search conducted and since the area was already disturbed by grading activities when
14 the on-ramp to the I-15 was constructed. Therefore, no significant impacts related to
15 historical resources would occur **(EA, p. 19)**.

16
17 ***Impact: Human Remains***

18 ***Threshold: The proposed project would not disturb any human remains, including those***
19 ***interred outside of formal cemeteries.***

20 **Findings of Fact, Less Than Significant:**

21 A field visit evaluation and research on the proposed project site did not reveal any human
22 remains, known cemeteries, or tribal burial grounds. However, if during construction
23 activities human remains are discovered, the State of Health Safety Code Section 7050.5
24 states that no further disturbance shall occur until the County Coroner has made a
25 determination of origin and deposition pursuant to the Public Resources Code Section
26 5097.98. The County Coroner must be notified of the find immediately. If the remains are
27 determined to be prehistoric, the Coroner will notify the Native American Heritage
28 Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD).

1 With permission of the landowner or his/her authorized representative, the MLD may inspect
2 the site of discovery. The MLD shall complete the inspection within 48 hours of notification
3 by the NAHC. The discovery of human remains is not expected at the project site. However,
4 if there is a discovery the Coroner will be notified immediately, and the State of Health
5 Safety Code Section 7050.5 and the Public Resources Code Section 5097.98 will be
6 followed. Therefore, impacts would be less than significant (EA, p. 20).

7
8 ***Impact: Religious or Sacred Uses***

9 ***Threshold: The proposed project would not restrict existing religious or sacred uses within***
10 ***the potential impact area.***

11 **Findings of Fact, Less Than Significant:**

12 A record search of the Native American Heritage Commission Sacred Lands Inventory failed
13 to indicate the presence of Native American traditional places at the project site. The
14 proposed project is not expected to adversely affect a sacred land. Potential impacts are less
15 than significant (EA, p. 20).

16
17 ***Impact: Paleontological Resources***

18 ***Threshold: The proposed project would not directly or indirectly destroy a unique***
19 ***paleontological resource, or site, or unique geologic feature.***

20 **Findings of Fact, Less Than Significant:**

21 The project site is located in an area mapped as high paleontological sensitivity. Portions of
22 the site have been previously disturbed by grading activities and roadway (Temescal Canyon
23 Road) and highway (I-15) construction. The proposed project is not anticipated to directly
24 or indirectly destroy a unique paleontological resource, or site, or unique geologic feature.
25 However, there is a potential for grading activities to cut into undisturbed soils and unearth
26 paleontological resources. Potential impacts are reduced to less than significant with
27 implementation of the County's standard condition of approval (outlined below). (EA, pp.
28 20-21).

1 County Condition of Approval:

2 If a paleontological resource is encountered onsite during construction activities, all site
3 earthmoving shall be ceased in the area and may be diverted to other areas of the site. The
4 owner of the property shall be immediately notified of the discovery who shall in turn
5 immediately notify the County Geologist. The applicant shall retain a qualified
6 paleontologist approved by the County of Riverside. The paleontologist shall determine the
7 significance of encountered fossil remains. (EA, pp. 20-21).

8 If any fossils encountered are determined to be significant by the paleontologist, any
9 recovered fossil remains shall be prepared to the point of identification and identified to the
10 lowest taxonomic level possible by knowledgeable paleontologists. The remains shall then
11 be curated and catalogued and associated specimen data and corresponding geologic site
12 data will be archived at the museum repository by a laboratory technician. The remains shall
13 be accessioned into the museum repository fossil collection, where they will be permanently
14 stored, maintained, and available for future study by qualified scientific investigators. Per
15 the County of Riverside "SABER Policy", paleontological fossils found in the County
16 should be directed to the Western Science Center in the City of Hemet. The property owner
17 and/or applicant shall provide appropriate funding for monitoring, reporting, delivery and
18 curating the fossils at the institution where the fossils will be placed and shall provide
19 confirmation to the County Geologist that such funding has been paid to the institution. (EA,
20 pp. 20-21).

21
22 **E. Geology and Soils**

23 ***Impact: Earthquake Faults***

24 ***Threshold: The proposed project would not expose people or structure to potential***
25 ***substantial adverse effects, including the risk of loss, injury, or death.***

26 **Findings of Fact, Less Than Significant:**

27 A geotechnical investigation report (Appendix B of EA) was conducted for the proposed
28 project and found the proposed project site is not located within an Alquist-Priolo

1 Earthquake Fault Zone as shown in EA Figure 5, Earthquake Faults. The proposed project
2 would not expose people or structures to potential substantial adverse effects such as risk of
3 loss, injury, or death. In its review, the geotech report found a possible fault trace located
4 within approximately 200 feet of the eastern portion of the property. The fault trace appears
5 to control the contact of a portion of the Cretaceous Estelle Mountain Volcanics with very
6 old Quaternary alluvial deposits just east of Temescal Canyon Road. The presence of this
7 postulated fault is not likely to affect the site with strong ground motions. The proposed
8 project includes the construction of new buildings that are required to be constructed in
9 accordance with the current California Building Code (CBC) as referenced in Chapter 15.12
10 (Uniform Building Code) of the Riverside County Code, which establishes, in part,
11 requirements for buildings to be structurally sound, would apply to the proposed project.
12 Therefore, impacts would be less than significant (EA, p. 21).

13
14 ***Impact:*** *Alquist-Priolo Earthquake Fault Zoning Map*

15 ***Threshold:*** *The proposed project would not be subject to rupture of a known earthquake*
16 *fault, as delineated on the most recent Alquist-Priolo Earthquake Zoning Map issued by the*
17 *State Geologist for the area or based on other substantial evidence of a known fault.*

18 **Findings of Fact, Less Than Significant:**

19 The proposed project site is not located within an Alquist-Priolo Earthquake Fault Zone.
20 Also, no known faults (active, potentially active, or inactive) were discovered onsite. The
21 Elsinore Fault Zone is the nearest major fault system to the proposed project. It is located
22 approximately one mile southwest of the site within the Lake Mathews Quadrangle United
23 States Geological Survey (USGS) map and follows a northwestern alignment west of the I-
24 15 freeway. The proposed project would be located on the eastern side of the I-15 freeway
25 and is approximately one-mile northeast of the fault. The Elsinore Fault Zone is one of the
26 largest in Southern California but has also been one of the least active systems historically.
27 In its review, the geotech report found a possible fault trace located within approximately
28 200 feet of the eastern portion of the property. The fault trace appears to control the contact

1 of a portion of the Cretaceous Estelle Mountain Volcanics with very old Quaternary alluvial
2 deposits just east of Temescal Canyon Road. The presence of this postulated fault is not
3 likely to affect the site with strong ground motions. The proposed project would not subject
4 to rupturing of a known fault. Impacts would be less than significant (EA, pp. 21-22).

5
6 ***Impact: Liquefaction Potential***

7 ***Threshold:*** *The proposed project would not be subject to seismic-related ground failure,*
8 *including liquefaction.*

9 **Findings of Fact, Less Than Significant:**

10 Liquefaction is the result of soils being partially or fully saturated where loss of strength and
11 stiffness of the soil causes the soil to act like a liquid. Earthquakes and ground shaking can
12 cause liquefaction to occur in areas susceptible to liquefaction. Riverside County's General
13 Plan Figure S-3 "Generalized Liquefaction" depicts areas within the County with
14 liquefaction susceptibilities to levels of 'Very High,' 'High,' 'Moderate,' 'Low,' and 'Very
15 Low.' The proposed project is within an area on this map signified as 'Low' susceptibility
16 where most of the remainder of the proposed project's footprint is in an area that has yet
17 been defined for liquefaction susceptibility. The proposed project would involve
18 construction of multiple buildings with parking spaces that would follow and be subject to a
19 grading permit from the County's Department of Building and Safety, which includes
20 grading safety standards that would ensure liquefaction potential is not significant. The
21 proposed project would follow Chapter 15.12 (Uniform Building Code) of the Riverside
22 County Code, which establishes, in part, requirements for buildings to be structurally sound.
23 Additionally, the conclusion in the Geotechnical Investigation Report (Appendix B of EA)
24 was the potential for liquefaction to occur is negligible. The proposed project would include
25 proper grading and compacting and, therefore, would not include a high risk for liquefaction.
26 Impacts would be less than significant (EA, p. 22).

1 ***Impact: Seismic Ground Shaking***

2 ***Threshold: The proposed project would not be subject to strong seismic ground shaking.***

3 **Findings of Fact, Less Than Significant:**

4 The proposed project, along with most of Southern California, is within a seismically active
5 area. The County's General Plan illustrates in Figure S-17 that the proposed project site is
6 within an area known to have a 'Very High' risk to general ground shaking. As outlined in
7 the Geotechnical Investigation Report (Appendix B of EA), active or potentially active faults
8 were not identified, known to exist on, or project towards the site. The proposed project
9 would include the construction of multiple buildings. Construction would comply with
10 California's Building Code regulations to ensure the stability and integrity of the structures
11 and minimize the potential for ground shaking to result in loss, injury, or death from the
12 proposed project. Therefore, less than significant impacts would occur (**EA, pp. 22-23**).

13
14 ***Impact: Landslide Risk***

15 ***Threshold: The proposed project is not located on a geologic unit or soil that is unstable,***
16 ***or that would become unstable as a result of the project, and potentially result in on-or off-***
17 ***site landslide, lateral spreading, collapse, or rockfall hazards.***

18 **Findings of Fact, Less Than Significant:**

19 The proposed project site is not located on a geological unit or soil that is unstable, or that is
20 expected to become unstable as a result of the proposed project. The proposed project would
21 not potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall
22 hazards. The review of the pertinent geologic literature and geologic mapping did not
23 indicate the presence of landslides on or adjacent to the proposed project site. The potential
24 for the existence of landslides is considered negligible since the proposed project site is
25 underlain by hard to very dense older alluvium and formational bedrock and is not located
26 within an area mapped as being potentially affected by earthquake-induced landsliding.
27 Additionally, based upon the lack of free-face conditions on or adjacent to the site and the
28

1 proposed location of the building, the potential for lateral spreading at the site is considered
2 to be low. Therefore, less than significant impacts would occur (EA, p. 23).

3
4 ***Impact: Ground Subsidence***

5 ***Threshold:*** *The proposed project is not located on a geologic unit or soil that is unstable,*
6 *or that would become unstable as a result of the project, and potentially result in ground*
7 *subsidence.*

8 **Findings of Fact, Less Than Significant:**

9 The proposed project is not located on a geological unit or soil that is unstable, or that is
10 expected to become unstable as a result of the project. Based on the Geotechnical
11 Investigation Report (Appendix B of EA), the proposed project is considered to be
12 susceptible to subsidence from scarification and re-compaction of exposed bottom surfaces
13 in removal areas to receive fill. This susceptibility varies from negligible to approximately
14 0.05-foot in bedrock areas and up to 0.1-foot in the alluvial northern area. These estimates
15 are expanded on in more technical detail within the Geotechnical Investigation Report
16 referenced herein. If the proposed project follows the recommendations within the
17 Geotechnical Investigation Report, then the potential for subsidence shall be considered
18 negligible. Impacts would be less than significant (EA, p. 23).

19
20 ***Impact: Slopes***

21 ***Threshold:*** *The proposed project would not create cut or fill slopes greater than 2:1 or*
22 *result in grading that affects or negates subsurface sewage disposal systems.*

23 **Findings of Fact, Less Than Significant:**

24 The proposed project site consists of moderate sloping terrain traversing the long axis of the
25 property, with drainage channels in the canyon areas, and a general elevation of the property
26 of 1,060 feet to 1,200 feet AMSL. Local drainage generally flows towards the east.
27 Currently, portions of the site have been cleared and grubbed with the balance of the site
28 having a sparse cover of annual weeds and grasses and some small to significant trees within

1 the low area in the northern portion of the property. The proposed project site would be
2 mass graded during Phase I and would create compacted fills and cuts where necessary for
3 the construction of the buildings. As outlined in the Geotechnical Investigation Report, the
4 proposed project includes cut slopes at 2:1 (horizontal: vertical) up to a maximum height of
5 approximately 25 feet as well as fill slopes at 2:1 (horizontal: vertical) or flatter up to a
6 maximum height of approximately 40 feet. The Geotechnical Investigation Report includes
7 recommendations for cut slopes, fill slopes, fill-over-cut slopes, and slopes toeing into
8 alluvial canyons. The project will be conditioned to comply with all recommendations of the
9 geotechnical investigation. With implementation of all recommendations contained in the
10 Geotechnical Investigation Report, less than significant impacts would occur. The proposed
11 project's grading is not anticipated to affect or negate subsurface sewage disposal systems.
12 Therefore, there would be less than significant impacts (EA, pp. 24-25).

13
14 ***Impact: Soils***

15 ***Threshold:*** *The proposed project would not result in substantial soil erosion or the loss of*
16 *topsoil, be located on expansive soils creating substantial risks to life or property or have*
17 *soils incapable of adequately supporting use of septic tanks or alternative waste water*
18 *disposal systems where sewers are not available.*

19 **Findings of Fact, Less Than Significant:**

20 Pursuant to the requirements of the State Water Resources Control Board, the Project
21 Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES)
22 permit for construction activities. As part of the requirements the Project Applicant would
23 be required to prepare an erosion control plan that would be implemented during the
24 construction phase to reduce the site's potential for soil erosion or the loss of topsoil.
25 Following construction, wind and water erosion would be minimized, as the areas disturbed
26 during construction would be landscaped or covered with impervious surfaces. Only nominal
27 areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential
28 for erosion effects to occur during project operation would be indirect effects from storm

1 water discharged from the property. Under proposed conditions, catch basins would be
2 installed to collect all runoff and discharge the flow into proposed detention basins.
3 Ultimately, any excess flows would be discharged into existing storm drains, and thus would
4 not cause or contribute any erosion hazards downstream. Therefore, less than significant
5 impacts would occur (EA, p. 25).

6 As outlined in the Geotechnical Investigation Report prepared for the proposed project, the
7 proposed project is not located on expansive soil and would not create substantial risks to
8 life or property. The proposed project would follow CBC as referenced in Chapter 15.12
9 (Uniform Building Code) of the Riverside County Code, which establishes, in part,
10 requirements for buildings to be structurally sound. The proposed project would be subject
11 to a grading permit from the County's Department of Building and Safety, which includes
12 grading safety standards that would ensure soil stability. Therefore, less than significant
13 impacts would occur (EA, pp. 25-26).

14 The proposed project does not include the use of on-site septic tanks or alternative waste
15 water disposal systems. Sewer service for the project will be provided by Temescal Valley
16 Water District. Therefore, less than significant impacts would occur (EA, p. 26).

17
18 ***Impact: Erosion***

19 ***Threshold: The proposed project would not change deposition, siltation or erosion that may***
20 ***modify the channel of a river or stream or the bed of a lake or increase water erosion either***
21 ***on or off site.***

22 **Findings of Fact, Less Than Significant:**

23 Grading of the site would result in changes to the drainage and erosional potential during
24 construction. However, the project is required to obtain and comply with a NPDES General
25 Construction Permit, including preparation of a Storm Water Pollution Prevention Plan
26 (SWPPP) to be implemented during construction activities. Site development includes
27 hardscaping, landscaping and bioretention swales that would minimize deposition, siltation
28 and erosion off the site. The onsite storm drain facilities and water quality Best Management

1 Practices (BMPs) required to comply with the County's MS4 permit are outlined Water
2 Quality Management Plan (WQMP) prepared for the project. Water erosion would be
3 minimal with implementation of the WQMP. Therefore, less than significant impacts would
4 occur.

5 The proposed project would not result in any increase in water erosion on- or off-site. As
6 mentioned above, pursuant to the requirements of the State Water Resources Control Board,
7 the Project Applicant is required to obtain a NPDES permit for construction activities. The
8 Project Applicant would be required to prepare and implement an erosion control plan.
9 Following construction, wind and water erosion would be minimized, as the areas disturbed
10 during construction would be landscaped or covered with impervious surfaces. Only nominal
11 areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential
12 for erosion effects to occur during project operation would be indirect effects from storm
13 water discharged from the property. Under proposed conditions, catch basins would be
14 installed to collect all runoff and discharge the flow into proposed detention basins.
15 Ultimately, any excess flows would be discharged into existing storm drains, and thus would
16 not cause or contribute any erosion hazards downstream. Less than significant impacts
17 would occur (EA, p. 26).

18
19 ***Impact: Wind Erosion and Blowsand***

20 ***Threshold: The proposed project would not be impacted by or result in an increase in wind***
21 ***erosion and blowsand, either on or off site.***

22 **Findings of Fact, Less Than Significant:**

23 The County's General Plan Figure S-8, "Wind Erosion Susceptibility Map," shows the
24 project site lies within a moderate area of wind erosion. The project will decrease the amount
25 of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt,
26 and landscaping. No changes will be made on adjacent properties that would increase wind
27 erosion offsite that would impact this project. Current levels of wind erosion on adjacent
28 properties that would impact this site are considered less than significant. A condition has

1 been placed on the project to control dust created during grading activities. This is a standard
2 condition and therefore is not considered unique mitigation pursuant to CEQA. Therefore,
3 impacts related to wind erosion is less than significant (EA, p. 27).
4

5 **F. Hazards and Hazardous Materials**

6 *Impact: Hazardous Materials*

7 *Threshold: The proposed project would not create a significant hazard to the public or the*
8 *environment through the routine transport, use or disposal of hazardous materials or*
9 *through reasonably foreseeable upset and accident conditions involving the release of*
10 *hazardous materials into the environment.*

11 Findings of Fact, Less Than Significant:

12 The routine transport, use, and disposal of hazardous materials can result in hazards to the
13 public through the potential for accidental release. Such hazards are typically associated
14 with certain types of land uses, such as chemical manufacturing facilities, industrial
15 processes, waste disposal, and storage and distribution facilities. The proposed project
16 would include the construction of buildings with uses for restaurants, office, and retailers.
17 While the proposed project would transport standard chemicals used in retail and restaurant
18 settings, it does not include the routine transport or use of hazardous materials that if
19 accidentally released (i.e. spilled) would create a significant hazard to the public or the
20 environment. Per the California Department of Toxic Substances Control's (DTSC)
21 Envirostor database, the project site is not included on a list of hazardous material sites, so
22 the project is not anticipated to potentially release hazardous materials into the environment
23 during construction activities. Therefore, less than significant impacts would occur (EA, p.
24 28).

25
26 *Impact: Emergency Response Plan*

27 *Threshold: The proposed project would not impair implementation of or physically interfere*
28 *with an adopted emergency response plan or an emergency evacuation plan.*

1 Findings of Fact, Less Than Significant:

2 The proposed project would be accessed through public streets including Indian Truck Trail
3 and Temescal Canyon Road. The Fire and Public Works Departments' guidelines are in
4 agreement with all streets involved. Construction of the proposed project would not inhibit
5 or impair implementation of or physically interfere with any adopted emergency response
6 plan or emergency evacuation plan. Therefore, less than significant impacts would occur
7 **(EA, p. 28)**.

8
9 ***Impact: Hazardous Materials within 1/4 Mile of a School***

10 ***Threshold: The proposed project would emit hazardous emissions or handle hazardous or***
11 ***acutely hazardous materials, substances or waste within one-quarter mile of an existing or***
12 ***proposed school.***

13 Findings of Fact, Less Than Significant:

14 The proposed project is not located within one-quarter mile of an existing or proposed
15 school. The proposed project includes the construction of multiple buildings for uses to
16 include: gasoline service station, restaurants, various retail establishments, and offices. The
17 gasoline service station and other buildings would adhere to the State requirements for
18 encasement of underground storage tanks and facilities, as well as safety measures. No
19 hazardous materials or emissions are anticipated within the proposed project. Therefore, less
20 than significant impacts would occur **(EA, p. 28)**.

21
22 ***Impact: Hazardous Fire Area***

23 ***Threshold: The proposed project would not expose people or structures to a significant risk***
24 ***of loss, injury or death involving wildland fires, including where wildlands are adjacent to***
25 ***urbanized areas or where residences are intermixed with wildlands.***

26 Findings of Fact, Less Than Significant:

27 Although the proposed project is within a wildfire susceptibility area that is considered
28 "Very High" per the County's General Plan, the proposed project would follow all County

1 setback and landscape requirements to minimize the risk of wildland fires to buildings
2 proposed by the project to acceptable levels. Less than significant impacts would occur. (EA,
3 p. 29).
4

5 **G. Hydrology and Water Quality**

6 *Impact: Drainage Patterns*

7 *Threshold: The proposed project would not substantially alter the existing drainage pattern*
8 *of the site or area, including the alteration of the course of a stream or river, in a manner*
9 *that would result in substantial erosion or siltation on- or offsite.*

10 Findings of Fact, Less Than Significant:

11 The grading and drainage design of the Project has been developed to maintain the natural
12 discharge patterns as much as practical. The site contains soils with high runoff potential and
13 poor infiltration rates. Based on Low Impact Development (LID) Best Management
14 Practices (BMP) Prioritization, for alternate BMPs situated in sites with poor infiltration
15 rates, bio-retention and porous pavement were selected as the most appropriate treatment
16 BMPs. The Preliminary Project Specific WQMP (Appendix E of the DEIR) identifies the
17 following operational BMPs for the Project: bio-retention/detention basins, porous
18 pavement. The modified bio-retention basins have a high removal efficiency for bacteria,
19 nutrients, sediments, pesticides, trash, oil, and grease. The BMPs must be designed/sized to
20 ensure the Design Capture Volume will be addressed by each selected BMP.

21 Project development and other improvements include local storm drain systems which
22 convey developed flows and street runoff to proposed Bio-retention/Detention Basins. For
23 hydromodification, the proposed Detention Basins include sufficient volume above the
24 proposed Bio-retention volume that will satisfy the requirement of post-development peak
25 discharge, volume and time of concentration for the for the 2-year, 24-hour storm that does
26 not exceed the pre-development peak runoff by more than 10-percent and thus, will not
27 create a hydrologic condition of concern in downstream receiving waters. The Detention
28

1 Basins will control outlet velocities such that downstream erosion and habitat loss are
2 minimized.

3 Mandatory compliance with the Preliminary Site Specific WQMP and the Final Site Specific
4 WQMPs for each Phase would ensure that the Project does not result in substantial erosion
5 or siltation onsite or offsite during long-term operations. Thus, water quality impacts
6 associated erosion and siltation onsite or offsite would be less than significant and no
7 mitigation would be required. (DEIR, pp. 5.0-107-109)

8
9 ***Impact: Water Quality Standards***

10 ***Threshold: The proposed project would not violate any water quality standards or waste***
11 ***discharge requirements.***

12 **Findings of Fact, Less Than Significant:**

13 Prior to commencement of construction activities, the project would be required to obtain
14 coverage under the State of California National Pollution Discharge Elimination System
15 (NPDES) General Construction Permit. Compliance with the NPDES permit involves the
16 preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) for
17 construction related activities. The SWPPP will specify the BMPs that the project would be
18 required to implement during construction activities to ensure that all potential pollutants of
19 concern, are prevented, minimized, and/or otherwise appropriately treated prior to being
20 discharged from the property.

21 The Preliminary Project Specific WQMP also identifies source control BMPs that include
22 permanent, structural features that are required (such as roof over and berms around trash
23 and recycling areas), and operational BMPs (such as regular sweeping and “housekeeping”)
24 that must be implemented by the site’s occupant or user. Examples of source control BMPs,
25 include but are not limited to: roofing, gutters and trim will not be made of copper or other
26 unprotected metals that may leach into runoff; rooftop equipment with potential to produce
27 pollutants will be covered and/or have secondary containment; food service operations will
28 be connected to a grease interceptor before discharging to the sanitary sewer. Examples of

1 operational BMPs include but are not limited to: inspect onsite drainage facilities at a
2 minimum, once before the onset of the rainy season, once during rainy season, and once after
3 rainy season; irrigation maintenance to repair leaky or broken sprinklers; plazas, sidewalks,
4 and parking lots will be swept regularly to prevent accumulation of litter and debris.
5 Mandatory compliance with the construction SWPPP and operational WQMPs would ensure
6 that the Project does not violate any water quality standards or waste discharge requirements.
7 Thus, water quality impacts from the Project would be less than significant and no mitigation
8 would be required. **(DEIR, pp. 5.0-109-110)**

9
10 ***Impact: Groundwater Supplies***

11 ***Threshold: The proposed project would not substantially deplete groundwater supplies or***
12 ***interfere substantially with groundwater recharge such that there would be a net deficit in***
13 ***aquifer volume or a lowering of the local groundwater table level.***

14 **Findings of Fact, Less Than Significant:**

15 Temescal Valley Water District will provide potable and non-potable water for the project.
16 The project is required to construct connection pipelines from the site to existing potable and
17 non-potable lines located north of the project in Temescal Valley Road. Approximately 519
18 linear feet of 8- and 12-inch non-potable water line will be installed north of the project's
19 northernmost driveway. Approximately 4,234 linear feet of 8-, 10-, and 12-inch diameter
20 waterline will be installed from Terramor Drive south to the project. The project is also
21 required to irrigate landscaping with non-potable water. Per email correspondence with Jeff
22 Pape, General Manager of Temescal Valley Water District on May 9, 2017, Temescal Valley
23 Water District has sufficient water supplies available to serve the project at full build out
24 from existing entitlements and resources. The proposed project will not substantially deplete
25 local groundwater supplies. Additionally, the proposed project is not located within 100 feet
26 of a water supply well. Therefore, less than significant impacts would occur **(EA, pp. 30-**
27 **31).**

1 **Impact: Runoff Water**

2 **Threshold:** *The proposed project would not create or contribute to runoff water that would*
3 *exceed the capacity of existing or planned stormwater drainage systems or provide*
4 *substantial additional sources of polluted runoff.*

5 Findings of Fact, Less Than Significant:

6 The proposed backbone storm drain system is designed for ultimate/proposed condition for
7 100-year storm event. The drainage study was prepared to document the sediment basin,
8 inlet/catch basin sizing, storm drain water surface profile as well as the storm drain system
9 to make sure that the system is capable of adequately conveying flows from a 100-year event.
10 Mandatory compliance with the construction SWPPP and operational WQMPs would ensure
11 that the project does not create additional sources of polluted runoff. Therefore, stormwater
12 drainage capacity and water quality impacts from the project would be less than significant.

13 **(DEIR, p. 5.0-110)**

14
15 **Impact: Degrade Water Quality**

16 **Threshold:** *The proposed project would not otherwise substantially degrade water quality.*

17 Findings of Fact, Less Than Significant:

18 Mandatory compliance with the construction SWPPP and operational WQMPs would ensure
19 that the Project does not substantially degrade water quality. Thus, water quality impacts
20 from the Project would be less than significant and no mitigation would be required. **(DEIR,**

21 **p. 5.0-111)**

22
23 **Impact: Stormwater Treatment and Management**

24 **Threshold:** *The proposed project would not include new or retrofitted stormwater Treatment*
25 *Control Best Management Practices (BMPs) (e.g., water quality treatment basins,*
26 *constructed treatment wetlands), the operation of which could result in significant*
27 *environmental effects (e.g., increased vectors or odors)*

1 Findings of Fact, Less Than Significant:

2 As outlined in the Preliminary Project Specific WQMP, treatment control BMPs are
3 required. Development of the Project site, including construction of these BMPs, potential
4 to result in significant environmental effects is evaluated in this EIR.

5 Vectors, such as mosquitoes, require standing water for a minimum of 72 hours to breed.
6 Longer periods of standing water would be required for algae to develop, a potential source
7 of odors. BMPs are designed to meet vector control requirements, which includes a 72 hour
8 drain time from a basin full condition. Normal maintenance activities for bio-
9 retention/Detention Basins, including landscape maintenance, debris and trash removal,
10 would further minimize potential effects related to vectors and odors. Thus, potential odor
11 or vector impacts from the Project would be less than significant and no mitigation would
12 be required. (DEIR, p. 5.0-111)

13
14 ***Impact: Drainage Patterns***

15 ***Threshold: The proposed project would not substantially alter the existing drainage pattern***
16 ***of the site or area, including through the alteration of the course of a stream or river, or***
17 ***substantially increase the rate or amount of surface runoff in a manner that would result in***
18 ***flooding on or off site.***

19 Findings of Fact, Less Than Significant:

20 The Project site does not contain a natural stream or river. A natural stream, Temescal Creek,
21 is located west of and runs generally parallel to the Project site. The Project site does contain
22 seven drainage features that span the site generally from southwest to northeast and convey
23 stormwater runoff from the I-15 freeway and the Project site to culverts in Temescal Canyon
24 Road, ultimately discharging to Temescal Creek.

25 The proposed Project's storm drain system will generally follow the existing drainage
26 pattern onsite. The westerly offsite flows will be intercepted and conveyed through the site
27 until discharging to the existing storm drains (culverts) that cross under Temescal Canyon
28 Road.

1 Although development of the Project site will increase the amount of impervious surface and
2 consequently the amount of surface runoff generated, the BMPs identified in the WQMP
3 and designed specifically for the Project site conditions, would ensure that the increase in
4 the rate or amount of surface runoff is not substantial and would not result in flooding onsite
5 or offsite. Thus, potential flooding impacts from the Project would be less than significant
6 and no mitigation would be required. (DEIR, p. 5.0-111)

7
8 ***Impact: Surface Runoff***

9 ***Threshold:*** *The proposed project would not change absorption rates or the rate and amount*
10 *of surface runoff.*

11 **Findings of Fact, Less Than Significant:**

12 Project development and other improvements include local storm drain systems which
13 convey developed flows and street runoff to proposed Bio-retention/Detention Basins. For
14 hydromodification, the proposed Detention Basins include sufficient volume above the
15 proposed Bio-retention volume that will satisfy the requirement of post-development peak
16 discharge, volume and time of concentration for the for the 2-year, 24-hour storm that does
17 not exceed the pre-development peak runoff by more than 10-percent and thus, will not
18 create a hydrologic condition of concern in downstream receiving waters.

19 Mandatory compliance with the operational WQMPs would ensure that the Project does not
20 substantially increase the amount of surface runoff. Thus, potential stormwater runoff
21 impacts from the Project would be less than significant and no mitigation would be required.
22 (DEIR, pp. 5.0-111-112)

23
24 ***Impact: Surface Water***

25 ***Threshold:*** *The proposed project would not change the amount of surface water in any water*
26 *body.*

27 **Findings of Fact, less than significant:**

28 Mandatory compliance with the operational WQMPs would ensure that the project does not

1 substantially increase the amount of surface runoff. Thus, potential stormwater runoff
2 impacts from the project would be less than significant and no mitigation would be required.
3 **(DEIR, p. 5.0-112)**
4

5 **H. Land Use and Planning**

6 ***Impact: Land Use Alteration***

7 ***Threshold: The proposed project would not result in a substantial alteration of the present***
8 ***or planned land use of an area.***

9 **Findings of Fact, Less Than Significant:**

10 Under the existing conditions, the Project site is vacant. Although the proposed Project's
11 changes to onsite land use would result in substantial changes from the existing vacant
12 condition, the impacts associated with such change are evaluated in this EIR.

13 Pursuant to the Project site's existing General Plan and ELAP, the land use designation for
14 the proposed Project site is Light Industrial (LI), Figure 3.0-5 – General Plan Land Use. The
15 proposed Project would amend the General Plan and ELAP to designate the entire Project
16 site as Commercial Retail (CR) and change the zoning to Scenic Highway Commercial (C-
17 P-S) to accommodate the proposed restaurant, gas station with convenient store, retail,
18 office, supermarket, bank, and pharmacy uses.

19 LI allows for industrial and related uses including warehousing/distribution, assembly and
20 light manufacturing, repair facilities, and supporting retail uses, whereas CR allows for local
21 and regional serving retail and services uses. The CR land use designation proposed by the
22 Project would not differ substantially from the range of uses that are allowed under existing
23 land use designations and zoning. Thus, the Project's conversion of areas planned for LI to
24 CR is not regarded as a substantial alteration of the planned land use for the Project site and
25 potential impacts are less than significant. **(DEIR, p. 5.0-119)**
26

27 ***Impact: City Sphere of Influence***

28 ***Threshold: The proposed project would not affect land use within a city sphere of influence***

1 *and/or within adjacent city or county boundaries.*

2 Findings of Fact, Less Than Significant:

3 The proposed Project is within unincorporated Riverside County. The closest incorporated
4 cities to the proposed Project site are Corona to the north and Lake Elsinore to the south.
5 The northwestern portion of the proposed Project site is within the south sphere of influence
6 of the City of Corona and has a land use designation of Light Industrial, which is consistent
7 with the County's existing land use designation. Therefore, consistent with the analysis
8 above, the CR land use designation proposed by the Project would not differ substantially
9 from the range of uses that are allowed under existing Corona Sphere of Influence land use
10 designation. Thus, the Project's conversion of areas planned for LI to CR is not regarded as
11 a substantial alteration of the planned land use for the Project site and potential impacts are
12 less than significant. The proposed Project is not within the sphere of influence of the City
13 of Lake Elsinore. The Project site is not located in close proximity to Riverside County's
14 boundary with either Orange County to the west or San Diego County to the south. **(DEIR,**
15 **p. 5.0-120)**

16
17 ***Impact: Zoning***

18 ***Threshold:*** *The proposed project would be consistent with the site's existing or proposed*
19 *zoning.*

20 Findings of Fact, Less Than Significant:

21 The Project site is zoned Manufacturing – Service Commercial (M-SC), DEIR Figure 3.0-6
22 - Zoning. A Change of Zone (CZ 7859) is proposed with this Project to change the current
23 zoning from MSC to Scenic Highway Commercial (C-P-S) zoning. Both the M-SC and the
24 C-P-S zoning would allow complete development of the site. Development of the proposed
25 Project, with a total of up to 194,000 square feet of restaurant, office, pharmacy,
26 supermarket, bank, gas and convenient store uses, would be consistent with the land use
27 regulations and development standards for the C-P-S zone, as established by the County's
28 Zoning Ordinance (Ordinance No. 348). The environmental effects associated with

1 developing the Project site in accordance with the C-P-S zoning is analyzed throughout this
2 EIR. There would not be any significant, physical environmental effects associated with
3 changing the zoning of the project site. The proposed Project would be consistent with the
4 proposed C-P-S zone designation and impacts are less than significant. **(DEIR, p. 5.0-120)**
5

6 ***Impact: Surrounding Zoning***

7 ***Threshold: The proposed project would be compatible with existing surrounding zoning.***

8 **Findings of Fact, Less Than Significant:**

9 The existing zoning surrounding the Project site consists of M-SC to the north, Specific Plan
10 Zone (SP 327) to the east and north, Mixed Use Area (MUA) to the east, and Specific Plan
11 (SP 256) to the west, DEIR Figure 3.0-6 - Zoning. As identified in the Elsinore Area Plan
12 (Figure 4) and Temescal Canyon Area Plan (Figure 4), SP 327 located north and east of the
13 Project site is part of the Community of Spanish Hills (also known as Terramor) and is a
14 growing community with new residential construction occurring. The Community of
15 Sycamore Creek is opposite of the I-15 freeway (SP 256) to the west of the proposed Project
16 site. The Community of Horsethief Canyon Ranch (including SP 152 & 333) is southeast of
17 the proposed Project site. It is anticipated that the development and build out of the
18 communities would represent a substantial portion of visitors to the proposed Project, once
19 constructed. The proposed Project would not require or result in changes to the existing
20 surrounding zoning. Additionally, the existing surrounding zoning would not be inconsistent
21 with the proposed Project's zone change, where the proposed zone change would actually
22 create more compatible zoning directly adjacent to residential development as compared to
23 existing zoning. The proposed development under CP- S zoning would complement and
24 provide services for the residential communities in the area. The proposed Project would be
25 compatible with existing surrounding zoning and less than significant impacts would occur.
26 **(DEIR, pp. 5.0-120-121)**
27
28

1 ***Impact: Surrounding Land Use***

2 ***Threshold: The proposed project would be compatible with existing and planned***
3 ***surrounding land uses.***

4 **Findings of Fact, Less Than Significant:**

5 SP 327 located north and east of the Project site is part of the Community of Spanish Hills
6 (also known as Terramor) and is a growing community with new residential construction
7 occurring. The Community of Sycamore Creek is opposite of the I-15 freeway (SP 256) to
8 the west of the proposed Project site. The Community of Horsethief Canyon Ranch
9 (including SP 152 & 333) is southeast of the proposed Project site. It is anticipated that the
10 development and build out of the communities would represent a substantial portion of
11 visitors to the proposed Project, once constructed. The proposed Project would be
12 compatible with the surrounding existing and planned land uses. Surrounding land uses such
13 as LI, CR (Commercial Retail), OS-C (Open Space- Conservation), MDR (Medium Density
14 Residential), HDR (High Density Residential), and RM (Rural Mountainous) would be
15 complimentary for the proposed Project as the proposed Project would ultimately offer an
16 array of goods and services for the existing and developing communities in the area. Less
17 than significant impacts would occur. **(DEIR, p. 5.0-121)**

18
19 ***Impact: Consistency with General Plan***

20 ***Threshold: The proposed project would be consistent with the land use designations and***
21 ***policies of the Comprehensive General Plan (including those of any applicable Specific***
22 ***Plan) or regional plans.***

23 **Findings of Fact, Less Than Significant:**

24 The proposed Project includes amending the General Plan and Elsinore Area Plan (ELAP)
25 to change the land use designation from LI to CR. The proposed Project would involve
26 development of restaurant, fast food restaurant, gas station with convenient store, retail,
27 office, supermarket, bank, and pharmacy building uses consistent with the CR designation.
28 The proposed GPA is not regarded as a substantial alteration of the planned land use for the

1 Project site. With Riverside County's approval of the proposed GPA, the proposed Project
2 developments would be consistent with the land use designations of the General Plan and
3 the ELAP. The proposed Project would include a Conditional Use Permit for the sale of beer
4 and wine at the gas station/convenience store for off-site consumption. The proposed Project
5 is not part of a Specific Plan. The proposed project will not conflict with ELAP Local
6 Circulation Policies, Local Open Space Policies, or Local Hazard Policies. The proposed
7 project is consistent with the Western Riverside County Multiple Species Habitat
8 Conservation Plan (MSHCP) and Southern California Association of Government's
9 (SCAG's) 2016-2040 Regional Transportation Plan (RTP)/ Sustainable Communities
10 Strategy (SCS)

11 Upon the GPA, the proposed Project would be consistent with the land use designations and
12 policies of the Comprehensive General Plan, including the ELAP, as well as SCAG's 2016-
13 2040 RTP/SCS. Less than significant impacts would occur. **(DEIR, pp. 5.0-121-125)**

14
15 ***Impact: Divide an Established Community***

16 ***Threshold: The proposed project would not disrupt or divide the physical arrangement of***
17 ***an established community (including a low-income or minority community).***

18 **Findings of Fact, Less Than Significant:**

19 The proposed Project site currently consists of vacant, undeveloped land that has
20 experienced various degrees of human disturbance. The Communities of Sycamore Creek,
21 Horsethief Canyon Ranch, and Spanish Hills are the closest communities in the area to the
22 proposed Project and are located west/northwest, southeast, and northeast of the Project,
23 respectively. The southwest boundary of the Project site is bordered by the I-15 freeway.
24 The northwest boundary of the Project site is bordered by Temescal Canyon Road and
25 Temescal Creek. The proposed Project would not disrupt or divide the physical arrangement
26 of an established community (including a low-income or minority community. Less than
27 significant impacts would occur. **(DEIR, p. 5.0-125)**

1 **I. Mineral Resources**

2 *Impact: Mineral Resources*

3 *Threshold: The proposed project would not result in the loss of availability of a known*
4 *mineral resource that would be of value to the region or the residents of the state or of a*
5 *locally-important mineral resource recovery site delineated on a local general plan, specific*
6 *plan, or other land use plan.*

7 Findings of Fact, Less Than Significant:

8 According to the Riverside County General Plan, the project site is designated as Mineral
9 Resource Zone (MRZ) 3. MRZ-3 areas are defined as areas where the available geologic
10 information indicates that deposits are likely to exist. However, the significance of these
11 deposits is undetermined. While the project site is classified as MRZ-3, there are currently
12 no mining operations on the project site or in the vicinity of the project site. The project site
13 is not identified in the general plan as a locally important mineral resource recovery site.
14 Therefore, development of the proposed project would reduce the ability to extract minerals
15 in the future, but there would be less than significant impacts. **(EA, p. 33)**

16
17 **J. Noise**

18 *Impact: Ambient Noise Levels*

19 *Threshold: The proposed project would not result in a substantial permanent increase in*
20 *ambient noise levels in the project vicinity above levels existing without the project.*

21 Findings of Fact, Less Than Significant:

22 The term “substantial” as used in this regard, is not defined in most environmental
23 compliance documents, neither the State nor the County of Riverside have established a
24 specific definition, either qualitative or quantitative, for a “substantial increase.” An increase
25 of three decibels (dB) is the industry-accepted threshold whereupon human beings with
26 average hearing can be expected to perceive an actual change in audible noise. However, a
27 “barely perceptible change” alone does not necessarily warrant a “substantial increase” in
28 noise levels.

1 The proposed Project is expected to generate 16,126 average vehicle trip ends per day at
2 buildout. As shown in DEIR Table 5.0-P: Existing and Existing Plus Project Traffic Noise
3 Levels increases in noise levels along the affected roadway segments from these additional
4 trips range from less than 1 dBA to approximately 8.5 dBA.

5 Model results indicate that the existing traffic noise levels for the roadway segments
6 analyzed range between 63.3 to 74.5 dBA CNEL. With addition of the Project-generated
7 traffic, the noise levels are estimated to increase ranging from 65.0 to 74.9 dBA CNEL at 50
8 feet from the centerline at each road segment. The greatest single increase in traffic-
9 generated noise levels would be located along the segment of Temescal Canyon Road north
10 of Indian Truck Trail (8.5 dBA CNEL). However, the overall increase in traffic-generated
11 noise levels from the Project compared to the existing condition is 0.4 dBA pertaining to the
12 highest area traffic noise levels and 1.7 dBA pertaining to the lowest area traffic noise levels.
13 As the overall increases are well below 3 dBA, traffic-generated noise levels from the Project
14 are not considered significant.

15 Although vehicle traffic will increase on the surrounding roadways used to access the Project
16 site, there are no sensitive land uses located adjacent to the Project site. Potential sensitive
17 receptors located to the west and southeast of the site are separated from the Project site by
18 I-15 which is significant existing source of noise. Impacts to sensitive receptors are
19 considered less than significant. Impacts resulting from a long-term increase in ambient
20 noise levels from project-generated traffic are also less than significant. (DEIR, p. 5.0-149-
21 152)

22
23 ***Impact: Groundborne Noise and Vibration***

24 ***Threshold:*** *The proposed project would not expose persons to, or generation of, excessive*
25 *groundborne vibration or groundborne noise levels.*

26 **Findings of Fact, Less Than Significant:**

27 Construction activity can result in varying degrees of ground vibration, depending on the
28 equipment and methods employed. Operation of construction equipment causes ground

1 vibrations that spread through the ground and diminish in strength with distance. Buildings
2 founded on the soil in the vicinity of the construction site respond to these vibrations, with
3 varying results ranging from no perceptible effects at the lowest levels, low rumbling sounds
4 and perceptible vibrations at moderate levels, and slight damage at the highest levels. Ground
5 vibrations from construction activities do not often reach the levels that can damage
6 structures, but they can achieve the audible and “feelable”/perceptible ranges in buildings
7 very close to the site.

8 The project’s Noise Impact Analysis (DEIR Appendix F) determined that construction of
9 the proposed Project will require equipment that may cause noticeable groundborne
10 vibrations in the area. However, ground vibrations diminish in strength quickly over
11 relatively short distances. People and structures respond to these vibrations with varying
12 results ranging from no perceptible effects at low levels to structural damage at the highest
13 levels. A vibration impact would generally be considered significant if it involves any
14 construction-related or operations-related impacts in excess of 0.20 inches per second
15 (in/sec) Peak Particle Velocity (PPV). The nearest structures to the Project site are the
16 residences located approximately 0.13 mile south of the Project, across from the I-15
17 Freeway (roughly 700 feet).

18 As identified in DEIR Table 5.0-R, a vibratory roller could produce a PPV of 0.21 in/sec at
19 25 feet from the source and a large bulldozer could produce up to 0.089 PPV at 25 feet.
20 Because there are no sensitive receptors or structures within 25 feet of the Project site,
21 construction-generated vibrations will be less than significant.

22 During operation of the proposed Project, heavy trucks can be expected to visit the site to
23 deliver supplies on a regular basis. These trucks would not be anticipated to exceed 0.10
24 in/sec PPV at 10 feet. Operational-related vibration levels at the nearest off-site structures,
25 which are located greater than 25 feet away from the traveled roadway segments, would not
26 be anticipated to exceed even the most conservative threshold of 0.2 inch/second PPV.
27 Therefore, impacts with regard to the exposure or generation of excessive groundborne
28

1 vibration during Project operation will also be less than significant. (DEIR, pp. 5.0-153-
2 155)

3
4 **K. Population and Housing**

5 *Impact: Substantial Population Growth*

6 *Threshold: The proposed project would not induce substantial population growth in an*
7 *area, either directly (for example, by proposing new homes and businesses) or indirectly*
8 *(for example, through extension of roads or other infrastructure).*

9 Findings of Fact, Less Than Significant:

10 The project does not include the development of housing and therefore, would not induce
11 population growth. The project proposes the development of commercial uses, which would
12 bring new jobs to the area. According to the Riverside County General Plan, there continues
13 to be severe shortage of jobs within the County, and a large majority of employees drive
14 more than 30 miles to get to their place of work. Implementation of the proposed project
15 would create jobs for the local housing rich/jobs poor condition. Therefore, less than
16 significant impacts would occur. (EA, p. 36)

17
18 **L. Public Services**

19 *Impact: Fire Services*

20 *Threshold: The proposed project would not result in substantial adverse physical impacts*
21 *associated with the provision of new or physically altered government facilities or the need*
22 *for new or physically altered governmental facilities, the construction of which could cause*
23 *significant environmental impacts, in order to maintain acceptable service ratios, response*
24 *times or other performance objectives for fire services.*

25 Findings of Fact, Less Than Significant:

26 Due to the open space and mountainous nature of the area, much of Temescal Canyon's outer
27 regions are subject to high risk of fire hazards. The Riverside County Fire Department
28 provides fire protection services to the proposed project area. Pursuant to the Riverside

1 County Fire Department Fire Protection and Emergency Medical Master Plan the project
2 would be classified as “Category II – Urban,” which requires a fire station to be within three
3 roadway miles of the Project and a full first alarm assignment team operating on the scene
4 within 15 minutes of dispatch. Station 64, Sycamore Creek Station, located at 25310
5 Campbell Ranch Road, Corona, provides fire protection service to the site. Station 64 is
6 located approximately .87 miles from the project site, which would meet the level of service
7 criteria established by the Riverside County Fire Department.

8 Development of the proposed project would impact fire protection services by increasing the
9 demand on existing Riverside County Fire Department resources. To offset the increased
10 demand for fire protection services, the proposed project would be conditioned by the
11 County to provide a minimum of fire safety and support fire suppression activities, including
12 compliance with State and local fire codes, fire sprinklers, a fire hydrant system paved
13 access, and secondary access routes. Furthermore, the project would be required to comply
14 with the provisions of the County’s Development Impact Fee (DIF) Ordinance, which
15 requires a fee payment to assist the County in providing for fire protection services.

16 Payment of the DIF fee would ensure that the proposed project provide its fair share of funds
17 for additional public services, including fire protection services, which may be applied to
18 fire facilities and/or equipment, to offset the incremental increase in the demand for fire
19 protection services that would be created by the project. Therefore, impacts would be less
20 than significant. (EA, pp.36-37)

21
22 ***Impact: Sheriff Services***

23 ***Threshold: The proposed project would not result in substantial adverse physical impacts***
24 ***associated with the provision of new or physically altered government facilities or the need***
25 ***for new or physically altered governmental facilities, the construction of which could cause***
26 ***significant environmental impacts, in order to maintain acceptable service ratios, response***
27 ***times or other performance objectives for sheriff services***

1 Findings of Fact, Less Than Significant:

2 The Riverside County Sheriff's Department provides community policing to the project area
3 via the Lake Elsinore Station located at 333 Limited Avenue, Lake Elsinore, CA 92530. The
4 Riverside County Sheriff's Department has set a minimum level of service standard of 1.0
5 deputy per 1,000 people. There is not a direct correlation between population growth, the
6 number of crimes committed, and the number of Sheriff's Department personnel needed to
7 respond to these increases. As the population and use of an area increases, however,
8 additional financing of equipment and manpower needs are required to meet the increased
9 demand. The proposed project would result in an increase in the cumulative demand for
10 services from the Riverside Sheriff's Department.

11 The proposed project's demand on sheriff protection services would not require the
12 construction of a new Sheriff station or physically alter an existing station. The project would
13 be required to comply with the provisions of the County's DIF Ordinance, which requires a
14 fee payment to assist the County in providing for public services, including police protection
15 services. Payment of the DIF fee would ensure that the project provides its fair share of funds
16 for additional police protection services, which may be applied to sheriff facilities and/or
17 equipment, to offset the incremental increase in the demand that would be created by the
18 project. With the project's required payment of DIF fees, the project's incremental demand
19 for sheriff protection services would have less than significant impacts. (EA, pp.36-37)

20
21 **M. Recreation**

22 *Impact: Recreational Trails*

23 *Threshold: The proposed project would not result in substantial adverse physical impacts*
24 *associated with the provision of new or physically altered recreational trails, the*
25 *construction of which would cause significant environmental impacts, in order to maintain*
26 *acceptable service ratios or other performance objectives.*

27 Findings of Fact, Less Than Significant:

28 No trails are located on the project site. However, according to the Riverside County General

1 Plan, Temescal Canyon Road is designated as a Historic Trail which is adjacent to the project
2 area. Project improvements to Temescal Canyon Road will be required to comply with all
3 County standards and guidelines. Therefore, less than significant impacts would occur. (EA,
4 p. 39)

5
6 **N. Transportation**

7 ***Impact: Traffic Patterns***

8 ***Threshold:*** *The proposed project would not result in a change in air traffic patterns, alter*
9 *waterborne, rail or air traffic, or substantially increase hazards due to a design feature or*
10 *incompatible use.*

11 **Findings of Fact, Less Than Significant:**

12 No design elements of the project would create an interference or significant change in air
13 traffic patterns. Additionally, the project is not located near rail lines or bodies of water, and
14 therefore, would not alter water or rail traffic. Additionally, nothing about the design would
15 increase hazards in the project vicinity. All roadway improvements would be required to
16 comply with all County standards and guidelines. Grading of the Caltrans ROW would not
17 create an interference or significant change in air, water or rail traffic patterns or increase
18 hazards due to a design change. Therefore, less than significant impacts would occur. (EA,
19 p. 40)

20
21 ***Impact: Maintenance of Roads***

22 ***Threshold:*** *The proposed project would not cause an effect upon or a need for new or altered*
23 *maintenance of roads.*

24 **Findings of Fact, Less Than Significant:**

25 All private internal roadways systems would be required to be maintained by the project
26 applicant/owner. All public roadways would be required to be maintained by the County of
27 Riverside. No new roadways are proposed or substandard roadways that would cause new
28 areas of maintenance or altered forms of maintenance to occur. The additional traffic

1 generated by the project would result in additional incremental wear on the existing roads,
2 potentially requiring additional routine maintenance of the roads. Taxes and provisions of
3 the County's DIF Ordinance generated contributed by the proposed project would fund
4 general County roadway maintenance. Therefore, less than significant impacts would occur.
5 **(EA, pp. 40-41)**

6
7 ***Impact: Bike Trails***

8 ***Threshold: The proposed project would not adversely affect bike trails.***

9 **Findings of Fact, Less Than Significant:**

10 No trails are located on the project site. Project improvements to Temescal Canyon Road
11 will be required to comply with all County standards and guidelines, including any
12 provisions for bicycle lanes. Therefore, less than significant impacts would occur. **(EA, p.**
13 **41)**

14
15 **O. Tribal Cultural Resources**

16 ***Impact: Tribal Cultural Resources***

17 ***Threshold: The proposed project would not cause a substantial adverse change in the***
18 ***significance of a tribal cultural resource as defined in Public Resources Code 217074.***

19 **Findings of Fact, Less Than Significant:**

20 No Tribal Cultural Resources are present, and none were identified by the tribes. The County
21 provided notice to the Pechanga Tribe, the Agua Caliente Band of Cahuilla Indians, and the
22 Soboba Band of Luiseño Indians pursuant to AB52 in July 2015. In response the Pechanga
23 Tribe (August 15, 2015) and Soboba Band of Luiseño Indians (on August 13, 2015)
24 requested to consult with the County. Subsequent to this initiation of consultation, the project
25 was placed on hold until May 2016. When the Project was active again consultation was
26 reinitiated. A meeting was held with the Soboba Band of Luiseño Indians on February 16,
27 2017 in which they requested a tribal monitor.
28

1 The Pechanga Tribe and the County had several discussions regarding the proposed Project
2 in both May 2016 and March 2017. The County sent their AB52 consultation conclusion
3 letter for GPA01146 and CUP 03712 dated June 5, 2017 to the Pechanga Tribe, with which
4 the Pechanga Tribe did not concur.

5 The County received a letter from the Pechanga Tribe dated August 2, 2017 where the
6 Pechanga Tribe requests the reopening of AB52 consultation with the County to discuss how
7 the DEIR will address tribal cultural resources and further requests to be involved in
8 reviewing drafts of the language for the tribal cultural resource section of the DEIR prior to
9 its release for public review. The Pechanga Tribe asserts that the proposed Project area is in
10 an area associated with the 'Atáaxum Luiseño as evidenced by the existence of 'Atáaxum
11 place names, several large village complexes, tóota yixélval (rock art, pictographs,
12 petroglyphs), an extensive artifact record, and known human remains in the vicinity of the
13 Project. The project area also falls within the limits of a large Traditional Cultural Property
14 (TCP). This culturally sensitive area is affiliated with the Pechanga Temecula Band of
15 Luiseño Indians because of the tribe's cultural ties to this area. In the letter from the Pechanga
16 Tribe, the Pechanga Tribe lists relevant regulations for the County to ensure compliance with
17 and then discusses potential impacts to tribal cultural resources and recommends mitigation
18 measures should the project uncover potential tribal cultural resources.

19 The County had an additional discussion with the Pechanga Tribe on April 18, 2018 and
20 provided revised and final conditions of approval to the Pechanga Tribe. On April 18, 2018
21 The Pechanga Tribe responded with an email indicating with the inclusion of the conditions
22 provided they consider AB 52 consultation complete. The County is requiring the following
23 Conditions of Approval (COA) be implemented by the applicant for the Project:

- 24 • PLANNING-CUL. 1: If human remains are found on this site, the
25 developer/permit holder or any successor in interest shall comply with State
26 Health and Safety Code Section 7050.5.
- 27 • PLANNING-CUL. 2: The developer/permit holder or any successor in
28 interest shall comply with the following for the life of the CUP 03712 permit.

1 a. If during ground disturbance activities, unanticipated cultural
2 resources* are discovered, the following procedures shall be followed:

3 b. All ground disturbance activities within 100 feet of the discovered
4 cultural resource shall be halted and the applicant shall call the County
5 Archaeologist immediately upon discovery of the cultural resource. A
6 meeting shall be convened between the developer, the project
7 archaeologist**, the Native American tribal representative (or other
8 appropriate ethnic/cultural group representative), and the County
9 Archaeologist to discuss the significance of the find. At the meeting with the
10 aforementioned parties, a decision is to be made, with the concurrence of the
11 County Archaeologist, as to the appropriate treatment (documentation,
12 recovery, avoidance, etc.) for the cultural resource. Further ground
13 disturbance shall not resume within the area of the discovery until the
14 appropriate treatment has been accomplished. *A cultural resource site is
15 defined, for this condition, as being a feature and/or three or more artifacts in
16 close association with each other but may include fewer artifacts if the area
17 of the find is determined to be of significance due to sacred or cultural
18 importance. ** If not already employed by the project developer, a County
19 approved archaeologist shall be employed by the project developer to assess
20 the value/importance of the cultural resource, attend the meeting described
21 above, and continue monitoring of all future site grading activities as
22 necessary.

23 • 60. PLANNING-CUL.1: Prior to issuance of grading permits, the
24 developer/permit applicant shall enter into an agreement with the consulting
25 tribe(s) for a Native American Monitor. The Native American Monitor(s)
26 shall be on-site during all initial ground disturbing activities and excavation
27 of each portion of the project site including clearing, grubbing, tree removals,
28 grading and trenching. In conjunction with the Archaeological Monitor(s),

1 the Native American Monitor(s) shall have the authority to temporarily
2 divert, redirect or halt the ground disturbance activities to allow
3 identification, evaluation, and potential recovery of cultural resources. The
4 develop/permit applicant shall submit a fully executed copy of the agreement
5 to the County Archeologist to ensure compliance with this condition of
6 approval. Upon verification, the Archaeologist shall clear this condition. This
7 agreement shall not modify any condition of approval or mitigation measure.

8 • 60. PLANNING-CUL. 2: Prior to issuance of grading permits: The
9 applicant/developer shall provide evidence to the County of Riverside
10 Planning Department that a County certified professional archaeologist
11 (Project Archaeologist) has been contracted to implement a Cultural
12 Resource Monitoring Program. A Cultural Resource Monitoring Plan shall
13 be developed that addresses the details of all activities and provides
14 procedures that must be followed in order to reduce the impacts to cultural
15 and historic resources to a level that is less than significant as well as address
16 potential impacts to undiscovered buried archaeological resources associated
17 with this project. A fully executed copy of the contract and a wet-signed copy
18 of the Monitoring Plan shall be provided to the County Archaeologist to
19 ensure compliance with this condition of approval. Working directly under
20 the Project Archaeologist, an adequate number of qualified Archaeological
21 Monitors shall be present to ensure that all earth moving activities are
22 observed and shall be on-site during all grading activities for areas to be
23 monitored including off-site improvements. Inspections will vary based on
24 the rate of excavation, the materials excavated, and the presence and
25 abundance of artifacts and features. The frequency and location of
26 inspections will be determined by the Project Archaeologist.

27 • 70. PLANNING-CUL. 1: Prior to Grading Permit Final Inspection, the
28 landowner(s) shall relinquish ownership of all cultural resources that are

1 unearthed on the Project property during any ground-disturbing activities,
2 including previous investigations and /or Phase III data recovery. Historic
3 Resources – all historic archaeological materials recovered during the
4 archaeological investigations (this includes collections made during an
5 earlier project, such as testing of archaeological sites that took place years
6 ago), shall be curated at the Western Science Center, a Riverside County
7 curation facility that meets State Resources Department Office of Historic
8 Preservation Guidelines for the Curation of Archaeological Resources
9 ensuring access and use pursuant to the Guidelines. Prehistoric Resources –
10 One of the following treatments shall be applied.

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

21 b. If reburial is not agreed upon by the Consulting Tribes then the
22 resources shall be curated at a culturally appropriate manner at the
23 Western Science Center, a Riverside County curation facility that
24 meets State Resources Department Office of Historic Preservation
25 Guidelines for the Curation of Archaeological Resources ensuring
26 access and use pursuant to the Guidelines. The collection and
27 associated records shall be transferred, including title, and are to be
28 accompanied by payment of the fees necessary for permanent

1 curation. Evidence of curation in the form of a letter from the curation
2 facility stating that subject archaeological materials have been
3 received and that all fees have been paid, shall be provided by the
4 landowner to the County. There shall be no destructive or invasive
5 testing on sacred items, burial goods and Native American human
6 remains.

7 • 70 PLANNING-CUL. 2: Prior to Grading Final Inspection, a Phase IV
8 Cultural Resources Monitoring Report shall be submitted that complies with
9 the Riverside County Planning Department's requirements for such reports
10 for all ground disturbing activities associated with this grading permit. The
11 report shall follow the County of Riverside Planning Department Cultural
12 Resources (Archaeological) Investigations Standard Scopes of Work posted
13 on the TLMA website. The report shall include results of any feature
14 relocation or residue analysis required as well as evidence of the required
15 cultural sensitivity training for the construction staff held during the required
16 pre-grade meeting and evidence that any artifacts have been treated in
17 accordance to the procedures stipulated in the Cultural Resources
18 Management Plan.

19 No Tribal Cultural Resources were identified so there are no potentially significant impacts
20 to mitigate, despite the inclusion of the above referenced conditions of approval that serve
21 to further lessen the already less than significant impact. Potential adverse impacts to Tribal
22 Cultural Resources are less than significant and no mitigation measures are required. **(DEIR,**
23 **pp. 5.0-200-203)**

24
25 **P. Utility and Service Systems**

26 ***Impact: Water Supply***

27 ***Threshold: The proposed project would not require or result in the construction of new***
28 ***water treatment facilities or expansion of existing facilities, the construction of which would***

1 *cause significant environmental effects, or require new or expanded entitlements to have*
2 *sufficient water supplies available to serve the project.*

3 Findings of Fact, Less Than Significant:

4 The proposed project would include construction of potable and non-potable water pipelines
5 to connect to existing Temescal Valley Water District pipelines north of the site in Temescal
6 Valley Road. Potable water would be supplied to the project by Temescal Valley Water
7 District. Temescal Valley Water District obtains its water from the Metropolitan Water
8 District of Southern California, who imports it from Northern California, commonly called
9 "State Project Water." Per email correspondence with Jeff Pape, General Manager, Temescal
10 Valley Water District, there is both sufficient potable and non-potable water supplies
11 available to serve the project at build out from existing entitlements and resources.
12 Therefore, the project is not anticipated to require the construction of new water treatment
13 facilities or require new or expanded water entitlements. Therefore, less than significant
14 impacts would occur. (EA, p. 42)

15
16 ***Impact: Sewer***

17 ***Threshold:*** *The proposed project would not result in the construction of new wastewater*
18 *treatment facilities, including septic systems, or expansion of existing facilities which could*
19 *cause significant environmental effects or result in a determination by the wastewater*
20 *treatment provider that serves the project that is has adequate capacity to serve the project's*
21 *projected demand in addition to the provider's existing commitments.*

22 Findings of Fact, Less Than Significant:

23 Sewer collection and treatment will require gravity sewer pipeline extension from the project
24 site north in Temescal Canyon Road. This pipeline extension is 1,818 linear feet of 8- and
25 12-inch diameter sewer pipeline from the projects' northernmost driveway to an existing
26 stub in Terramor Drive. The project will require buy-in of pumping capacity at the existing
27 Terramor Regional Sewer Lift Station and purchase of capacity at the existing Temescal
28 Valley Water District Sewer Treatment Facility. The proposed project would not require

1 offsite construction of new wastewater treatment facilities. Less than significant impacts
2 would occur. (EA, p. 43)

3
4 ***Impact: Solid Waste and Landfills***

5 ***Threshold: The proposed project is served by a landfill with sufficient permitted capacity to***
6 ***accommodate the project's solid waste disposal needs).***

7 **Findings of Fact, Less Than Significant:**

8 Construction and operation of the proposed project would result in the generation of solid
9 waste that would need to be disposed of in the appropriate landfill. All solid waste generated
10 within the project area is deposited at the El Sobrante Landfill. The El Sobrante Landfill has
11 a permitted disposal capacity of 70,000 tons per week. The El Sobrante Landfill is estimated
12 to reach capacity, at the earliest time, in the year 2045; however, future landfill expansion
13 opportunities exist at this site. During the third quarter of 2012, the El Sobrante Landfill
14 accepted approximately 481,487.12 tons of landfilled waste (approximately 37,037.5 tons
15 per week), which corresponds to approximately 53% of its permitted daily disposal volume.
16 Construction waste generated by the project would be disposed at the El Sobrante Landfill
17 at an estimated 4.23 tons per week. This landfill receives well below their maximum
18 permitted daily disposal volume and construction waste generated by the project is not
19 anticipated to cause the landfill to exceed their maximum permitted daily disposal volume.
20 Furthermore, this landfill is not expected to reach their total maximum permitted disposal
21 capacities during the project's construction period. Because the project would generate a
22 relatively small amount of solid waste per day, as compared to the permitted daily capacities
23 for the El Sobrante Landfill, this landfill facility would have sufficient daily capacity to
24 accept solid waste generated by the project. Impacts would be less than significant. Waste
25 generated during operation of the proposed project (including commercial and restaurant
26 uses) is anticipated to generate minor amounts of waste that would not significantly impact
27 the El Sobrante Landfill. Therefore, impacts would be less than significant. (EA, p. 43)

1 ***Impact: Solid Waste Regulations***

2 ***Threshold: The proposed project will comply with federal, state, and local statutes and***
3 ***regulations related to solid wastes including the County Integrated Waste Management Plan***
4 ***(CIWMP).***

5 **Findings of Fact, Less Than Significant:**

6 The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into
7 law in 1989, established an integrated waste management system that focused on source
8 reduction, recycling, composting, and land disposal of waste. In addition, the bill established
9 a 50% waste reduction requirement for cities and counties by the year 2000, along with a
10 process to ensure environmentally safe disposal of waste that could not be diverted. Per the
11 requirements of the Integrated Waste Management Act, the Riverside County Board of
12 Supervisors adopted the Riverside Countywide Integrated Waste Management Plan
13 (CIWMP), which outlines the goals, policies, and programs the County and its cities will
14 implement to create an integrated and cost-effective waste management system that
15 complies with the provisions of AB 939 and its diversion mandates.

16 In order to assist the County of Riverside in achieving the mandated goals of the Integrated
17 Waste Management Act, the proposed Project would be required to work with future refuse
18 haulers to develop and implement feasible waste reduction programs, including source
19 reduction, recycling, and composting. Additionally, in accordance with the California Solid
20 Waste Reuse and Recycling Act of 1991 (Cal Pub Res. Code § 42911), the Project would
21 provide adequate areas for collecting and loading recyclable materials where solid waste is
22 collected. The collection areas are required to be shown on construction drawings and be in
23 place before occupancy permits are issued. The implementation of these programs would
24 reduce the amount of solid waste generated by the project which would aid in the extension
25 of the life of affected disposal sites. The project would comply with all applicable solid waste
26 statutes and regulations. Therefore, impacts would be less than significant. **(EA, pp. 43-44)**

1 **Impact: Electricity**

2 **Threshold:** *The proposed project would not impact electrical facilities requiring or resulting*
3 *in the construction of new facilities or the expansion of existing facilities, the construction*
4 *of which could cause significant environmental effects.*

5 Findings of Fact, Less Than Significant:

6 Southern California Edison (SCE) provides electrical services to the project site. There are
7 existing poles located in Temescal Canyon Road, along the projects' frontage and in an SCE
8 easement. The project's grading is anticipated to require changing the elevation of some
9 poles due to the design elevation of the proposed grading plan. It is anticipated that new
10 poles will be installed a few feet away from existing poles and the lines transferred to new
11 poles. No additional or new offsite powerlines would be needed, and SCE would connect
12 the proposed project site into the existing power lines for electric power needs. Potential
13 impacts are less than significant. **(EA, p.44)**

14
15 **Impact: Natural Gas**

16 **Threshold:** *The proposed project would not impact natural gas facilities requiring or*
17 *resulting in the construction of new facilities or the expansion of existing facilities, the*
18 *construction of which could cause significant environmental effects.*

19 Findings of Fact, Less Than Significant:

20 Southern California Gas Company provides natural gas services to the project site. Natural
21 gas lines would be extended within the right-of-way of roads adjacent to the project site.
22 Potential impacts from the construction of underground lines would be concurrent with mass
23 grading and construction impacts analyzed. No additional offsite expansion or new facilities
24 for natural gas would be required for the proposed project. Potential impacts are less than
25 significant. **(EA, p.44)**

26
27 **Impact: Communication Systems**

28 **Threshold:** *The proposed project would not impact communication system facilities*

1 *requiring or resulting in the construction of new facilities or the expansion of existing*
2 *facilities, the construction of which could cause significant environmental effects.*

3 Findings of Fact, Less Than Significant:

4 Several private corporations provide communication services (telephone and internet
5 services) to the project area, including Charter Communications, Verizon, and AT&T.
6 Potential impacts from the construction of underground lines would be concurrent with mass
7 grading and construction impacts analyzed. No additional offsite expansion or new facilities
8 for communications systems would be required for the proposed project. Potential impacts
9 are less than significant. (EA, p.44-45)

10
11 ***Impact: Stormwater Drainage***

12 ***Threshold: The proposed project would not impact stormwater drainage facilities requiring***
13 ***or resulting in the construction of new facilities or the expansion of existing facilities, the***
14 ***construction of which could cause significant environmental effects.***

15 Findings of Fact, Less Than Significant:

16 The proposed grading and the storm drain system will connect and/or outlet to existing
17 drainage facilities just offsite. The connection to existing offsite drainage would not require
18 additional offsite expansion or facilities that would cause significant construction impacts.
19 Less than significant impacts would occur. (EA, p. 45)

20
21 ***Impact: Street Lighting***

22 ***Threshold: The proposed project would not impact street lighting facilities requiring or***
23 ***resulting in the construction of new facilities or the expansion of existing facilities, the***
24 ***construction of which could cause significant environmental effects.***

25 Findings of Fact, Less Than Significant:

26 Street lighting would be required to be implemented as part of the project, per the provisions
27 identified in County Zoning Code Section 19.590.070 (Light and Glare) and Chapter 19.556
28 (Lighting). Construction of street lighting would be temporary and would not cause

1 significant impacts. No additional or expansion of facilities would be needed. Impacts
2 would be less than significant. (EA, p. 45)

3
4 ***Impact: Maintenance of Public Facilities***

5 ***Threshold:*** *The proposed project would not impact the maintenance of public facilities,*
6 *including roads.*

7 **Findings of Fact, Less Than Significant:**

8 No additional or expanded offsite public facilities would be required as part of the proposed
9 project. Impacts would be less than significant. (EA, p. 45)

10
11 ***Impact: Other Governmental Services***

12 ***Threshold:*** *The proposed project would not impact other governmental services requiring*
13 *or resulting in the construction of new facilities or the expansion of existing facilities, the*
14 *construction of which could cause significant environmental effects.*

15 **Findings of Fact, Less Than Significant:**

16 The project would be developed with commercial uses and is not expected to induce
17 population growth that would impact the need for additional government services.

18 Therefore, less than significant impacts would occur. (EA, p. 45)

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
20 impacts associated with the EIR No. 552 are potentially significant unless otherwise indicated, but each of
21 these impacts will be avoided or substantially lessened to a level of less than significant through existing
22 regulations, Project Design Features, and/or mitigation measures specified in Attachment A (Mitigation
23 Monitoring and Reporting Program) which is incorporated herein by this reference. Accordingly, the
24 County makes the following findings as to each of the following impacts pursuant to State CEQA
25 Guidelines section 15091(a): "Changes or alterations have been required in, or incorporated into, the Project
26 which avoid or substantially lessen the significant environmental effect as identified in the final EIR."

27 **A. Biological Resources**

28 ***Impact: Habitat Conservation Plan***

1 ***Threshold:** The proposed project would not conflict with the provisions of an adopted*
2 *Habitat Conservation Plan, Natural Conservation Community Plan, or other approved*
3 *local, regional or state conservation plan with implementation of mitigation measures.*

4 Findings of Fact, Less Than Significant With Mitigation Measures:

5 *Reserve Assembly*

6 The Project site is located within Estelle Mountain/Indian Canyon Subunit of the Elsinore
7 Area Plan of the Western Riverside County MSHCP. The proposed project is primarily
8 located in Criteria Cell 3448 with portions of the project site extending into Criteria Cells
9 3349 and 3350. These cells contribute to the assembly of the Proposed Extension of Existing
10 Core 2 which consists of habitat associated with Temescal Canyon Wash and adjacent
11 upland areas. The primary goal of this Cell group focuses on riparian scrub, woodland,
12 forest, and Riversidean alluvial fan sage scrub habitat associated with Temescal Wash and
13 provides habitat and movement for listed species. A Habitat Acquisition and Negotiation
14 Strategy (HANS) application was submitted to the Riverside County Planning Department
15 for this Project in February 2012. It was determined by the Riverside County Planning
16 Department on February 16, 2012, that the proposed Project site is not within proposed
17 conservation for the MSHCP. Therefore, no portion of the Project site is required to be
18 conserved for MSHCP Reserve Assembly.

19 *Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (Section*
20 *6.1.2)*

21 Section 6.1.2 of the MSHCP outlines the process through which protection of
22 riparian/riverine areas and vernal pools would occur. Projects that result in unavoidable
23 impacts to riparian/riverine or vernal pool resources require a Determination of Biologically
24 Equivalent or Superior Preservation (DBESP) to be made by Riverside County as the
25 Permittee to ensure replacement of any lost functions and values of habitat as it relates to
26 Covered Species. Conservation of these areas is intended to protect habitat that is essential
27 to a number of listed, water-dependent amphibians, birds, fish, invertebrates, and plants. As
28 required by the MSHCP, a DBESP analysis for the project site has been prepared to address

1 expected impacts to riverine, riparian and wetland habitats. Therefore, through compliance
2 with the MSHCP impacts to Covered Species and riparian/riverine/wetland habitat impacts
3 would be less than significant.

4 *Protection of Narrow Endemic Plant Species (Section 6.1.3)*

5 The MSHCP requires habitat assessments for Narrow Endemic and Criteria Area plant
6 species for the Project site, and focused surveys if suitable habitat is present. Based on the
7 type and condition of the soils and plant communities found on the Project site, it was
8 determined that the Project site has a low to moderate potential to provide suitable habitat
9 for Munz's onion, many-stemmed dudleya, Hammitt's clay-cress, and round leaved filaree.
10 A focused survey was conducted for these species and was negative. Therefore, Narrow
11 Endemic and Criteria Area plant species are not expected to be impacted by the Project and
12 the Project is consistent with Section 6.1.3.

13 *Guidelines Pertaining to the Urban/ Wildlands Interface (Section 6.1.4)*

14 Project specific design features were developed to ensure that all indirect project-related
15 impacts, including those from toxics, lighting, noise, invasive plant species, barriers, and
16 grading/land development, to offsite riparian/riverine habitat associated with Temescal
17 Wash are avoided or minimized to the greatest extent feasible. The design features have also
18 been included as Mitigation Measures MM BIO-1 through MM BIO-5 of this EIR.

19 *Additional Survey Needs and Procedures (Section 6.3.2)*

20 The Project site is not located within the Amphibian Species Survey Area or the Mammal
21 Species Survey Area of the MSHCP. The Project site is located within the Burrowing Owl
22 Survey Area. Based on the Habitat Assessment prepared, suitable burrows were observed
23 onsite that have the potential to provide suitable nesting opportunities for burrowing owl and
24 the Project site was determined to have a moderate potential to provide suitable habitat for
25 burrowing owl. Focused surveys for burrowing owl conducted and none were observed.

26 A burrowing owl pre-construction survey is also required (in accordance with MSHCP
27 Burrowing Owl Objective 6) because the Project site was determined to support suitable
28 habitat for burrowing owl and there is a potential they could start utilizing the site prior to

1 construction start. With implementation of mitigation measure MM BIO-6, potential impacts
2 to burrowing owl would be less than significant and the Project is in compliance with Section
3 6.3.2.

4 In conclusion, the proposed Project would not conflict with any provisions of the Western
5 Riverside County MSHCP/NCCP or any other local, regional, or state conservation plan.
6 Potential impacts are less than significant with implementation of mitigation measures (MM
7 BIO-1 through MM BIO-7). (DEIR, pp. 5.0-50-56)

8
9 **Mitigation Measures:**

10 **MM BIO-1:** During soil excavation, grading, or other subsurface disturbance within 100
11 feet of conserved riparian/riverine habitat onsite, the construction superintendent shall
12 supervise provision and maintenance of all standard dust control best management practices
13 (BMPs) to reduce fugitive dust emissions, including but not limited to the following actions:

- 14 • Water any exposed soil areas a minimum of twice per day, or as allowed under any
15 imposed drought restrictions. On windy days or when fugitive dust can be observed
16 leaving the construction site, additional water shall be applied at a frequency to be
17 determined by the on-site construction superintendent;
- 18 • Pave, periodically water, or apply chemical stabilizer to construction access/ egress
19 points;
- 20 • Minimize the amount of area disturbed by clearing, grading, earthmoving, or
21 excavation operations at all times;
- 22 • Operate all vehicles on graded areas at speeds less than 15 miles per hour; and
- 23 • Cover all stockpiles that will not be utilized within three days with plastic or
24 equivalent material, to be determined by the onsite construction superintendent, or
25 spray them with a non-toxic chemical stabilizer.

26
27 **MM BIO-2:** The onsite construction superintendent shall implement the following measures
28 to minimize short-term noise levels caused by construction activities. Measures to reduce

1 construction noise shall be included in contractor specifications and include, but not be
2 limited to, the following:

- 3 • Properly outfit and maintain construction equipment with manufacturer
4 recommended noise-reduction devices to minimize construction generated noise;
- 5 • Operate all diesel equipment with closed engine doors and equip with factory
6 recommended mufflers;
- 7 • Use electrical power, when feasible, to operate air compressors and similar power
8 tools;
- 9 • Employ additional noise attenuation techniques, as needed, to reduce excessive noise
10 levels within conserved Riparian/ Riverine Habitat onsite, such as placement of
11 temporary sound barriers or sound blankets at the top of slope adjacent to these areas;
12 and
- 13 • Locate construction staging areas at least 100 feet from Drainage 4.

14
15 **MM BIO-3:** To avoid light spillover into the adjacent conserved riparian/riverine habitat
16 onsite, any proposed lighting fixtures within 100 feet of these areas shall incorporate internal
17 baffles to direct the light towards the ground and shall have a zero-side angle cut-off to the
18 horizon. All lighting and fencing for infrastructure adjacent to jurisdictional areas shall be
19 designed or reviewed by a qualified biologist to allow wildlife to move without hindrance.

20
21 **MM BIO-4:** The following measures shall be incorporated into the construction documents
22 and specifications, and implemented by the contractor during grading activities, to avoid
23 potential construction-related impacts to conserved riparian/riverine habitat outside of the
24 approved disturbance limits:

- 25 • Construction worker training will be provided by a qualified biologist at the first
26 preconstruction meeting;
- 27 • Exclusionary fencing and signs will be erected near the top of slope adjacent to
28 conserved riparian/riverine habitat to prevent accidental/unauthorized intrusions

1 during construction;

- 2 • No equipment will be operated in areas of flowing water;
- 3 • Construction access and staging areas for storage of materials and heavy equipment,
4 and for fueling, cleaning, or maintenance of construction vehicles or equipment, will
5 be prohibited within 20 feet from the top of slope adjacent to conserved
6 riparian/riverine habitat; and
- 7 • A qualified biologist will be onsite during initial clearing/grubbing, grading, and/or
8 construction activities within the riparian/riverine habitat within Drainage 6 to be
9 impacted, or within 100 feet of the habitat to be avoided and shall periodically
10 monitor these activities to ensure they do not exceed the fenced construction limits.
11 A brief summary report shall be prepared by the monitoring biologist and submitted
12 to the Riverside County Environmental Programs Department prior to issuance of a
13 building permit.

14
15 **MM BIO-5:** The project shall incorporate special edge treatments designed to minimize
16 edge effects by providing a safe transition between developed areas and conserved
17 riparian/riverine habitat, and which would be compatible with project operation and the
18 protection and sustainability of conserved areas. Special edge treatments shall include native
19 landscaping on re-contoured slopes as part of the proposed 1.7-acre onsite conservation areas
20 which includes the creation of wetland and riparian/riverine habitat, as well as
21 fencing/signage near the top of slope adjacent to the proposed onsite conservation area to
22 prevent unauthorized public access, vandalism, illegal dumping, and other adverse human
23 disturbances. These edge treatments shall be included in the landscape plans and approved
24 by the County Planning Department prior to issuance of a building permit.

25
26 **MM BIO-6:** Prior to issuance of a grading permit, a pre-construction presence/absence
27 survey for burrowing owl within the survey area where suitable habitat is present shall be
28 conducted (in accordance of MSHCP Burrowing Owl Objective 6). Surveys shall be

1 conducted within 30 days prior to disturbance. Take of active nests will be avoided. Passive
2 relocation (use of one-way doors and collapse of burrows) will occur when owls are present
3 outside the nesting season.

4
5 **MM BIO-7:** Prior to issuance of a grading permit, if ground-disturbing activities or removal
6 of any trees, shrubs, or any other potential nesting habitat are scheduled within the avian
7 nesting season (nesting season generally extend from February 1 - August 31, but can vary
8 from year to year based upon seasonal weather conditions), a pre-construction clearance
9 survey for nesting birds, should be conducted within 10 days prior to any ground disturbing
10 activities to ensure that no nesting birds will be disturbed during construction. The biologist
11 conducting the clearance survey should document a negative survey with a brief letter report
12 indicating that no impacts to active bird nests will occur. If an active avian nest is discovered
13 during the 10-day preconstruction clearance survey, construction activities should stay
14 outside of a 300-foot buffer around the active nest. For raptor species, this buffer is expanded
15 to 500-feet. It is recommended that a biological monitor be present to delineate the
16 boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior
17 is not adversely affected by the construction activity. Once the young have fledged and left
18 the nest, normal construction activities can occur.

19
20 ***Impact: Endangered Species***

21 ***Threshold:*** *The proposed project would not have a substantial adverse effect, either directly*
22 *or through habitat modifications, on any endangered, or threatened species, as listed in Title*
23 *14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of*
24 *Federal Regulations (Sections 17.11 or 17.12) with implementation of mitigation measures.*

25 **Findings of Fact, Less Than Significant With Mitigation Measures:**

26 The Project is in compliance with Section 6.0 of the MSHCP as outlined above and as a
27 condition of approval will be required to pay the mitigation fee prior to obtaining a grading
28 permit. Therefore, with compliance with the MSHCP, payment of the MSHCP fee, and with

1 implementation of mitigation measures MM BIO-1 through MM BIO-7, potential impacts
2 to threatened, endangered, or sensitive plant and wildlife species are less than significant.

3 **(DEIR, p. 5.0-57)**

4 **Mitigation Measures: MM BIO-1 through MM BIO-7**

5
6 ***Impact: Candidate, Sensitive, or Special Status Species***

7 ***Threshold: The proposed project would not have a substantial adverse effect, either directly***
8 ***or through habitat modifications, on any species identified as a candidate, sensitive, or***
9 ***special status species in local or regional plans, policies, or regulations, or by the California***
10 ***Department of Fish and Game or U.S. Fish and Wildlife Service with implementation of***
11 ***mitigation measures.***

12 **Findings of Fact, Less Than Significant With Mitigation Measures:**

13 The same findings as for *Endangered Species* above. **(DEIR, p. 5.0-58)**

14 **Mitigation Measures: MM BIO-1 through MM BIO-7**

15
16 **B. Cultural Resources**

17 ***Impact: Archaeological Resources***

18 ***Threshold: The proposed project would not alter or destroy an archaeological site or cause***
19 ***a substantial adverse change in the significance of an archaeological resources pursuant to***
20 ***California Code of Regulations, Section 15064.5, with mitigation measures.***

21 **Findings of Fact, Less Than Significant With Mitigation Measures:**

22 The Phase I Cultural Resources Assessment Report included a records search that revealed
23 30 cultural resources studies have taken place resulting in the recording of 11 archaeological
24 sites and no built environment resources within one mile of the proposed development site.
25 A record search along with a field study was conducted on the proposed project site to
26 determine the presence of an archaeological resources and none were found. However, if
27 during construction any archaeological resource becomes exposed through ground
28 disturbing activity on the site, construction activities shall be stopped until a qualified

1 archaeologist determines the significance of the find. Mitigation and treatment measures
2 may be necessary if the resource is found to be a significant archaeological discovery. With
3 implementation of Mitigation Measure CUL-1, impacts would be less than significant. (EA,
4 pp. 19-20).

5
6 **Mitigation Measure:**

7 **MM CUL-1:** A qualified Archaeological Inspector (s) would be retained to monitor
8 construction-related activities that involve excavation below a depth of one foot such that
9 inadvertent finds can be avoided by heavy equipment. If the Inspector encounters a cultural
10 or paleontological resource, the Inspector(s) shall, if possible, have the heavy equipment
11 being used moved to a point at least 50 feet away from the new discovery and then inform
12 the County of the event. Isolated artifacts lying outside established site boundaries of a
13 known historic property need not be mitigated for, but such finds should be recorded by the
14 Inspector(s). The project applicant must also notify the County if there is an inadvertent
15 discovery made (without the Inspector(s) present) if buried unknown resources, human
16 remains, or sacred Native American objects during construction activities because there may
17 be additional responsibilities under 36 CFR Part 800.

18
19 **C. Greenhouse Gas Emissions**

20 ***Impact:*** *Greenhouse Gas Emissions*

21 ***Threshold:*** *The proposed project would not generate greenhouse gas emissions, either*
22 *directly or indirectly, that may have a significant impact on the environment with mitigation*
23 *measures.*

24 **Findings of Fact, Less Than Significant With Mitigation Measures:**

25 The Project's significance with respect to GHG emissions is evaluated based on its
26 consistency with the County of Riverside Climate Action Plan (CAP). Specifically, the CAP
27 includes screening tables that measure the reduction of greenhouse gas emissions
28 attributable to certain design and construction measures incorporated into development

1 projects. Accordingly, “the Screening Table assigns points for each option incorporated into
2 a project as mitigation or a project design feature ... Projects that garner at least 100 points
3 will be consistent with the reduction quantities anticipated in the County’s GHG Technical
4 Report. As such, those projects that garner a total of 100 points or greater would not require
5 quantification of project specific GHG emissions. Consistent with CEQA Guidelines, such
6 projects would be determined to have a less than significant individual and cumulative
7 impact for GHG emissions.”

8 Riverside County CAP Table 1: Screening Table for GHG Implementation Measures for
9 Commercial Development and Public Facilities was completed for the proposed Project and
10 points assigned for measures that the Project will implement (DEIR Appendix D). The
11 Project will earn points for compliance with all applicable codes and regulations as well as
12 Project-specific commitments to install GHG emission-reducing features.

13 The Project earned 125 points on the County’s CAP Screening Table from implementing
14 measures, which is well above the 100-point threshold for consistency with the reduction
15 quantities anticipated in the County’s CAP. Therefore, the Project would not require
16 quantification of project-specific GHG emissions and impacts related to direct or indirect
17 generation of GHG emissions will be less than significant with implementation of the
18 County’s CAP Screening Table.

19 Additionally, the Project is required to implement existing regulation (ER) and mitigation
20 measures (MM) ER AQ 1 through MM AQ 5. ER AQ 1 through MM AQ 3 are included the
21 CAP Screening Table and require preferential parking for low emissions vehicles, circuit
22 and capacity for electric vehicle charging stations, and require traffic signal synchronization.
23 MM AQ 4 requires electric hookups at loading docks to reduce idling emission and MM AQ
24 5 promotes the use of telecommuting and alternative work schedules, which can reduce VMT.
25 **(DEIR, pp. 5.0-92-94)**

26
27 **Mitigation Measures:**

28 **MM AQ-1:** Consistent with the 2016 CalGreen Code, the Project shall provide reserved

1 preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles;
2 or, provide larger parking spaces that can accommodate vans used for ride-sharing programs
3 and reserve them for vanpools and include adequate passenger waiting/loading areas.
4

5 **MM AQ-2:** The Project shall synchronize signals at the intersection of Temescal Canyon
6 Road and Indian Truck Trail and proposed signals at driveways 2, 3, and 4 along Temescal
7 Canyon Road, which is designated as an arterial.
8

9 **MM AQ-3:** The Project shall provide circuit and capacity for electric vehicle (EV) charging
10 stations in construction plans and specifications to facilitate future installation of electric
11 vehicle supply equipment (EVSE). As required by the 2016 CalGreen Building Code, 10
12 percent of the proposed parking spaces at the Project site will require EV charging circuit
13 and capacity and it is assumed that a minimum of 4 areas will contain these spaces.
14

15 **MM AQ-4:** Where transport refrigeration units (TRUs) are in use, electrical hookups will
16 be installed at all loading and unloading stalls in order to allow TRUs with electric standby
17 capabilities to use them.
18

19 **MM AQ-5:** The Project shall provide information to future office tenants about the benefits
20 of telecommuting and alternative work schedules that include reducing the number of
21 commute trips and therefore vehicle miles traveled from employees.
22

23 ***Impact: Greenhouse Gas Plans, Policies, and Regulations***

24 ***Threshold:*** *The proposed project would not conflict with an applicable plan, policy, or*
25 *regulation adopted for the purpose of reducing the emissions of greenhouse gases.*

26 **Findings of Fact, Less Than Significant With Mitigation measures:**

27 Riverside County adopted its Climate Action Plan in December 2015 to establish goals and
28 policies to ensure that the impact of development on air quality is minimized, energy is

1 conserved, and land use decisions made by Riverside County and all internal operations
2 within the County are consistent with adopted state legislation. Following the state's adopted
3 AB 32 GHG reduction target, Riverside County has set a goal to reduce emissions back to
4 1990 levels by the year 2020. This target was calculated as a 15% decrease from 2008 levels,
5 as recommended in the AB 32 Scoping Plan (CAP 2015).

6 Consistency with the County's CAP can be demonstrated using the County's CAP Screening
7 Table or via Project-specific emissions modeling. The proposed Project was analyzed using
8 the County's CAP Screening Table. If a project can obtain 100 points from the screening
9 table, the mitigated project will implement pertinent reduction measures to meet the CAP
10 GHG reduction goals, and a "less than significant" finding can be made under CEQA (CAP
11 § 7.5). The Project earned 125 points on the County's CAP Screening Table with
12 implementation of the following measures:

- 13 • E5. A.1: Install enhanced insulation (walls R-13, roof/attic, R-38)
- 14 • E5. A.2: Install modestly enhanced window insulation (5% > Title 24)
- 15 • E5. A.3: Install enhanced cool roof (CRRC Rated 0.2 aged solar reflectance, 0.75
16 thermal emittance)
- 17 • E5. B.1: Install modest duct insulation (R-6)
- 18 • E5. B.2: Install improved efficiency heating, ventilating, and air conditioning
19 (HVAC) (SEER 14/65% AFUE or 8 HSPF)
- 20 • E5. B.4: Install high efficiency water heater (0.72 Energy Factor)
- 21 • E5. B.6: Install efficient lights (25% of in-unit fixtures considered high efficacy.
22 (High efficacy is defined as 40 lumens/watt for 15 watt or less fixtures; 50
23 lumens/watt for 15- 40 watt)
- 24 • W1. C.1: Eliminate conventional turf from landscaping
- 25 • W1. C.2: Install weather-based irrigation control systems or moisture sensors
26 (demonstrate 20% reduced water use)
- 27 • W1. D.2 and W1. D.3: Install water efficient toilets/urinals (1.5 gallons per minute
28 (gym)) and faucets (1.28 gym)

- 1 • W2. A.1: Install recycled water (purple pipe) irrigation system on site
- 2 • T1. A.3: Complete sidewalk to residential within ½ mile and provide bike lockers
- 3 and secure racks
- 4 • T4. A.1: Provide reserved preferential parking spaces for car-share, carpool, and
- 5 ultra-low or zero emission vehicles. (This measure is also included as ER AQ 1)
- 6 • T5. B.1: Synchronize signals along arterials used by project and connect signals
- 7 along arterials to existing Intelligent Transportation Systems (ITS). The Project will
- 8 synchronize the existing signal at the intersection of Temescal Canyon Road and
- 9 Indian Truck Trail and proposed signals at Project driveways 2, 3, and 4 along
- 10 Temescal Canyon Road (also included in MM AQ 2).
- 11 • T6. B.1: Provide pedestrian linkage between commercial and residential land uses
- 12 within 1 mile
- 13 • T7. B.1: Provide circuit and capacity in garages/parking areas for installation of
- 14 electric vehicle charging stations, consistent with CALGreen code. (This measure is
- 15 also included as MM AQ 3)
- 16 • T8. A.1: All commercial vehicles are restricted to 5-minutes or less per trip on site
- 17 and at loading docks.
- 18 • SW1. B.1: Provide separated recycling bins within each commercial building/floor
- 19 and provide large external recycling collection bins at central location for collection
- 20 truck pickup
- 21 • SW2. B.1: Recycle 20% of construction debris

22 Therefore, the Project would not require quantification of project-specific GHG emissions
 23 and impacts related to direct or indirect generation of GHG emissions will be less than
 24 significant with implementation of the County's CAP Screening Table. (DEIR, pp. 5.0-94-
 25 95)

26 **Existing Regulations and Mitigation Measures:**

27 **ER AQ 1 through MM AQ 5.**

28

1 **D. Noise**

2 ***Impact: Highway Noise***

3 ***Threshold: The proposed project would not expose people residing or working in the project***
4 ***area to excessive highway noise with implementation of mitigation measures.***

5 Findings of Fact, Less Than Significant With Mitigation Measures:

6 The County of Riverside General Plan Noise Element land use compatibility guidelines for
7 community noise exposure (sourced from California Office of Noise Control) include noise
8 levels for different land use categories that are “Normally Acceptable,” “Conditionally
9 Acceptable,” “Normally Unacceptable,” and “Conditionally Unacceptable”. Office
10 buildings, businesses, commercial and professional land uses are “Normally Acceptable” in
11 areas with noise levels up to 70 dBA Community Noise Equivalent Level (CNEL) and
12 “Conditionally Acceptable” in areas with noise levels up to 78 dBA CNEL.

13 According to the County General Plan Land Use Compatibility for Community Noise
14 Exposure table, projects proposed within the “Conditionally Acceptable” should only be
15 undertaken after a detailed analysis of the noise reduction requirements is made and needed
16 insulation features incorporated into the building design. Because conventional construction,
17 but with closed windows and fresh air supply systems or air conditioning will normally
18 suffice, a Final Noise Study will be prepared prior to building permit issuance to confirm
19 that the proposed Project’s building materials will provide sufficient interior noise
20 attenuation. Mitigation measure MM Noise 1 requires preparation of a Final Noise Study.
21 To reduce exterior noise resulting from traffic on I-15 and neighboring roads, the Project
22 will implement mitigation measure MM Noise 2, which requires shielding for outdoor use
23 areas located within the 65-70 dBA CNEL and 70-75 dBA CNEL noise contours as shown
24 on DEIR Figure 5.6-3 – Future Traffic Noise Contours.

25 With implementation of mitigation measures MM Noise 1 and MM Noise 2, impacts with
26 regard to highway noise to the proposed Project will be reduced to less than significant.

27 **(DEIR, p. 5.0-144-149)**

1 **Mitigation Measures:**

2 **MM Noise 1:** A Final Acoustical Impact Analysis shall be prepared by a noise specialist and
3 submitted to the County Department of Environmental Health for each implementing
4 development plan of the Project (i.e., site plans). The Final Acoustical Impact Analysis shall
5 determine whether the proposed building elevations and wall assemblies of the building
6 facades that will face the I-15 Freeway and Temescal Canyon Road will adequately reduce
7 interior noise levels to 55 dBA CNEL. The Final Acoustical Impact Analysis shall identify
8 any necessary building design measures to meet the interior noise level standard of 55 dBA
9 CNEL and these measures shall be incorporated into the building(s).

10
11 **MM Noise 2:** Any outdoor use areas (such as restaurant patios and courtyards) that provide
12 tables and/or active and passive outdoor recreation areas that are located within the yellow
13 or orange contours shown on Figure 5.6-3 – Future Traffic Noise Contours shall be shielded
14 by proposed buildings and/or six-foot barriers. The barriers shall be solid with no cracks and
15 shall completely block the line of sight between outdoor use areas and the I-15 Freeway.
16 Outdoor use areas shall not be located in areas within the red contour area shown on DEIR
17 Figure 5.6-3 – Future Traffic Noise Contours.

18
19 ***Impact: Temporary or Periodic Increase in Ambient Noise***

20 ***Threshold:*** *The proposed project would not result in a substantial temporary or periodic*
21 *increase in ambient noise levels in the project vicinity above levels existing without the*
22 *project with implementation of mitigation measures.*

23 **Findings of Fact, Less Than Significant With Mitigation Measures:**

24 Construction-generated noise varies depending on the phase, type of equipment, and location
25 of construction activities with respect to sensitive receptors. Development of each phase of
26 the proposed Project (i.e., Phase I and Phase II) is expected to consist of four general phases:
27 site preparation, paving, framing, and finishing. Site preparation (e.g. grading) will generate
28 the loudest noise levels as identified in the Noise Impact Analysis (Appendix F of the DEIR).

1 A worst-case construction scenario was modeled using the Federal Highway Administration
2 "Road Construction Noise Model" (RCNM).

3 Based on these assumptions, RCNM model results indicate that construction noise levels
4 could reach 89.6 dBA Leq at the property line of the Project site. Existing long term noise
5 level measurements range between 72.4 dBA and 81.1 dBA. The closest sensitive receptors
6 are the residences located across I-15, roughly 0.13 miles south of the Project site. The
7 combination of the noise masking effect of the freeway noise, the distance of the residences
8 from the Project site, and the height and location of the walls will attenuate Project-related
9 construction noise levels at these sensitive receptors. In addition to the Project complying
10 with County Ordinance No. 847 and limiting construction activities to daytime hours.
11 Implementation of mitigation measures MM Noise 3 and MM Noise 4 will further reduce
12 temporary construction noise impacts. These mitigation measures require construction
13 equipment to be outfitted with properly operating and maintained mufflers and staged as far
14 away from sensitive receptors as feasible. Implementation of mitigation measure MM Noise
15 5 prohibits the use of amplified music and sound on the Project site during Project
16 construction. Through compliance with County Ordinance No. 847 and implementation of
17 mitigation measures MM Noise 3 through MM Noise 5, temporary noise impacts will be
18 reduced to less than significant.

19 Commercial developments, such as the proposed Project, usually include early morning
20 deliveries, loading/unloading of delivery vehicles, backup beepers, and refrigeration
21 equipment that may result in temporary increases in ambient noise levels. In addition,
22 landscaping and other maintenance equipment, vehicle engines, and a myriad of possibilities
23 such as loud conversation, vehicle alarms, drive-thru speakers and loud music may generate
24 substantial periodic increases in ambient noise levels.

25 Maximum noise events associated with the Project's proposed on-site land uses are expected
26 to range between 55 and 70 dBA (Lmax) at a distance of 50-feet from the source and could
27 reach up to 78 dBA Lmax. However, the Noise Impact Analysis determined that Project
28 noise levels would not be audible from the residences located nearest the Project site

1 (approximately 0.13 mile) because the existing noise level measurements at these locations
2 range between 72.4 dBA and 81.1 dBA and due to the masking effect of the traffic noise
3 from I-15, as discussed above. Through compliance with the provisions of County
4 Ordinance No. 847, Section 6, which limits the hours for vehicle sound systems, power
5 tools/equipment, audio equipment and sound amplifying equipment/live music, the Project
6 will have limited impacts between the proposed structures. Therefore, impacts are less than
7 significant. (DEIR, pp. 5.0-152-153)

8
9 **Mitigation Measures:**

10 **MM Noise 3:** During all Project-related excavation and grading, the construction
11 contractor(s) shall equip all construction equipment, fixed and mobile, with properly
12 operating and maintained mufflers consistent with manufacturer standards.

13 **MM Noise 4:** The contractor(s) shall locate equipment staging in areas that will create the
14 greatest distance between construction-related noise/vibration sources and sensitive
15 receptors (residences) nearest the Project site during all Project construction.

16 **MM Noise 5:** The use of amplified music or sound is prohibited on the Project site during
17 construction.

18
19 ***Impact: General Plan Noise Standards***

20 ***Threshold:*** *The proposed project would not expose persons to, or generation of, noise levels*
21 *in excess of standards established in the local general plan or noise ordinance, or applicable*
22 *standards of other agencies with implementation of mitigation measures.*

23 **Findings of Fact, Less Than Significant With Mitigation Measures:**

24 The Project site is located in a location with relatively high traffic noise coming from I-15
25 and will result in additional traffic-sourced noise from Project generated trips. To reduce
26 impacts from traffic-sourced noise to County standards for both outdoor use areas and
27 building interiors, the Project is required to implement mitigation measures MM Noise 1 and
28 MM Noise 2.