

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



ITEM
21.1
(ID # 9487)

MEETING DATE:

Tuesday, April 16, 2019

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on SP00284A4, CZ07951, PM37404, VAR180005, PP26344, and CUP03779 - Addendum to Environmental Impact Report No. 371 - Applicant: Halferty Development Company, James Halferty - Engineer/Representative: CASC Engineering and Consulting Inc., Frank Coyle - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Community Development: Commercial Retail (CD: CR), Community Development: Medium Density Residential (CD: MDR) and Open Space: Recreation (OS: R) - Location: Northeast corner of Thompson and Winchester Roads - 21.16 Acres - Zoning: Specific Plan (SP) - REQUEST: Amendment No. 4 to Specific Plan No. 284 changes the land use designations of Planning Areas 22 and 23 from Business Park and Community Facilities/RV Storage Site, respectively to Commercial Retail, updates SP Land Use Map, Text, Planning Area Descriptions, clarify allowable uses, updates terminology of land uses and Planning Areas. CZ07951 and associated Ordinance modifies allowable uses and development standards, in PA 22 and 23 to be consistent with SP Text. PM37404 proposes to subdivide 2 lots into fifteen (15) commercial lots on approximately 21 acres. VAR180005 proposes a variance from the sign standards in regards to the number, size and spacing requirements of free-standing signs. PP26344 proposes to develop a 132,568 square foot commercial/retail development to include a grocery/drive through pharmacy, financial institution with drive through, fast food eating establishments with drive through, retail food/coffee drive through, fitness center and gas station. CUP03779 proposes to permit the sale of beer and wine for off-site consumption associated with the convenience store (Building 8) and the sale of beer, wine, and spirits for off-site consumption associated with the grocery store (Building 1) and drug store (Building 3). APNs 480-170-015 & 963-100-002. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors take the following actions:

ACTION:Policy Continued on page 2


Charles L. Leach, Assistant TLMA Director 4/16/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4908 is adopted with waiver of the reading.

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

Kecia Harper-Ihem
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 take the following actions:

1. **CONSIDER** an **ADDENDUM** to **ENVIRONMENTAL IMPACT REPORT NO. 371** based on the findings and conclusions incorporated in the Initial Study that the Project will not have a significant effect on the environment and that none of the conditions described in State CEQA Guidelines Section 15162 exist;
2. **APPROVE AMENDMENT NO. 4 TO SPECIFIC PLAN NO. 284**, subject to the attached advisory notification document and conditions of approval and based on the findings and conclusions incorporated in the staff report and Resolution No. 2019-088;
3. **ADOPT RESOLUTION NO. 2019-088** adopting Amendment No. 4 to Specific Plan No. 284;
4. **APPROVE CHANGE OF ZONE NO. 7951**, modifying the allowed uses and development standards in Planning Areas 22 and 23 to be consistent with the Specific Plan Text and making other minor clarifying and formatting revisions to the Specific Plan Zoning Ordinance;
5. **ADOPT ORDINANCE NO. 348.4908** establishing the permitted and conditionally permitted uses and development standards for the planning areas within Specific Plan No. 284, consistent with Amendment No. 4 to Specific Plan No. 284 and Change of Zone No. 7951;
6. **APPROVE TENTATIVE PARCEL MAP NO. 37404** subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated in the staff report;
7. **APPROVE VARIANCE NO. 180005**, based upon the findings and conclusions provided in this staff report;
8. **APPROVE PLOT PLAN NO. 26344**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report; and
9. **APPROVE CONDITIONAL USE PERMIT NO. 3779**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated into the staff report.

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

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The applicant obtained authorization for the Project to proceed as a Fast Track project on June 12, 2017. As a Fast Track project, the Board of Supervisors has the exclusive authority to hear, approve, conditionally approve or disapprove any permit or approval included in a fast track project. No hearing before the Planning Commission or the Planning Director is required.

This Project includes the following components: SP00284A4, CZ07951, PM37404, VAR180005, PP26344, and CUP03779 (herein identified as the "Project"). Below is a summary of each component:

Amendment No. 4 to Specific Plan No. 284 changes the land use designations of Planning Areas 22 and 23 from Business Park and Communities Facilities/RV Storage Site respectively, to Commercial Retail; updates the Specific Plan Land Use Map to reflect the changes to the land use designations; updates densities and acreages in tables throughout the Specific Plan Text, and updates the terminology of the land uses of the Planning Areas to be consistent with the General Plan.

Change of Zone No. 7951 and associated Ordinance No. 348.4908 modifies the allowed uses and development standards in Planning Areas 22 and 23 to be consistent with the Specific Plan Text and makes other minor clarifying and formatting revisions to the Specific Plan Zoning Ordinance.

Tentative Parcel Map No. 37404 proposes a Schedule 'E' map to subdivide 21.16 acres into 15 commercial lots.

Variance No. 180005 is a proposal requesting a variance from the following sign standards provided in Section 19.4 A.4 of Ordinance No. 348:

Not more than one free-standing sign shall be permitted on a parcel of land, except that if a shopping center has frontage on two or more streets, the shopping center shall be permitted two free-standing signs, provided that the two signs are not located on the same street; are at least 100 feet apart and the second sign does not exceed 100 square feet in surface area and 20 feet in height.

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

The applicant is proposing a total of seven (7) free-standing signs. Two pylon signs are proposed and 5 monument signs are proposed (Figure 2 & 3). The two pylon signs are permitted and meet the development standards for pylon signs. The remaining five (5) free standing signs require a variance. These free-standing (monument) signs are not in compliance with the sign surface area of 100 square feet, except for the proposed gasoline pricing sign and do not meet the distance requirement of being located 100 feet apart from an adjacent sign.

Plot Plan No. 26344 proposes the siting, construction, and development of 132,568 square feet of neighborhood retail commercial development on approximately 21 acres. The Plot Plan includes the construction of 16 retail buildings, including fast food/drive-thru restaurant establishments, a small format grocery store, fitness center, stand-alone drug store, an auto parts retailer, and various other multi-tenant retail establishments.

Conditional Use Permit No. 3779 is a proposal to permit the sale of beer and wine for off-site consumption associated with the convenience store (Building 8) (ABC Type 20 license), and the sale of beer, wine, and spirits for off-site consumption associated with the grocery store (Building 1) and drug store (Building 3) (ABC Type 21 license).

Lastly, the Project site is located within the French Valley Airport Influence Area, Zones C and D. The Project has been scheduled to be heard by the Airport Land Use Commission (ALUC) on April 11, 2019. ALUC staff has recommended that the Commission finds the Project CONSISTENT with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011. The Planning Department staff has included the conditions of approval recommended by ALUC within the conditions of approval for this Project. Should the outcome of the ALUC meeting not be as anticipated a memo will be provided at the Board meeting on April 16, 2019.

CEQA

State CEQA Guidelines Section 15162 provides that an addendum to an adopted Environmental Impact Report may be prepared if only minor technical changes or additions are necessary or if none of the conditions described below have occurred:

1. Substantial changes are proposed that would require major revisions to the EIR or negative declaration.

The proposed amendment to the Specific Plan would not result in substantial changes that would require major revision to the adopted EIR. The changes proposed are to change the land use designation of Planning Area 22 and 23 from Business Park and Community Facilities respectively to Commercial Retail. The approved design and number of residential dwelling units in the Specific Plan will remain the same. In addition to the land use designation change of Planning Areas 22 and 23, planning area standards, acreages, and target density calculations across the entire Specific Plan document would be modified to ensure consistency with the Riverside County General Plan. These proposed changes do not require major revision to the EIR.

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

2. Substantial changes would occur requiring major revision of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The commercial development proposed for Planning Area 22 and 23 would increase traffic from what was previously determined. However, with the incorporation of mitigation measures these impacts would be reduced to less than significant. The Project does not propose additional development or substantially different type of development or uses that were not analyzed in the previous EIR. No changes to the specific plan boundary are occurring as a result of this amendment. The proposed project would not increase the number of residential units or intensity than what was previously approved and analyzed. These proposed changes do not require major revision to the EIR.

3. New information of substantial importance, which was not known and could not have been known at the time the previous EIR was certified as complete or the negative declaration was adopted, which results in any of the following:

- a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- c) Mitigation measures or alternatives previously found not to be feasible would become feasible and would substantially reduce one or more of the significant effects of the project but the project proponents decline to adopt the mitigation measure or alternative; or,
- d) Mitigation measures or alternatives that are considerably different from those previously analyzed and would substantially reduce one or more significant effect on the environment, but the project proponent declines to adopt the mitigation measure or alternative.

The proposed Project will result in the ultimate development of Planning Areas 22 and 23 for the development of commercial uses. The proposed changes to the Specific Plan and Zoning Ordinance does not result in more intense uses than what was originally proposed. Increases in traffic level of service have been determined as stated in the revised traffic analysis. However, with the incorporation of new mitigation measures accepted by the applicant these impacts will be reduced to a level of less than significant.

The Initial Study and Addendum prepared for this Project analyzed if any of the conditions listed above would occur in light of the proposed Project. No new significant impacts would occur as a result of the proposed amendment to the Specific Plan that were not previously addressed in the EIR. No new impacts would result in terms of substantial environmental damage, serious public health problems, or substantial and avoidable injury to fish or wildlife of their habitats.

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

Solar Energy:

Riverside County Climate Action Plan, as revised in 2018, includes Measure R2-E10 which requires renewable energy generation by projects of a certain size. However, this measure is only applicable to project applications submitted at least 45 days after the adoption of the revised Climate Action Plan, which was adopted on July 17, 2018. The proposed project was applied for on September 7, 2017, so this measure and the requirements for renewable energy are not applicable to this project.

Impact on Residents and Businesses

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County and State law.

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

- A. Staff Report Package**
- B. Addendum to EIR No. 371**
- C. Resolution No. 2019-088**
- D. Ordinance No. 348.4908**
- E. Amendment No. 4 to Specific Plan No. 284**
- F. Plot Plan No. 26344 – Exhibits**
- G. Tentative Parcel Map No. 37404 - Exhibits**

2
3
4 **RESOLUTION NO. 2019-088**

5 **ADOPTING AMENDMENT NO. 4 TO SPECIFIC PLAN NO. 284**

6 **(QUINTO DO LAGO)**

7
8 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et seq., public hearings
9 were held before the Riverside County Board of Supervisors on April 16, 2019 to consider Amendment No.
10 4 to Specific Plan No. 284 (Quinto Do Lago), which was approved as a Fast Track project on June 12, 2017;
11 and,

12 **WHEREAS**, Specific Plan No. 284 was adopted by the Board of Supervisors pursuant to Resolution
13 No. 94-096 on August 30, 1994 and thereafter amended pursuant to Resolution No. 2006-202 dated June
14 27, 2006; and,

15 **WHEREAS**, all provisions of the California Environmental Quality Act ("CEQA") and Riverside
16 County CEQA implementing procedures have been satisfied, and an Addendum to Environmental Impact
17 Report No. 371 (EIR No. 371), which was prepared in connection with this Amendment No. 4 to Specific
18 Plan No. 284 and related cases Change of Zone No. 7951, Tentative Parcel Map No. 37404, Plot Plan No.
19 26344, Conditional Use Permit No. 3779, and Variance No. 180005 (referred to alternatively herein as "the
20 project"), is sufficiently detailed so that all the potentially significant effects of the project on the
21 environment and measures necessary to avoid or substantially lessen such effects have been evaluated in
22 accordance with the above-referenced Act and implementing procedures; and,

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

25 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
26 of the County of Riverside in regular session assembled on April 16, 2019 that:

- 27 A. Amendment No. 4 to Specific Plan No. 284 modifies Specific Plan No. 284 by the
28 following:

FORM APPROVED COUNTY COUNSEL
BY: *Leila J. Moshref-Danesh* 7/5/19
LEILA J. MOSHREF-DANESH DATE

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

1. Changes the land use of Planning Area 22 from Business Park to Commercial Retail;
2. Changes the land use of Planning Area 23 from Community Facilities and R.V. Storage Site to Commercial Retail;
3. Modifies the Specific Plan Land Use Map to reflect the changes to the land use designations of Planning Areas 22 and 23 and to make additional minor clarifying changes;
4. Modifies the planning area development standards, acreages, and target density calculations throughout the Specific Plan text to ensure consistency with the Riverside County General Plan; and
5. Modifies Planning Area land use designations to be consistent with the Riverside County General Plan's land use designations and modifies the design guidelines to be consistent with the Land Use Plan for Specific Plan No. 284.

B. Amendment No.4 to Specific Plan No. 327 is associated with Change of Zone No. 7951, Tentative Parcel Map No. 37404, Plot Plan No. 26344, Conditional Use Permit No. 3779, and Variance No. 180005, which were considered concurrently at the public hearings before the Board of Supervisors.

C. The environmental assessment prepared for the Project concluded that some changes or additions are necessary but none sufficient to necessitate the preparation of a subsequent EIR. Accordingly, in compliance with State CEQA Guidelines Sections 15162 and 15164, an Addendum to EIR No. 371 ("Addendum") was prepared.

D. As provided in the attached Environmental Assessment No. 43061, no potentially significant environmental impacts are associated with the project other than those identified in EIR No. 371 as modified by the Addendum and those impacts would be avoided or lessened (reduced to a level of insignificance) by the mitigation measures listed in Resolution No. 94-096 certifying EIR No. 371, which is incorporated herein by this reference in its entirety, with the exception of those identified as significant and unavoidable in EIR No. 371.

1 E. Additionally, the project will not result in any new significant environmental impacts not
2 identified in the previously certified EIR No. 371. The project will not result in a substantial
3 increase in the severity of previously identified significant effects, does not propose any
4 substantial changes which will require major revisions to EIR No. 371, and no considerably
5 different mitigation measures have been identified and no mitigation measures found
6 infeasible have become feasible because of the following:

- 7 1. The proposed changes to the project does not increase the intensity of the uses
8 beyond what was originally approved for Specific Plan No. 284. The approved
9 design and number of residential dwelling units in Specific Plan No. 284 will
10 remain the same. The project would increase traffic from what was previously
11 analyzed under EIR No. 371. However, with the incorporation of mitigation
12 measures, these impacts would be reduced to less than significant. Therefore, the
13 project will not increase the environmental impact beyond or create new significant
14 environmental impacts that were not disclosed in the certified EIR No. 371
- 15 2. No changes to the specific plan boundary are occurring as a result of this
16 amendment. Therefore, the project will not increase the environmental impact
17 beyond or create new significant environmental impacts that were not analyzed in
18 the certified EIR No. 371.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 4 to Specific
20 Plan No. 284 is consistent with the intent, design, and mitigation approved for Specific Plan No. 284 and is
21 consistent with the Riverside County General Plan.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it accepts the findings of the
23 Addendum, on the basis of which the Board of Supervisors finds that no further environmental
24 documentation is required because only minor changes or additions are necessary but none of the conditions
25 described in State CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have
26 occurred.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and
28 **CONSIDERED** the Addendum with EIR No. 371 in evaluating Amendment No. 4 to Specific Plan No.

1 284 and the related cases referenced above, that the Addendum to EIR No. 371 is an accurate and objective
2 statement that complies with CEQA and reflects the County's independent judgment, and that EIR No. 371
3 and the Addendum are incorporated herein by this reference.

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 4 to Specific
5 Plan No. 284, on file with the Clerk of the Board, including the final conditions of approval and exhibits,
6 is hereby adopted as the Amended Specific Plan of Land Use for the real property described and shown in
7 Specific Plan No. 284, and said real property shall be developed substantially in accordance with Specific
8 Plan No. 284 as amended, unless the Specific Plan is repealed or further amended by the Board of
9 Supervisors.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No. 2 to
11 Specific Plan No. 284 shall be placed on file in the Office of the Clerk of the Board, in the Office of the
12 Assistant TLMA Director – Community Development, and in the Office of the Building and Safety
13 Director, and that no applications for subdivision maps, conditional use permits or other development
14 proposals shall be accepted for the real property described and shown in the Specific Plan, as amended,
15 unless such applications are substantially in accordance therewith.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the documents
17 upon which this decision is based are the Clerk of the Board of Supervisors and the County of Riverside
18 Planning Department and that such documents are located at 4080 Lemon Street, Riverside, California.

19 ROLL CALL:

20 Ayes: Jeffries, Washington, Perez and Hewitt
21 Nays: None
22 Absent: Spiegel

23 G:\PROPERTY\LDANESH\PLANNING AND TLMA\PROJECTS\SP284A4_PM37404_PP26344\SP284 AMENDMENT 2 RESOLUTION-FINAL FORMATTED.DOCX

24 The foregoing is certified to be a true copy of a resolution duly
25 adopted by said Board of Supervisors on the date therein set forth.

26 Kecia R. Harper, Clerk of said Board

27 By  Deputy

28

ORDINANCE NO. 348.4908

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

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Article XVIIa Section 17.69 of Ordinance No. 348 is amended in its entirety to read as follows:

“Section 17.69 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 284

a. Planning Areas 1 and 2.

- (1) The uses permitted in Planning Areas 1 and 2 of Specific Plan No. 284 shall be the same as those uses permitted in Article X, Sections 10.1, 10.2, and 10.3 of Ordinance No. 348.
- (2) The development standards for Planning Areas 1 and 2 of Specific Plan No. 284 shall be the same as those development standards identified in Article X, Section 10.4 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article X of Ordinance No. 348.

b. Planning Areas 3 and 4.

- (1) The uses permitted in Planning Areas 3 and 4 of Specific Plan No. 284 shall be the same as those uses permitted in Article IXb, Sections 9.50 and 9.51 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a(32), (52), and (64) shall not be permitted.
- (2) The development standards for Planning Areas 3 and 4 of Specific Plan No. 284 shall be the same as those development standards identified in Article IXb, Section 9.53 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.

1 c. Planning Areas 5, 17 and 21.

- 2 (1) The uses permitted in Planning Areas 5, 17 and 21 of Specific Plan No. 284 shall
3 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance
4 No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (6) and
5 (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses
6 identified under Section 8.100 shall include public parks, public playgrounds,
7 private recreation centers, trails, pools, tennis courts, gazebos and shade
8 structures.
- 9 (2) The development standards for Planning Areas 5, 17 and 21 of Specific Plan No.
10 248 shall be the same as those development standards identified in Article VIIIe,
11 Section 8.101 of Ordinance No. 348.
- 12 (3) Except as provided above, all other zoning requirements shall be the same as
13 those requirements identified in Article VIIIe of Ordinance No. 348.

14 d. Planning Area 6.

- 15 (1) The uses permitted in Planning Area 6 of Specific Plan No. 284 shall be the same
16 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.
- 17 (2) The development standards for Planning Area 6 of Specific Plan No. 284 shall be
18 the same as those development standards identified in Article VIII, Section 8.2 of
19 Ordinance No. 348, except that the development standards set forth in Article
20 VIII, Section 8.2 a., b., c., and f. shall be deleted and replaced, respectively, by the
21 following:
- 22 a. The minimum lot area shall be not less than four thousand five hundred
23 (4,500) square feet with a minimum average width of forty feet (40') and a
24 minimum average depth of eighty feet (80').
- 25 b. The minimum front yard shall be eight feet (8') measured from any
26 existing or future street line as shown on any specific street plan of the
27 County. The minimum rear yard shall be ten feet (10') measured from the
28 existing rear lot line or easement.

1 c. The minimum side yard shall be five feet (5') for interior lots and eight
2 (8') for corner and reversed corner lots.

3 f. All buildings shall not exceed two stories with a maximum height of
4 thirty-five feet (35').

5 (3) The residential uses within Planning Area 6 of Specific Plan No. 284 shall also be
6 subject to the development standards for Planned Residential Developments set
7 forth in Article XVIII, Section 18.5 of Ordinance No. 348 except that the
8 development standards set forth in Section 18.5 b. and c. shall be deleted and
9 replaced, respectively, with the following:

10 b. Not less than 20 percent (20%) of a gross project area shall be used for
11 open area or recreational facilities, or a combination thereof. The height of
12 buildings shall not exceed thirty-five feet (35') and the distance between
13 buildings shall be ten feet (10').

14 c. Building setbacks from a project's interior streets and boundary lines shall
15 be eight feet (8'). The minimum building setback from interior drives shall
16 be five feet (5').

17 (4) Except as provided above, all other zoning requirements shall be the same as
18 those requirements identified in Article VIII of Ordinance No. 348.

19 e. Planning Areas 7, 9, 14, 15, 16 and 18.

20 (1) The uses permitted in Planning Area 7, 9, 14, 15, 16 and 18 of Specific Plan No.
21 284 shall be the same as those uses permitted in Article VI, Section 6.1 or
22 Ordinance No. 348, expect that uses permitted pursuant to Section 6.1.b.(1) and
23 (3); and d. shall not be permitted. In addition, the permitted uses identified under
24 Section 6.1 shall also include public schools.

25 (2) The development standards for Planning Areas 7, 9, 14, 15, 16 and 18 of Specific
26 Plan No. 284 shall be the same as those development standards identified in
27 Article VI, Section 6.2 of Ordinance No. 348, except that the development
28

standards set forth in Article VI, Section 6.2.e.(3) and (4) shall be deleted and replaced, respectively, by the following:

- (3) The rear yard shall be not less than twenty feet (20’).
- (4) Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2’). No other structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

f. Planning Areas 8, 10, and 19.

- (1) The uses permitted in Planning Areas 8, 10, and 19 of Specific Plan No. 284 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.b (1) and (3) shall not be permitted.
- (2) The development standards for Planning Areas 8, 10, and 19 of Specific Plan No. 284 shall be the same as those development standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b.; c.; d.; and e.(2), (3), and (4); and g., shall be deleted and replaced, respectively, by the following:
 - b. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.
 - c. The minimum average width of that portion of the lot to be used as a building site shall be fifty feet (50’) with a minimum average depth of eighty feet (80’). That portion of a lot used for access on “flag” lots shall have a minimum width of twenty feet (20’).
 - d. The minimum frontage of a lot shall be forty feet (40’), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of

1 thirty-five (35'). Lot frontage along curvilinear streets may be measured at
2 the building setback in accordance with zone development standards.

3 e. Side yards on interior and through lots shall be not less than five feet (5')
4 in width. Side yards on corner and reversed corner lots shall be not less
5 than ten feet (10') from the existing street line or from any future street
6 line as shown on any Specific Plan of Highways, whichever is nearer the
7 proposed structure, upon which the main building sides.

8 (3) Except as provided above, all other zoning requirements shall be the same as
9 those requirements identified in Article VI of Ordinance No. 348.

10 g. Planning Area 11.

11 (1) The uses permitted in Planning Area 11 of Specific Plan No. 284 shall be the
12 same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.

13 (2) The development standards for Planning Area 11 of Specific Plan No. 284 shall
14 be the same as those development standards identified in Article VIII, Section 8.2
15 of Ordinance No. 348.

16 (3) Except as provided above, all other zoning requirements shall be the same as
17 those requirements identified in Article VIII of Ordinance No. 348.

18 h. Planning Areas 12A and 12B.

19 (1) The uses permitted in Planning Areas 12A and 12B of Specific Plan No. 284 shall
20 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance
21 No. 348, except that the uses permitted pursuant to Sections 8.100.a.(1), (2), (6),
22 (8) and (9); and b.(1); and c.(1) shall not be permitted. In addition, the permitted
23 uses identified under Section 8.100.a. shall also include swim lagoons, trails, and
24 walkways.

25 (2) The development standards for Planning Areas 12A and 12B of Specific Plan No.
26 284 shall be the same as those development standards identified in Article VIIIe,
27 Section 8.101 of Ordinance No. 348.
28

1 (3) Except as provided above, all other zoning requirements shall be the same as
2 those requirements identified in Article VIIIe of Ordinance No. 348.

3 i. Planning Areas 13 and 20.

4 (1) The uses permitted in Planning Areas 13 and 20 of Specific Plan No. 284 shall be
5 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
6 except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be
7 permitted.

8 (2) The development standards for Planning Areas 13 and 20 of Specific Plan No.
9 284 shall be the same as those development standards identified in Article VI,
10 Section 6.2 of Ordinance No. 348, except that the development standards set forth
11 in Article VI, Section 6.2.b.; c.; d.; e.(2), (3), and (4); and g. shall be deleted and
12 replaced, respectively, by the following:

- 13 b. Lot area shall be not less than six thousand (6,000) square feet. The
14 minimum lot area shall be determined by excluding that portion of a lot
15 that is used solely for access to the portion of a lot used as a building site.
- 16 c. The minimum average width of that portion of the lot to be used as a
17 building site shall be fifty feet (50') with a minimum average depth of one
18 hundred feet (100'). "Flag" lots shall not be permitted.
- 19 d. The minimum frontage of a lot shall be fifty feet (50'), except that lots
20 fronting on knuckles or cul-de-sacs may have a minimum frontage of
21 thirty-five (35'). Lot frontage along curvilinear streets may be measured at
22 the building setback in accordance with zone development standards.
- 23 e.(2) Side yards on interior and through lots shall be not less than five feet (5')
24 in width. Side yards on corner and reversed corner lots shall be not less
25 than ten feet (10') from the existing street line or from any future street
26 line as shown on any Specific Plan of Highways, whichever is nearer the
27 proposed structure, upon which the main building sides.
- 28 e.(3) The rear yard shall be not less than twenty feet (20').

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

e.(4) Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

g. In no case shall more than forty-five percent (45%) of any lot be covered for lots with one story buildings or more than forty percent (40%) of any lot be covered for lots with two-story buildings.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

j. Planning Areas 22 and 23.

(1) The uses permitted in Planning Areas 22 and 23 of Specific Plan No. 284 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a(30), (52); and b.(7) shall not be permitted. In addition, the uses permitted under Section 9.50.a of Ordinance No. 348 shall include fitness centers.

(2) The development standards for Planning Areas 22 and 23 of Specific Plan No. 284 shall be the same as those development standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.”

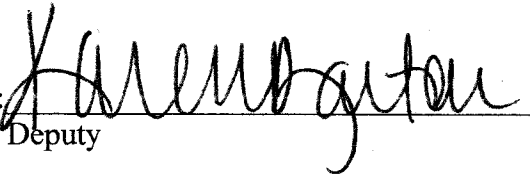
//
//

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

2
3 BOARD OF SUPERVISORS OF THE COUNTY
4 OF RIVERSIDE, STATE OF CALIFORNIA

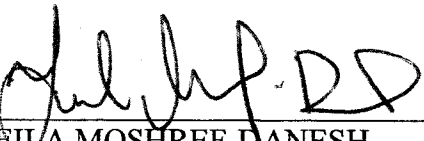
5
6 By: 
7 Chairman, Board of Supervisors –

8 ATTEST:
9 KECIA R. HARPER
10 Clerk of the Board

11
12 By: 
13 Deputy

14 (SEAL)

15
16
17 APPROVED AS TO FORM
18 April 4, 2019

19
20 By: 
21 LEILA MOSHREF-DANESH
22 Deputy County Counsel

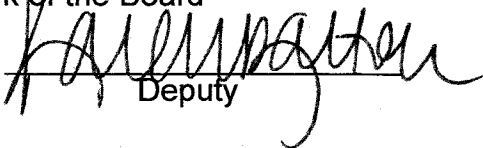
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on 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: 
Deputy

SEAL

Item 21.1

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 43061

Project Case Type (s) and Number(s): SPA 284A4; CZ7951; PP26344; CUP03779; TPM37404; VAR 180005

Lead Agency Name: Riverside County Planning Department

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

Contact Person: James Halferty

Telephone Number: (626) 405-0956 x115

Applicant's Name: Halferty Development Company, LLC.

Applicant's Address: 199 South Los Robles Ave., Ste 840
Pasadena, CA 91101

I. PROJECT INFORMATION

Amendment No. 4 to Specific Plan No. 284 changes the land use designations of Planning Areas 22 and 23 from Business Park and Communities Facilities/RV Storage Site, respectively, to Commercial Retail; updates the Specific Plan Land Use Map to reflect the changes to the land use designations; updates densities and acreages in tables throughout the Specific Plan Text, updates Planning Area descriptions to clarify allowed uses to be consistent with the land use designations; and updates the terminology of the land uses of the Planning Areas to be consistent with the General Plan.

Change of Zone No. 7951 and associated Ordinance modifies the allowed uses and development standards in Planning Areas 22 and 23 to be consistent with the Specific Plan Text and makes other minor clarifying and formatting revisions to the Specific Plan Zoning Ordinance.

Plot Plan No. 26344 proposes the siting, construction, and development of 132,568 square feet of neighborhood retail commercial development on approximately 21 acres. The Plot Plan includes the construction of 16 retail buildings, including fast food/drive-thru restaurant establishments, a small format grocery store, fitness center, stand along drug store, an auto parts retailer, and various other multi-tenant retail establishments. A full breakdown is provided below in Table 1:

Building Number	Proposed Use	Proposed Square-Footage
Building 1	Grocery w/ Drive Thru Pharmacy	16,000 sq. ft.
Building 2	Multi-tenant Retail	5,000 sq. ft.
Building 3	Pharmacy with Drive-Thru	11,115 sq. ft.
Building 4	Retail Food with Drive-Thru	4,400 sq. ft.
Building 5	Retail Food with Drive-Thru	1,800 sq. ft.
Building 6	Retail Food	7,850 sq. ft.
Building 7	Retail Food	4,750 sq. ft.
Building 8	Gas Station Convenience Store	3,065 sq. ft.
Building 9	Multi-tenant Retail	8,000 sq. ft.
Building 10	Retail Food with Drive-Thru	3,500 sq. ft.
Building 11	Fitness Center	33,998 sq. ft.
Building 12	Retail Food	4,800 sq. ft.
Building 13	Retail Food	4,200 sq. ft.
Building 14	Multi-tenant Retail	9,700 sq. ft.
Building 15	Auto Parts Retailer	7,888 sq. ft.

Building 16	Multi-tenant Retail	6,500 sq. ft.
Total:		132,568 sq. ft.

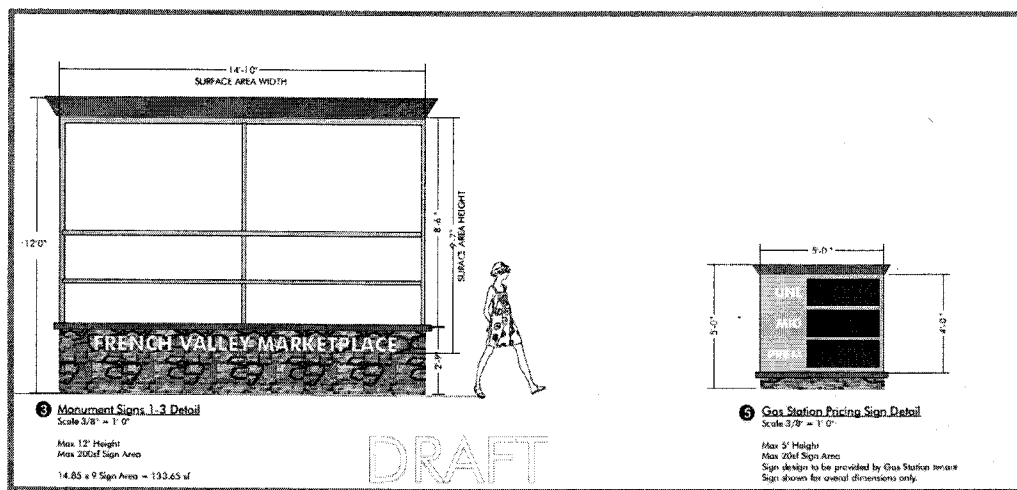
Table 1 - Proposed Uses and Square Footage

Conditional Use Permit No. 3779 is a proposal to permit the sale of beer and wine for off-sale consumption associated with the convenience store (Building 8) (ABC Type 20 license), and the sale of beer, wine, and spirits for off-site consumption associated with the grocery store (Building 1) and drug store (Building 3) (ABC Type 21 license).

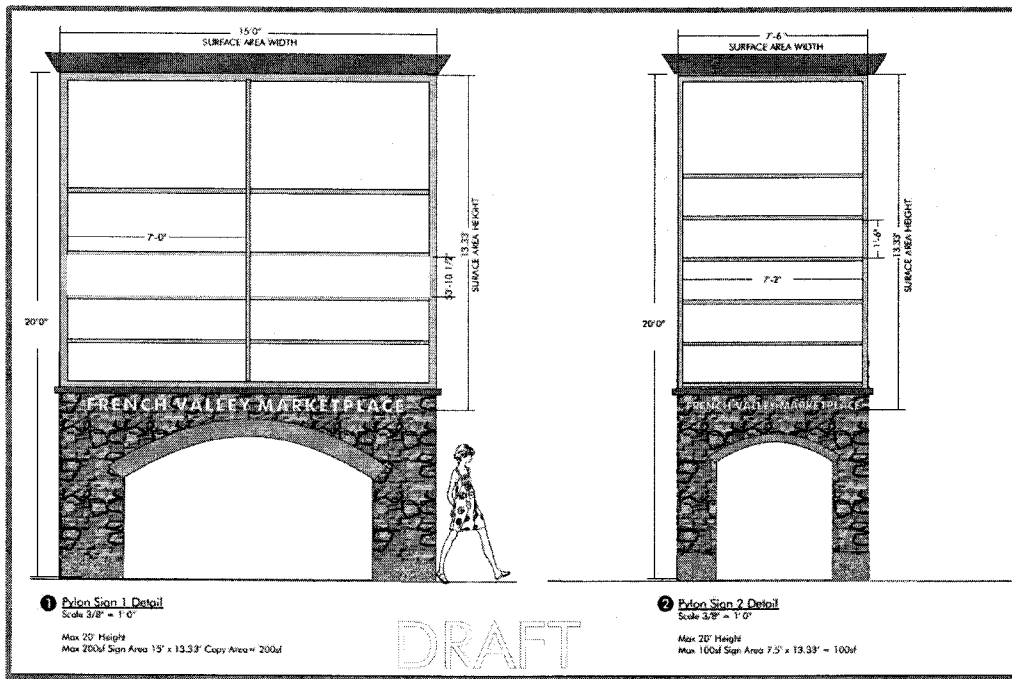
Variance No. 180005 is a proposal requesting a variance from the following sign standards provided in Section 19.4 A.4 of Ordinance No. 348:

Not more than one free-standing sign shall be permitted on a parcel of land, except that if a shopping center has frontage on two or more streets, the shopping center shall be permitted two free-standing signs, provided that the two signs are not located on the same street; are at least 100 feet apart and the second sign does not exceed 100 square feet in surface area and 20 feet in height.

The applicant is proposing a total of seven (7) free-standing signs. Two pylon signs are proposed and 5 monument signs are proposed. The two pylon signs are permitted and meet the development standards for pylon signs. The remaining five (5) free standing signs would be subjected to the Variance. These free-standing (monument) signs are not in compliance with the sign surface area of 100 square feet, except for the proposed gasoline pricing sign and do not meet the distance requirement of being located 100 feet apart from an adjacent sign.



Proposed monument signs



Proposed pylon signs

Tentative Parcel Map No. 37404 proposes a Schedule 'E' map to subdivide 21.16 acres into 15 commercial lots.

A. Type of Project: Site Specific ; Countywide ; Community ; Policy .

B. Total Project Area: Gross Project Acreage 21.16; Net Project Acreage 19.61; 132,568 total square feet of commercial development

Residential Acres: 0.00	Lots: 2	Units: 0.00	Projected No. of Residents: 0.00
Commercial Acres: 21.16	Lots: 2	Sq. Ft. of Bldg. Area: 132,568	Est. No. of Employees: 168 (275 construction jobs).
Industrial Acres: 0.00	Lots: 0.00	Sq. Ft. of Bldg. Area: 0.00	Est. No. of Employees: 0.00
Other:			

C. Assessor's Parcel No(s): 480-170-015 and 963-100-002

D. Street References: Located at the northeast corner of Winchester and Thompson Roads

E. Section, Township & Range Description or reference/attach a Legal Description: Section 32, Township 6 South, Range 2 West; Section 5, Township 7 South, Range 2 West

F. Brief description of the existing environmental setting of the project site and its surroundings: The subject parcels are vacant, and relatively flat with native grasses and shrubs, bound on the north, and east by single family residential developments; to the south across Thompson Pkwy by single family residential, and vacant parcels; and west across Winchester Road (SR-79) by vacant land. The City of Murrieta is located diagonally adjacent to the Project sites southwest corner.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed Project is consistent with the current land use designation of Commercial Retail (CR).
- 2. Circulation:** The Project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed Project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this Project. The proposed Project meets all other applicable Multipurpose Open Space Element policies.
- 4. Safety:** The Project site is located in Airport Compatibility Zones C and D. The Project is consistent with the standards of the Airport Land Use Plan. The proposed Project is within an area that has a low susceptibility to liquefaction and is not located within any other special hazard zone (including fault zone, high fire hazard zone, etc.)
- 5. Noise:** The proposed Project consists of a commercial retail use of approximately 132,568 square feet for the French Valley Marketplace. Based on the Project development and proposed use no anticipated noise pollution is expected with this Project. The proposed Project meets all other applicable General Plan Noise element policies.
- 6. Housing:** The proposed Project does not include the development of additional housing. It is not expected that the Project will create a demand of housing or affordable housing beyond that projected by the County's General Plan.

7. **Air Quality:** The proposed Project is in conformance with the Air Quality Element of the General Plan; including the Riverside County Climate Action Plan (CAP) which incorporates necessary Implementation Measures through a series of Screening Tables incorporated within the CAP. The Project incorporates specific Implementation Measures, that result in more than 100-points, to provide compliance with the Riverside County CAP, as well as Assembly Bill (AB) No. 32, which is the Global Climate Solutions Act, and its corollary SB375. The proposed Project has been conditioned to control any fugitive dust during grading and construction activities and will be required to meet all other applicable Air Quality Element policies.
 8. **Healthy Communities:** Land use patterns are critical to the health and well-being of residents because they affect such things as levels of physical activity, access to nutritious food, and the creation and exposure to pollutants. Healthy land use patterns can be achieved by encouraging infill focusing development in mixed use districts and along major transit corridors, avoiding leap frog development, constructing a diverse mix of uses throughout Riverside County and encouraging land use patterns that promote walking, bicycling and transit use. The proposed Project is consistent with the policies and vision incorporated within the General Plan Healthy Communities Element.
 9. **Environmental Justice:** The Project does not preclude or prevent any Environmental Justice policies or plans within the County of Riverside. The County does not have an adopted EJ Element and/or set of policies. However, the Project does encourage uses which will promote and serve disadvantaged communities.
- B. General Plan Area Plan(s):** Southwest Area Plan
- C. Foundation Component(s):** Community Development (CD)
- D. Land Use Designation(s):** Commercial Retail (CR) (See Figure 3)
- E. Overlay(s), if any:** N/A
- F. Policy Area(s), if any:** Highway 79 Policy Area
- G. Adjacent and Surrounding:**
1. **Area Plan(s):** Southwest Area Plan
 2. **Foundation Component(s):** Community Development (CD)
 3. **Land Use Designation(s):** Commercial Retail
 4. **Overlay(s), if any:** N/A
 5. **Policy Area(s), if any:** Highway 79 Policy Area
- H. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** Quinta Do Lago Specific Plan (SP 284)
 2. **Specific Plan Planning Area, and Policies, if any:** Planning Area 22 & 23
- I. Existing Zoning:** Specific Plan (Commercial/Business Park and Community Facilities) See Figure 4

J. Proposed Zoning, if any: Commercial Retail

K. Adjacent and Surrounding Zoning: Industrial Park (I-P); Single Family Residential (R-1); Scenic Highway Commercial (C-P-S); Specific Plans 106, 284, and 312 (Dutch Village, Quinta Do Lago, and French Valley, respectively).

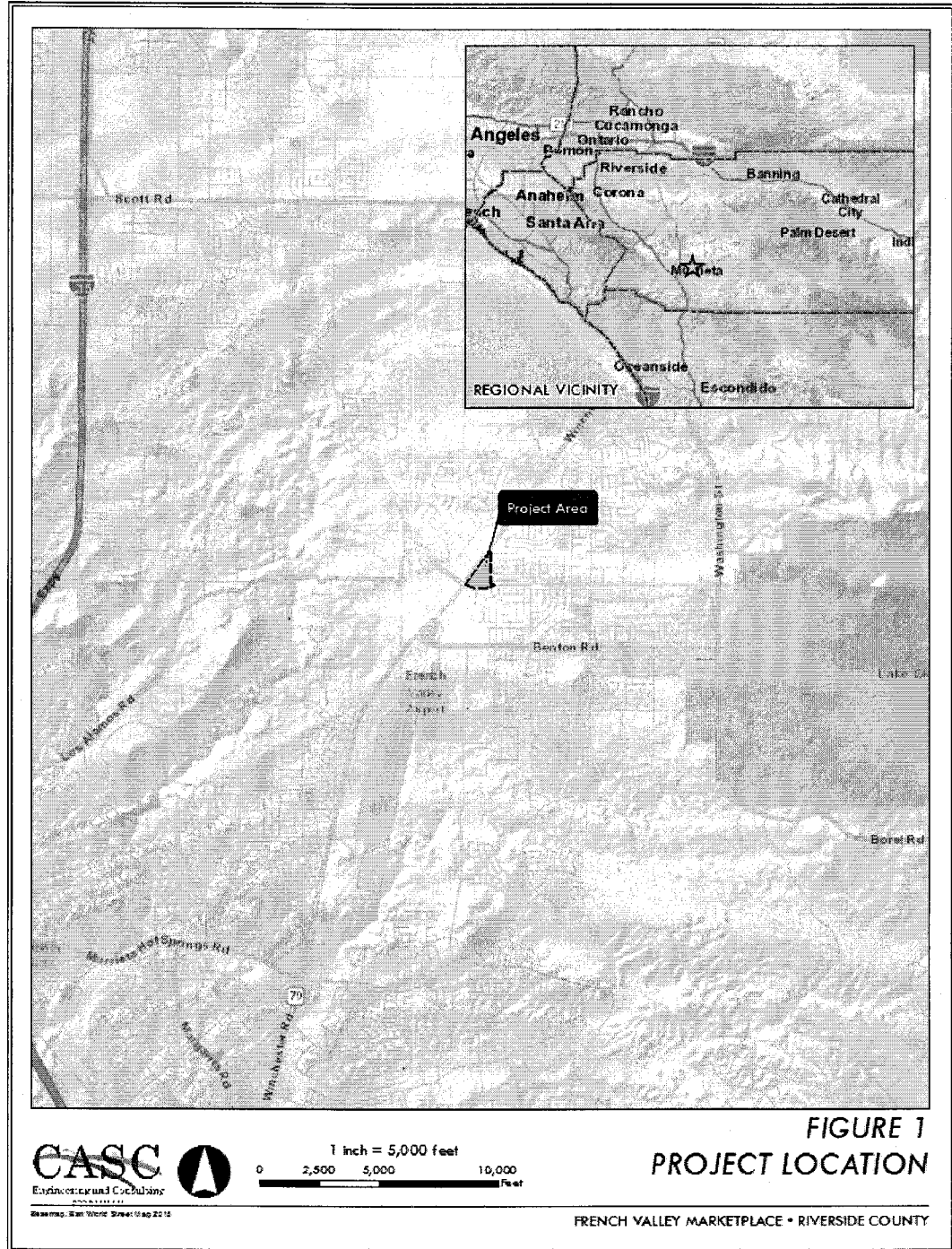


Figure 1: Project Location

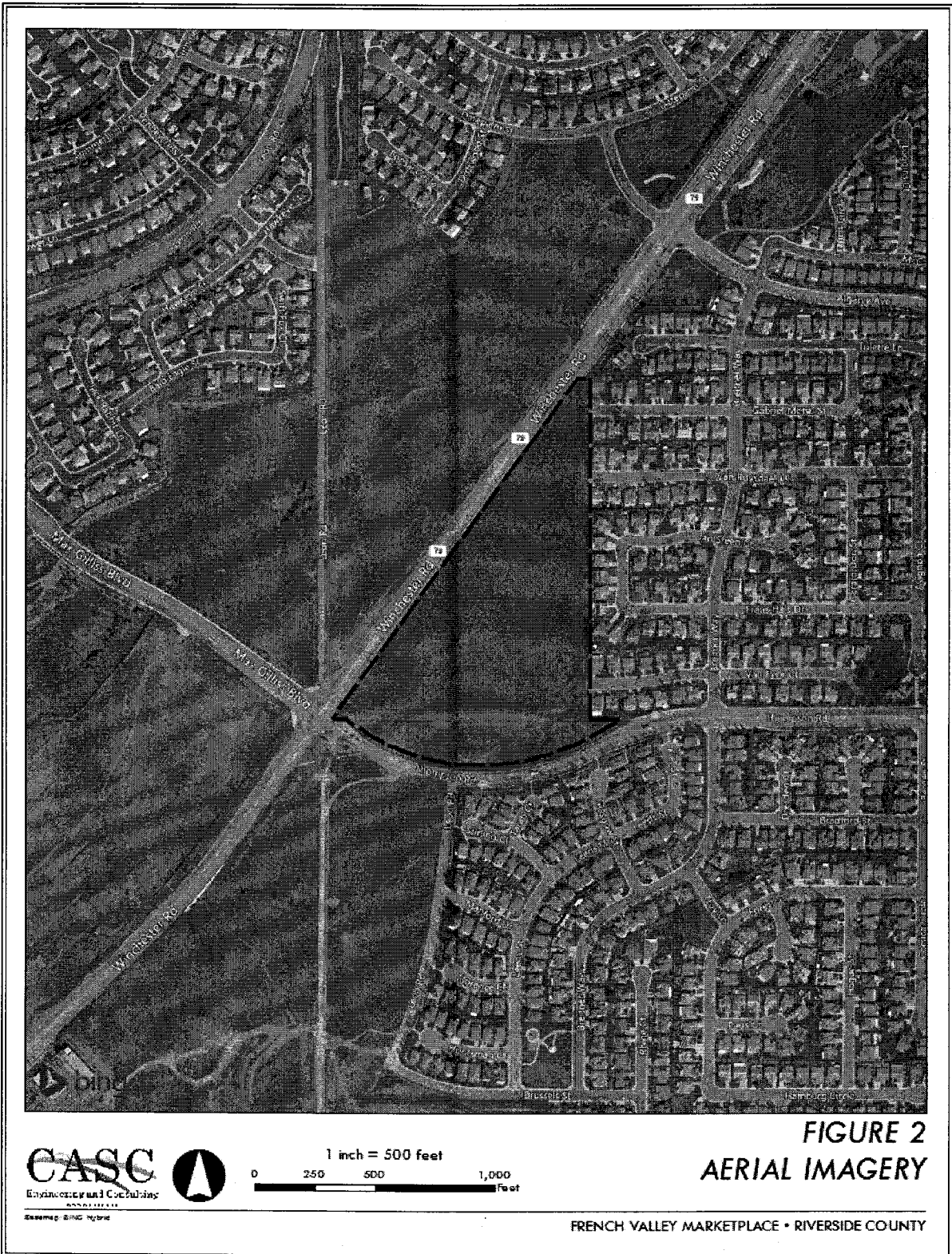


Figure 2: Aerial

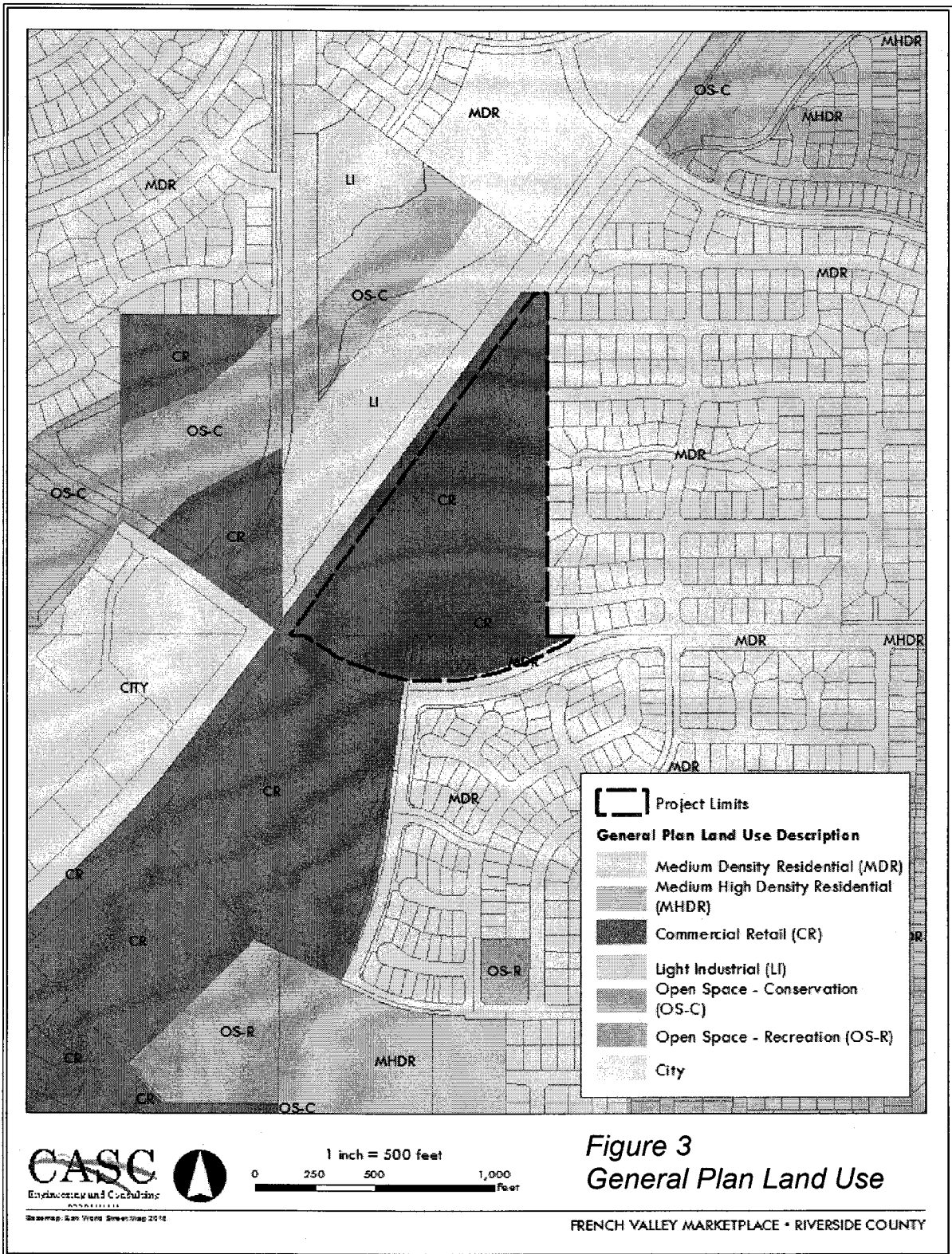


Figure 3 General Plan Land Use

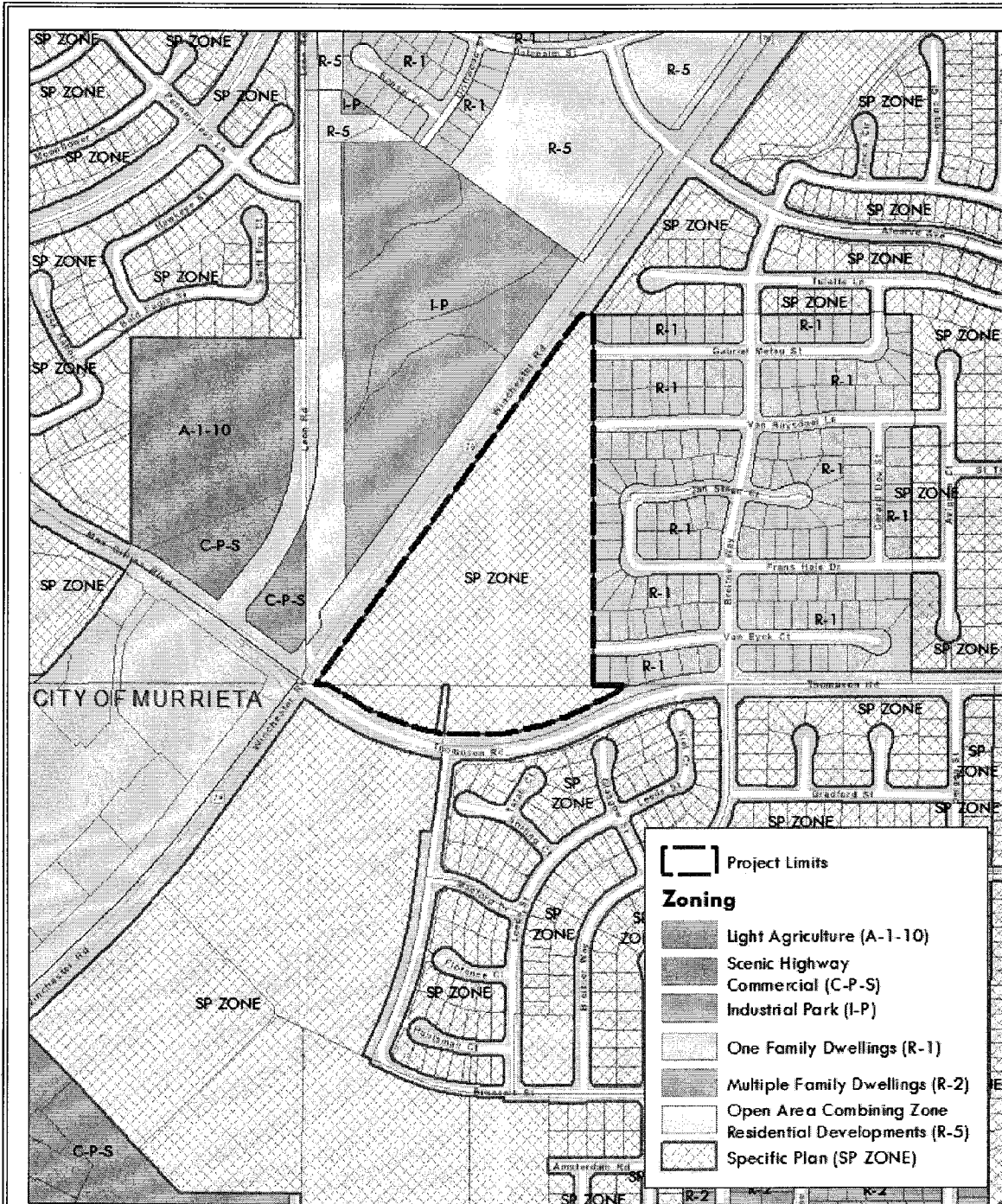
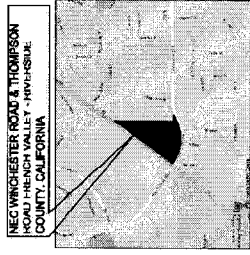


Figure 4
Zoning

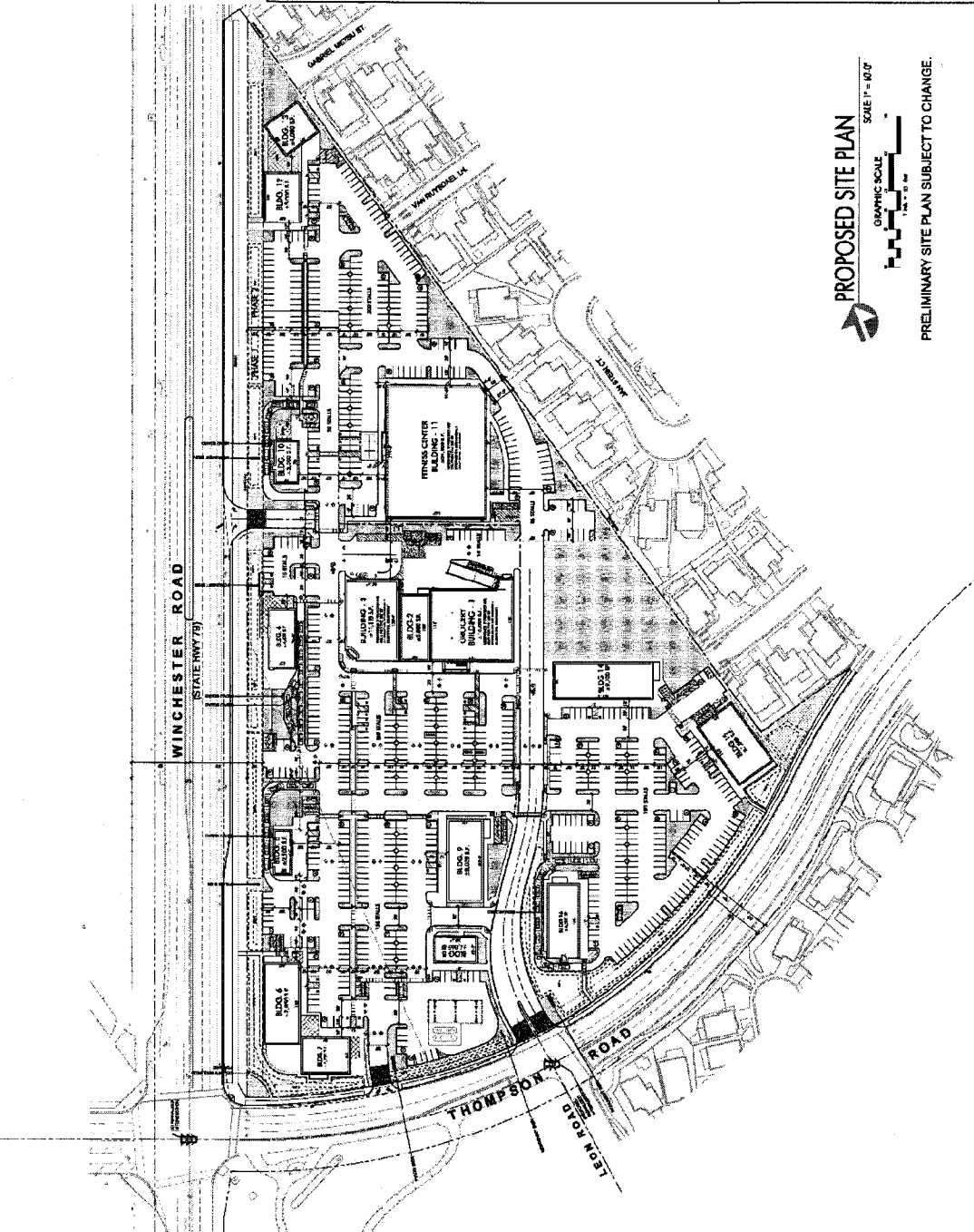
Figure 4 Zoning Designations



VICINITY MAP
NORTH

SITE DATA

OVERALL SITE AREA	1.56 AC	420,954 SF
PHASE 1 NET SITE AREA	1.56 AC	420,954 SF
PHASE 2 NET SITE AREA	1.56 AC	420,954 SF
EXISTING ZONING	SP-COUNTY DO LAGO	SP-2524 (M. 22.5.2)
PLANNING AREA 22		
INTER-ADJACENT TO OTHER LOTS:		
STREET ADJACENT TO OTHER LOTS:		
ADJACENT BUILDING (REG. #):		
SITE AREA CHECKSHEET	(1.56 AC) = 420,954 SF	
NET SITE AREA		
BUILDING SUMMARY (PHASE 1)		
BUILDING 1	41,000 SF	
BUILDING 2	11,000 SF	
BUILDING 3	31,000 SF	
BUILDING 4	27,000 SF	
BUILDING 5	37,000 SF	
BUILDING 6	57,000 SF	
BUILDING 7	57,000 SF	
BUILDING 8	57,000 SF	
BUILDING 9	57,000 SF	
BUILDING 10	57,000 SF	
TOTAL BUILDING AREA	466,000 SF	
PARKING SUMMARY		
PARKING REQUIRED:		
NEIGHBORHOOD SHOPPING CENTER (AS PER S.F. @ 5.5 / 1,000 S.F.)	80 STALLS	
TOTAL PARKING REQUIRED:	80 STALLS	
TOTAL PARKING PROVIDED:	215 STALLS	
EXCESS PARKING PROVIDED:	135 STALLS	
TOTAL PARKING BAY:	5.6 / 1,000 S.F.	
PHASE 2:		
NET SITE AREA	(1.56 AC) = 420,954 SF	
BUILDING SUMMARY		
BUILDING 11 (PHASE CENTER)	41,000 SF	
BUILDING 12	11,000 SF	
BUILDING 13	31,000 SF	
BUILDING 14	27,000 SF	
BUILDING 15	37,000 SF	
BUILDING 16	57,000 SF	
BUILDING 17	57,000 SF	
BUILDING 18	57,000 SF	
BUILDING 19	57,000 SF	
TOTAL BUILDING AREA:	409,000 SF	
PARKING SUMMARY		
TOTAL PARKING REQUIRED:	80 STALLS	
NEIGHBORHOOD SHOPPING CENTER (AS PER S.F. @ 5.5 / 1,000 S.F.)	80 STALLS	
TOTAL PARKING PROVIDED:	407 STALLS	
EXCESS PARKING PROVIDED:	327 STALLS	
TOTAL PARKING BAY:	4.3 / 1,000 S.F.	



PROPOSED SITE PLAN
SCALE: 1" = 40.7'
GRAPHIC SCALE
0' 10' 20' 30'
PRELIMINARY SITE PLAN SUBJECT TO CHANGE.

PROPOSED SITE PLAN
QUALITY MODERNA
SP-42.1
McKently Malak ARCHITECTS

FRENCH VALLEY MARKETPLACE
FRENCH VALLEY, RIVERSIDE COUNTY, CALIFORNIA
Halferty Development Company
197 SOUTH LOS ANGELES AVE. SUITE 640, INGLEWOOD, CALIFORNIA 91111

Figure 5 Project Site Plan

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (X) would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agriculture & Forest Resources	<input checked="" type="checkbox"/> Hydrology / Water Quality	<input checked="" type="checkbox"/> Transportation / Traffic
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Land Use / Planning	<input checked="" type="checkbox"/> Tribal Cultural Resources
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities / Service Systems
<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Other:
<input type="checkbox"/> Geology / Soils	<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Other:
<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Public Services	
<input type="checkbox"/> Mandatory Findings of Significance		

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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

Signature

April 4, 2019

Date

Printed Name

For Charissa Leach, PE, Assistant TLMA
Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1). An Environmental Impact Report (No. 371) was approved for the *Quinta Do Lago Specific Plan (No. 284) in June of 1993*. This Initial Study has been prepared to analyze the proposed current Project to determine any potential project specific significant impacts upon the environment that would result from construction and implementation of the Project in Planning Areas 22, and 23. Based on EIR No. 371 and in accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the Project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the Project.

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

AESTHETICS Would the project

1. Scenic Resources

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

Source: Riverside County General Plan; Riverside County General Plan Figure C-8 "Scenic Highways"; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: a) According to the prior EIR, the Project site is not located adjacent to, nor is it visible from any designated or eligible County or State Scenic Highways.

Addendum: a) Less than Significant New Impact: The Project site is located along State Route 79 South, which has been nominated for Scenic Highway Status. Per Southwest Area Plan (SWAP) Section 19.1 – any changes must not diminish the aesthetic value of adjacent properties in accordance with the Scenic Corridors sections of the General Land Use Plan, Multipurpose Open Space, and Circulation Elements.

The Project is in a developed area and surrounded by residential land uses, and vacant land. The Project site is not located within a Community Environmental Transportation Acceptability Process (CETAP) Corridor.

EIR No. 371: b) The prior EIR stated that scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features were not identified, thus, not discussed.

Addendum: b) No New Impact: The Project site does not have significant vegetation on the site and is relatively flat. The proposed Project would not damage scenic resources, including trees, rock outcroppings or unique landmark features. In collaboration with the French Valley Coalition, an organized group of local area leaders, buildings will incorporate French architectural elements to honor the French heritage of the valley and respect the aesthetic wishes of the local community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

Source: GIS Database; Ord. No. 655 (Regulating Light Pollution); Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: a) Project development will result in the placement and installation of street lights as required by Riverside County. Additionally, entry monumentation and signage may also require illumination. These lighting requirements could potentially result in a condition known as "skyglow"

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

which interferes with the use of the telescope at the Mt. Palomar Observatory. Due to the property's location with respect to Mt. Palomar Observatory, low-pressure sodium vapor lamps for street lighting will be employed.

Addendum: a) Less than Significant New Impact with Mitigation: The proposed Project is located within Zone B, the 45-mile radius centered on Palomar Observatory. The Project consists of commercial retail land uses and will include Class I and Class II outdoor lighting as defined in Ord. No. 655. The proposed Project will not interfere with the nighttime use of the Mt. Palomar Observatory.

Mitigation: Per Ord. No. 655, all artificial outdoor lighting fixtures will be installed in conformance with the provisions of all applicable ordinances. Site specific design details for the proposed buildings, parking lots, etc. will be submitted for review and approval in order to reduce potential New Impact to a less than significant level.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection; Project Application Materials; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: a) Other new lighting sources such as monumentation, and signage shall orient light downward and shield it to prevent direct upward illumination.

Addendum: a) Less than Significant New Impact: The proposed Project is located in a developed area and is surrounded by residential and light industrial land uses as well as Highway 79. The development of the site area includes the addition of 16 new multi-tenant, retail shop, food, and drive-thru related buildings; including the appropriate parking, disabled spaces, and associated landscaping, lighting standards, and on-site signage. The aspects of this development proposal will create a new source of lighting, but will not contribute to a new, and substantial, source of lighting.

EIR No. 371: b) Other lighting issues were not identified in this document, thus not discussed.

Addendum b) Less than Significant New Impact: As noted above, the Project will also comply with Ord. No. 655 to protect the Palomar Observatory from additional light sources that would interfere with nighttime use of the Observatory. Compliance with County Ordinances and Lighting Regulations are not considered unique mitigation. Pursuant to County Ordinance No. 655, lighting shall be hooded, directed, and incorporate low pressure, sodium lighting which will prevent lighting or glare.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources"; GIS Database; Project Application Materials; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: a) The majority of the 470.1-acre Quinta Do Lago Specific Plan site is currently being farmed, with wheat being the only crop grown. The prior EIR stated that the site had been farmed for over a century. Yields have been decreasing and are worse than the County average, given that this is a dry land farming area. Based on a lack of well water sources, the drought, and financial considerations, the long-term economic feasibility of dry farming on-site is poor.

Addendum: a) Less than Significant New Impact: The proposed Project involves land which is not designated as having prime, unique or farmland of statewide importance, nor is the land under a Williamson Act contract. The Project is located in areas designated as farmland of local importance.

EIR No. 371: b) Approximately 60-acres of the Quinta Do Lago site are within an Agricultural Preserve (Map No. 66, Winchester Agricultural Preserve No. 5, Land Contract dated January 1, 1970 and recorded on April 24, 1970. The Agricultural Preserve roughly corresponds to the area encompassed by Planning Areas 15, 16, 17, and 18. A petition has been filed to cancel the Agricultural Preserve contract on-site.

Addendum b) No New Impact: The Project site is not zoned for agricultural use. The Project is located within the Quinta Do Lago Specific Plan, SP 284, and consists of planning areas 22 and 23, which are zoned as Commercial/Business Park and Community Facilities, respectively.

EIR No. 371: c) According to the Southwest Area Community Plan (SWAP) Draft Environmental Impact Report No. 217 (December 1988), approximately 16,000 acres within the SWAP support miscellaneous dry farmlands. The Quinta Do Lago Specific Plan area is designated as "Local Important Farmland" on the County of Riverside Map of Agricultural resources. There are approximately 35,130 acres of "Farmlands of Local Importance" in the area covered by SWAP.

Addendum: c) No New Impact: The Project is surrounded by existing residential and designated light industrial land uses and will not cause further development of non-agricultural uses within 300 feet of agriculturally zoned property, per Ord. No. 625.

EIR No. 371: d) As stated in the prior EIR development of the property with urban uses could potentially hasten the conversion of other agricultural areas to urban uses by creating economic pressures and increasing land value for development. Much of the surrounding land is already proposed for or

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

approved for development with urban uses. It is anticipated that the Agricultural Preserve contract within the proposed Specific Plan No. 284 will be cancelled.

Addendum: d) No New Impact: The proposed Project does not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

Source: Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas"; Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas"; Project Application Materials; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact: The proposed Project is located within the Western portion of Riverside County near the City of Murrieta and does not involve lands zoned as forest land. No timberland or forest lands were identified on-site, thus there would be no conflict with existing zoning for or cause rezoning of forest land or timberland.

EIR No. 371: a) Forestry was not part of the Initial Study guidelines at the time of EIR No. 371 certification and thus not discussed.

Addendum: a) No New Impact: The proposed Project does not involve a rezoning of forest land or timberland and will not result in the loss of forest land or conversion of forest land to non-forest use.

EIR No. 371: b) The prior EIR delineated two vegetation categories on the Quinta Do Lago site: Agricultural Lands (majority of the site) and Wetland/Willow Riparian Woodland (north end of site Planning Area 20). The project will not result in the loss of forest land or conversion of forest land to non-forest use.

Addendum: b) No New Impact: The proposed Project does not involve changes in the existing environment which, due to their location or nature, could result in the conversion of forest land to non-forest use.

EIR No. 371: c) The proposed Specific Plan No. 284 involves the conversion of Farmland to non-agricultural use however, as mentioned within Section 4, the long-term economic feasibility of dry farming on-site is poor. The prior EIR did not identify any forest land that would be converted to non-forest use.

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

Addendum: c) No New Impact: The proposed Project does not involve other changes in the existing environment which, due to their location or nature, could result in the conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Sources: County of Riverside Climate Action Plan (CAP), 2015; South Coast Air Quality Management District (SCAQMD); 2016 Air Quality Management Plan and CalEEMod v2016.3.1 (Model ran 11/01/2018); Quinta Do Lago Specific Plan EIR No. 371, 1993

Regulatory Setting

The Project Site is located in the South Coast Air Basin ("SCAB"), within the jurisdiction of SCAQMD. The SCAB incorporates an area of approximately 6,800 square miles with a population of approximately 16 million people in 2015. The SCAB is compiled from jurisdictions including Orange County and the non-desert portions of Los Angeles, Riverside and San Bernardino Counties. In 1959, California enacted legislation requiring the state Department of Public Health to establish the California Ambient Air Quality Standards (CAAQS), in order to protect sensitive groups from poor air quality. An air quality standard defines the maximum amount of pollutant averaged over a specified period of time that can be present in the atmosphere without presenting harmful effects to individuals and the environment. In 1971, the U.S. EPA set National Air Quality Standards (NAAQS) for six principal pollutants, which are called "criteria pollutants," including Ozone (O3), Particulate Matter (PM) (including both PM10 and PM2.5), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), and lead (Pb). The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause regional and/or localized exceedances of the federal and/or state ambient air quality standards, such as the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS). Currently, the SCAB is in nonattainment for Ozone (O3) and Fine Particulate Matter 2.5 micrometers or less in diameter (PM2.5) under state and federal air quality

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

standards, and Inhalable Particulate Matter 10 micrometers or less in diameter (PM10) under state air quality standards. The federal Clean Air Act (CAA) requires areas that are not attaining the NAAQS to develop and implement an emission reduction strategy that will bring the area into attainment in a timely manner. The SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the state and federal ambient air quality standards. The most recent AQMP for the SCAB was published in 2016. The SCAQMD has developed regional and localized significance thresholds (LST) for criteria pollutants, which indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered having an individually and cumulatively significant air quality impact. Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. SCAQMD operates 37 permanent monitoring stations and 5 single-pollutant source impact Lead (Pb) air monitoring sites in the SCAB and a portion of the Salton Sea Air Basin in Coachella Valley. Relative to the Project site, the nearest long-term monitoring site for criteria pollutants is the South Coast Air Quality Management District (SCAQMD) Temecula Valley Monitoring Station, located approximately 2.0 miles southeast of the Project site.

Methodology

The California Emissions Estimator Model (CalEEMod) v2016.3.1 was used to quantify emissions during Project construction and operations (*model ran on 11-01-2018*). The model accounted for up to approximately 132,568 square feet (s.f.) of retail and service commercial buildings, along with associated landscaping, infrastructure, ingress/egress, and water quality features. The proposed development will grade and construct approximately 19.61 net acres. Construction is expected to commence in March 2019 and will last through November 2020; operations will begin once construction has been completed. The duration of construction activity was estimated based on CalEEMod model defaults.

Regional Impacts

Construction

Construction activities associated with the proposed Project will result in limited emission of Reactive Organic Gases (ROGs), Nitrogen Oxide (NOx), (Carbon Monoxide) CO, Sulfur Oxides (SOx), and Particulate Matter (PM10, and PM2.5) (See Table 1 for Project Construction Timeline). Based on the results of the CalEEMod as seen on Table 1-2: Project Construction Emissions, emissions resulting from the Project construction would not exceed numerical thresholds established by the SCAQMD. Therefore, no mitigation is required during this development phase.

Operations

Operational emissions associate with the proposed Project would be expected from the following primary sources—area source emissions, energy source emissions, and mobile source emissions. Under the assumed scenarios established in the report, emissions resulting from the Project operations would not exceed the numerical thresholds established by the SCAQMD for any criteria pollutant. Therefore, a less than significant impact would occur, and no mitigation is required. (See Table 1-3 Project Operation Emissions)

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

Table 1-1: PROJECT CONSTRUCTION TIMELINE			
Phase Name	Start Date	End Date	Days
Site Preparation	03/01/2019	3/14/2019	10
Grading	03/15/2019	05/02/2019	35
Building Construction	05/03/2019	10/01/2020	370
Paving	10/02/2020	10/29/2020	20
Architectural Coating	10/30/2020	11/26/2020	20

Table 1-2: PROJECT CONSTRUCTION EMISSIONS (Unmitigated)			
Pollutant	Daily Maximum Emissions (lbs./day)	South Coast Air Quality Management District Maximum Daily Threshold¹ (lbs./day)	Exceeds SCAQMD Threshold?
Reactive Organic Gas (ROG)	73.26	75	NO
Oxides of Nitrogen (NO _x)	54.59	100	NO
Carbon Monoxide (CO)	38.26	550	NO
Sulfur Dioxide (SO ₂)	0.11	150	NO
Particulate Matter (PM ₁₀)	20.66	150	NO
Particulate Matter (PM _{2.5})	12.18	55	NO

Source: CalEEMod v2016.3.1. Based on highest winter or summer emissions.

Table 1-3: PROJECT OPERATION EMISSIONS (Unmitigated)			
Pollutant	Daily Maximum Emissions (lbs./day)	South Coast Air Quality Management District Maximum Daily	Exceeds SCAQMD Threshold?

¹ SCAQMD Air Quality Significance Thresholds <<http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>>

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

		Threshold ² (lbs./day)	
Reactive Organic Gas (ROG)	21.34	75	NO
Oxides of Nitrogen (NO _x)	86.16	100	NO
Carbon Monoxide (CO)	197.17	550	NO
Sulfur Dioxide (SO ₂)	0.68	150	NO
Particulate Matter (PM ₁₀)	53.00	150	NO
Particulate Matter (PM _{2.5})	14.55	55	NO
Source: CalEEMod v2016.3.1. Note: Based on highest winter or summer emissions.			

Stationary Sources

Since the proposed development includes fuel dispensing onsite, it is considered a stationary point-source emitter and must coordinate with the SCAQMD to obtain regulatory permits and comply with Rule 461 – Gasoline Dispensing Requirements. In order to mitigate for the emissions associated with gasoline dispensing onsite, the Project shall comply with SCAQMD Rule 461 and must implement the following measures:

1. Gasoline Transfer Into Stationary Storage Tanks and Mobile Fuelers (Phase I) - Underground storage tanks are equipped with a "CARB certified" enhanced vapor recovery system having a minimum volumetric efficiency of 98% and an emission factor not exceeding 0.15 pounds per 1,000 gallons. The vapor recovery system shall be maintained and operated according to the manufacturer's specifications and the applicable CARB Executive Orders.
2. Utilize Phase II Enhanced Vapor Recovery (EVR) System - All retail and non-retail gasoline dispensing facilities (GDFs) with underground storage tanks be equipped with Phase II vapor recovery systems that have been certified as compatible for fueling vehicles equipped with Onboard Refueling Vapor Recovery (ORVR) systems. This measure is designed to further reduce emissions of gasoline vapors which contain toxic compounds, and which contribute to the formation of atmospheric ozone (Smog).
3. Install Low Permeation Hoses - Owners/Operators of a Gasoline Dispensing Facility using Assist Phase II EVR Systems are required to upgrade all hoses at the facility to low permeation hoses by September 24, 2018.
4. Testing, Reporting, and Recordkeeping Requirements - Within 10 calendar days after initial operation of dispensing fuel into a mobile fueler or a vehicle fuel tank, the owner/operator of a new or altered gasoline transfer and dispensing facility shall conduct and successfully pass the performance tests in accordance with the test methods specified in subdivision (f), and any additional tests required by the applicable CARB Executive Orders including the corresponding CARB approved Installation, Operation and Maintenance Manual and District Permits, to verify the proper installation and operation of Phase I and Phase II vapor recovery systems.

Localized Significance Threshold (LST) Analysis

² Ibid.

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

The localized significance threshold (LST) analysis was conducted for the project using SCAQMD's methodology published in "Localized Significance Threshold Methodology for CEQA Evaluations (2003). The SCAQMD developed LSTs for emissions of NO2, CO, PM10, and PM2.5 generated at the project site (offsite mobile-source emissions should not be included in the LST analysis). LSTs represent the maximum emissions at a project site that are not expected to cause or contribute to an exceedance of the most stringent federal or state Ambient Air Quality Standard (AAQS). LSTs are based on the ambient concentrations of that pollutant within the project source receptor Area (SRA) and the distance to the nearest sensitive receptor. For this project, the closest monitoring site is the Temecula Valley SRA (Area 26), located 2 miles southeast of the Project site. The maximum daily disturbed acreage for use in determining the applicability of the SCAQMD's LST look up tables is up to 5 acres. However, it can be used as screening criteria for larger projects to determine whether or not dispersion modeling may be required.

The nearest sensitive receptors to the project site are the existing residences directly adjacent to the west (<25 meters from the property line). LST methodology explicitly states that "it is possible that a project may have receptors closer than 25 meters. Projects with boundaries closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters. As such, LSTs for receptors located at 25 meters/82 feet were utilized in this analysis. Using the LST thresholds for receptors at 25 meters from a 5-acre site for this project within SRA 26 would result in a conservative analysis because project operational emissions would be emitted over an area much larger than a 5-acre site. Furthermore, the Project will implement SCAQMD Rule 403 (fugitive dust suppression measures) and SCAQMD Rule 402 (Nuisance) in order to reduce air quality impacts during construction and operations.

Construction LST

The construction LSTs are based on guidance provided by SCAQMD for the CalEEMod program, which is based on construction equipment house and maximum daily soil disturbance activity possible for each piece of equipment. Based on the CalEEMod results, the French Valley Marketplace project would actively disturb 3.5 acres per day during site preparation and 4.0 acres per day during grading. **Table 1-4** shows the maximum daily disturbed acreage during construction based on the proposed equipment type.

Table 1-4: Maximum Daily Disturbed Acreage				
Construction Phase	Equipment Type	Equipment Quantity	Acres Graded per 8-Hour Day	Acres Graded
Site Preparation	Rubber Tired Dozers	3	0.5	1.5
	Tractors/Loaders/Backhoes	4	0.5	2
Total Acres Graded During Site Preparation				3.5
Construction Phase	Equipment Type	Equipment Quantity	Acres Graded per 8-Hour Day	Acres Graded
Grading	Rubber Tired Dozers	1	0.5	0.5
	Crawler Tractors	2	0.5	1
	Graders	1	0.5	0.5
	Scrapers	2	1	2
Total Acres Graded Per Day During Grading				4

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

Project emissions during site preparation and grading are compared to the calculated LSTs based on the closest sensitive land uses and are shown in **Table 1-5** and **Table 1-6** below.

Table 1-5: Onsite Site Preparation Emissions				
Criteria Pollutant	Emissions (lbs./day)			
	NOx	CO	PM10	PM2.5
Maximum Daily Emissions	46	22	9	6
SCAQMD Localized Threshold	298	1,522	10	6
Exceed Threshold?	NO	NO	NO	NO

Table 1-6: Onsite Grading Emissions				
Criteria Pollutant	Emissions (lbs./day)			
	NOx	CO	PM10	PM2.5
Maximum Daily Emissions	55	33	6	4
SCAQMD Localized Threshold	323	1,672	11	7
Exceed Threshold?	NO	NO	NO	NO

Operational LST

Table 1-7 shows the calculated emissions for the proposed operational activities compared with the appropriate LSTs. The LST analysis should only include onsite sources; however, the CalEEmod model outputs do not separate onsite and offsite emissions for mobile sources. For a worst-case scenario assessment, the emissions shown in **Table 1-7** include all onsite project-related stationary sources and 5 percent of the project-related new mobile sources, which is an estimate of the amount of project-related new vehicle traffic that will occur on site. Considering the total trip length included in the CalEEmod model, the five (5) percent assumption is conservative. **Table 1-7** shows that the operational emissions rates would not exceed the LSTs at 25 meters; therefore, dispersion modeling is not required. The proposed project operations would not result in a locally significant air quality impact.

Table 1-7: Onsite Operational Emissions				
Criteria Pollutant	Emissions (lbs./day)			
	NOx	CO	PM10	PM2.5
Maximum Daily Emissions	4	9	3	1
SCAQMD Localized Threshold	371	1,965	13	8
Exceed Threshold?	NO	NO	NO	NO

CO "Hot Spot" Analysis

An adverse Carbon Monoxide (CO) concentration, known as a "hot spot", would occur if an exceedance of the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm were to occur. CO "Hot Spot" thresholds ensure that emissions of CO associated with traffic impacts from a project in combination with CO emissions from existing and forecasted regional traffic do not exceed state or federal standards for CO at any traffic intersection impacted by the project. Historical air quality data from the nearest SCAQMD monitoring site for Carbon Monoxide (Lake Elsinore) show that CO levels within the general vicinity of the Project area do not exceed either state or federal ambient air quality standards. Localized high levels of CO are associated with traffic congestion and idling or slow-moving vehicles. To provide a worst-case scenario, CO concentrations are estimated at project-impacted intersections, where the concentrations would be the greatest. The study intersection with the worst LOS is Highway 79/Winchester Road/Max Gillis Boulevard/Thompson Road for both AM and PM peak

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

hours. The 2003 AQMP estimated that if the daily traffic did not exceed 400,000 vehicles per day at the Project's busiest intersection, then the project would not exceed both state thresholds for CO. According to the Traffic Impact Study prepared by Transpogroup (dated November 2018), the above study intersection would not exceed the daily traffic threshold that would trigger a CO hot spot. Furthermore, as shown in Table 5 of the Traffic Study, the total net new trips for full build-out of the proposed development is estimated to be 11,404 daily trips with 643 occurring during the weekday AM peak hour and 887 during the PM peak hour. The proposed Project considered herein would not produce the volume of traffic required to generate a CO "hot spot." Localized air quality impacts related to mobile-source emissions would therefore be less than significant.

Findings of Fact:

EIR No. 371: a) The Project is located within the South Coast Air Basin (SCAB), under the jurisdiction of the South Coast Air Quality Management District. The cumulative emissions due to vehicle generation and natural gas and electrical demand all exceed the SCAQMD threshold of significance as determined in the prior EIR. The mitigation measures recommended for the Quinta Do Lago Specific Plan should be applied by the County of Riverside to all future development in the area. The project would conflict with the applicable air quality plan.

Addendum: a) Less than Significant New Impact: The Project is located within the South Coast Air Basin (SCAB), under the jurisdiction of the South Coast Air Quality Management District, for which the 2016 Air Quality Management Plan (AQMP) has been prepared. The Project is consistent with the Specific Plan zoning designation established by the County of Riverside General Plan, which was updated and adopted by the Board of Supervisors in December of 2015. AQMP growth assumptions must be analyzed for new or amended General Plan elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and offshore drilling facilities. The most recent general plan update (GPA No. 960) is consistent with the growth forecast issued by SCAG, and is consistent with the AQMP.³ Further, it includes a number of new policies and programs related to greenhouse gas reductions that would also improve air quality for a variety of criteria pollutants addressed in AQMPs. Notwithstanding, as previously evaluated, the Project would not exceed any of the applicable regional emissions thresholds. On the basis of the preceding discussion, the Project will not conflict or obstruct implementation of the AQMP. Less than significant new impact is expected.

EIR No. 371: b) The Project is located within the South Coast Air Basin (SCAB), under the jurisdiction of the South Coast Air Quality Management District. The cumulative emissions due to vehicle generation and natural gas and electrical demand all exceed the SCAQMD threshold of significance. The mitigation measures recommended for the Quinta Do Lago Specific Plan should be applied by the County of Riverside to all future development in the area.

Addendum: b) Less than Significant New Impact with Mitigation: Results of the CalEEMod indicate that the Project does not exceed SCAQMD regional thresholds for criteria pollutants during construction or operations, for which the SCAB is in nonattainment for Ozone and PM_{2.5} per the Federal and State Air Quality Standards, and PM₁₀ under State Air Quality Standard. Nonetheless, the Project will implement measures set in SCAQMD's Rule 403 (Fugitive Dust Control), which requires the implementation of best available dust control measures (BACM) during construction for the purpose of reducing and mitigating fugitive dust emissions. Compliance with this rule is achieved through application of standard Best Management Practices, such as application of water or chemical stabilizers

³ Riverside County General Plan 2015. (online) http://planning.rctlma.org/Portals/0/genplan/general_plan_2014/Environmental_Impact_Report/04-06_AirQuality_2014-04-15.pdf (accessed August 28, 2018)

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

to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.

EIR No. 371: c) The South Coast Air Basin, including Riverside County, is in a severe nonattainment area for several criteria pollutants. Projects which exceed the daily threshold criteria do have a measurable effect on criteria pollutant levels even if they represent less than two percent of the regional emissions totals. Mitigation measures are required to reduce construction and operation related air quality impacts as these impacts would be significant according to EIR No. 371.

Addendum: c) Less than Significant New Impact with Mitigation: Based on the results from CalEEMod, regional emissions resulting from construction and operation of the Project would not exceed numerical thresholds established by the SCAQMD. Individual projects that do not generate construction and operation emissions that exceed SCAQMD's recommended regional daily thresholds for project specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which the basin is in nonattainment, and therefore, would not be considered to have a significant, adverse air quality impact.

EIR No. 371: d) Impacts to surrounding sensitive receptors was not quantified in relation to Air Quality in EIR No. 371.

Addendum: d) Less than Significant New Impact with Mitigation: According to AQMD, a sensitive receptor "is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant." Receptor locations typically include schools, long-term health care facilities, rehabilitation centers, convalescent centers, hospitals, retirement homes, and residences. Sensitive receptors include existing residential tract homes directly adjacent to the east and south of the Project site. As discussed above, the Project will incorporate mitigation measures set forth by SCAQMD's Rule 403 to control emissions of dust during site preparation and grading and reduce exposure to nearby sensitive receptors.

EIR No. 371: e) The Quinta Do Lago site is affected by the Interim Airport-Influenced Area, both as shown in the Riverside County Comprehensive General Plan and as expended by the January 1, 1990 legislation. As a result, the project was reviewed and approved with conditions and findings by the Airport Land Use Commission (ALUC) on August 15, 1991. Mitigation measures related to airport impacts shall be implemented through approval and implementation of project plans with Riverside County Planning Department.

Addendum: e) Less than Significant New Impact: The Project site is located northerly of the French Valley Airport, a public-use airport owned and operated by the County of Riverside. The Project proposes a mixed-use development of up 132,568 s.f., consisting of commercial retail. Since the Project is located within proximity of an airport, it is subject to review by the Riverside County Airport Land Use Commission (ALUC). The Site is located in Zone D and Zone C, as designated by ALUC, and allows for the development of commercial and light industrial uses. Furthermore, according to AQMD's definition of a sensitive receptor as previously stated, the Project will not involve the construction of sensitive receptor locations, such as schools, hospitals, or residences, etc. Thus, a less than significant new impact is expected.

EIR No. 371: f) Land uses typically associated with emitting objectionable odors were not discussed in EIR No. 371.

Addendum: f) Less than Significant New Impact: The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural

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

coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no additional mitigation is required.

Mitigation Measures During Project Construction (SCAQMD Rule 403):

AQ Mitigation Measure #1 (AQ-1): Apply water every three (3) hours to disturbed areas within a construction site.

AQ Mitigation Measure #2 (AQ-2): Require minimum soil moisture of 12% for earthmoving by use of a moveable sprinkler system or a water truck. Moisture content can be verified by a lab sample or moisture probe.

AQ Mitigation Measure #3 (AQ-3): Limit on-site vehicle speeds (on unpaved roads) to 15 miles per hour (15 mph) by radar enforcement.

AQ Mitigation Measure #4 (AQ-4): Replace ground cover in disturbed areas as quickly as possible.

AQ Mitigation Measure #5 (AQ-5): All trucks hauling dirt, sand, soil, or other loose materials are to be tarped with a fabric cover and maintain a freeboard height of 12 inches.

AQ Mitigation Measure #6 (AQ-6): Water storage pile by hand at a rate of 1.4 gallons/hour-yard squared.

Monitoring: Monitoring will be conducted by the South Coast Air Quality Management District (SCAQMD), the Riverside County Sheriff's Office, and Riverside County Code Enforcement Department.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS Database; WRCMSHCP; On-site Inspection; Thompson Ave MSHCP Compliance, dated February 8, 2019; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: a-g) The prior EIR stated that no sensitive plant species were noted on-site, while four sensitive vertebrates were observed. They include the Ferruginous Hawk, the Prairie Falcon, the Southern Bald Eagle, and the Golden Eagle. Several additional sensitive wildlife species were known to occur in the region and were sought but not observed during field surveys. They include the California Gnatcatcher, the Mountain Plover, and the Stephen's Kangaroo rat, which is a federally listed endangered species. Conversion of 2.4 acres of wetland/willow riparian woodland habitat is also considered to be a significant adverse biological impact due to the limited nature of wetland habitat in Southern California and the policy of the California Department of Fish and Game and the U.S. Army Corps of Engineers to require replacement of wetland habitat lost so that no net loss of wetlands habitat occurs. Mitigation measures related to vegetation and wildlife will be implemented through grading plan and tract map approval by the County of Riverside Department of Building and Safety as well as involved State and Federal Agencies.

Addendum: a) Less than Significant New Impact with Mitigation: The Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The Project is located within the Western County Multi-Species Habitat Conservation Plan. The majority of the Project is also located in the southwestern portion of Criteria Cell 5575. The Project completed the HANS process and was not identified for long-term conservation. The southwestern portion was located outside of the targeted ARL in the northwestern portion of the Criteria Cell. Five potential Riparian/Riverine features totaling approximately 0.20 acre (923.91 linear feet), and four ephemeral pools totaling 0.85 acre supporting potentially suitable habitat for fairy shrimp were present on the Project. Protocol fairy shrimp surveys and reporting were completed with negative results for both the wet and dry season (Appendix G and H). The Project supported low habitat suitability for all targeted NEPS and CAPS but many-stemmed dudleya. According to reference site visits, all species had germinated over the two blooming seasons. Focused surveys conducted in April, May, and June of 2017 and 2018 on the Project were negative for NEPS and CAPS.

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

Addendum: b) Less than Significant New Impact with Mitigation: The Project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species. Focused surveys were conducted for potentially listed species and no suitable habitat was identified. The Project supported 21.16 gross acres of suitable BUOW habitat. An additional 16.96 acres (38.73 acres total) of suitable BUOW habitat was present within 150 meters of the Project. Habitat to the west consisted of an agricultural field. Habitat to the southwest was a rough-graded lot; however, this area was not surveyed due to the presence of a large exclusionary fence restricting visibility. Habitat to the south was non-native grassland routinely maintained for weed abatement purposes. Numerous California ground squirrel burrows were detected on the Project during the focused burrow survey; however, no burrowing owl (BUOW) sign was observed. Burrows were most abundant in the berm associated with the old barbed-wire fence-line located in the southern portion of the Project.

Addendum: c) Less than Significant New Impact: The Project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or United States Wildlife Service (USFWS). The MSHCP Compliance report prepared, referenced herein, identified several potentially listed species in which special status surveys were conducted. No new impacts to habitat, or modifications to such suitable habitat would occur with the Project's implementation. The focused surveys prepared did not find evidence of special status species within the habitat identified on-site. Furthermore, the Project completed the HANS process and was not identified for long-term conservation.

Addendum: d) Less than Significant New Impact: A persistently flowing watercourse is not present on the Project site; therefore, the Project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors or impede the use of native wildlife nursery sites.

Addendum: e) Less than Significant New Impact: The Project site is encumbered by an ephemeral drainage, located at the northeasterly portion of the site boundary, which flows intermittently in a southwesterly direction. The drainage feature contains approximately 0.14 acres of willow scrub which will be removed under grading operations, in accordance with CDFW compliance permits. As such, the Project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game (CDFW) or the U. S. Fish and Wildlife Service (USFWS).

Addendum: f) Less than Significant New Impact: As stated in the sub-section above, the Project site is encumbered by an ephemeral drainage, located at the northeasterly portion of the site boundary, which flows intermittently in a southwesterly direction. The drainage feature contains approximately 0.16 acres of willow scrub which will be removed under grading operations. As such, the Project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act.

Addendum: g) Less than Significant New Impact: The Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation:

BIO Mitigation Measure #1 (BIO-1): A 30-day pre-construction survey, for Burrowing Owls (BUOW), is required by the WRCMSHCP prior to any construction related ground disturbance activities.

BIO Mitigation Measure #1a (BIO-1a): If construction activities occur during the BUOW breeding season (i.e., March 1 to August 31), a 30-day pre-construction survey must be performed. If occupied BUOW burrows are observed, a buffer of no less than 500-feet shall be established. The buffer shall

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

not be removed until it is determined by a qualified BUOW biologist that the young are no longer dependent on the natal burrows. If BUOW still occupy the site, then a BUOW Exclusion Plan must be prepared and approved by CDFW. No BUOW will be excluded from burrows (actively or passively) without the approval of the CDFW.

BIO Mitigation Measure #1b (BIO-1b): If construction activities occur during the BUOW non-breeding season (i.e., September 1 to February 28 [29]), a 30-day preconstruction survey will be performed to ensure that BUOW are not occupying the project site.

BIO Mitigation Measure #2 (BIO-2): If construction activities occur during the bird nesting season (typically March 15 to August 31), a pre-construction nesting bird survey shall be performed within three days of ground disturbance to avoid direct and indirect impacts to nesting birds, and thus ensure compliance with the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code. If nesting birds are detected, a qualified biologist shall establish a no disturbance buffer, no less than 100-feet or at the discretion of a qualified avian biologist, until all young have fledged the nest or is no longer dependent on the natal nest, or the qualified avian biologist deems it appropriate to remove the buffer.

Monitoring: Mitigation Measures will be monitored and implemented by the Environmental Planning Department (EPD) and Regional Conservation Authority (RCA).

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection; Project Application Materials; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: a-b) Historically significant sites or proximity to such a historically important or significant site was not addressed in EIR No. 371. Archaeological and paleontological resources are discussed below.

Addendum: a-b) Less than Significant New Impact: The proposed Project is not located on a historically significant site or within the vicinity of such a historically important or significant site. Although historic sites exist within the general vicinity of the Project site, no adverse or substantial change to a historical resource will occur as either a direct or indirect result of the Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring in relation to historic resources is necessary

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact: The Project is located in the unincorporated community of French Valley, located within the Pechanga Band of Luiseno Mission Indians Tribal area. The Project is subject to the requirements of AB 52, in which consultation letters were transmitted upon the Project submittal to the County of Riverside. Consultation was not requested on this in-fill site and conditions from the EIR associated with the Quinta Do Lago Specific Plan were determined by staff to remain adequate in addressing the potential impacts to cultural resources.

EIR No. 371: a-c) An archaeological records search conducted at the Eastern California Information Center (EIC), University of California - Riverside (UCR), indicated that the majority of the site had been previously surveyed. The records search indicated that four archaeological sites exist on the proposed project site and one exists off-site, but the subsurface deposits are anticipated to extend onto the Quinta Do Lago site.

Addendum: a-c) Less than Significant New Impact with Mitigation: The Project is not located within the vicinity of a significant archeological resources. As an in-fill site, the Project is within an area of sensitive cultural resources and will implement mitigation measures set forth in the incorporated EIR. Based upon Cultural Resources provided within the Quinta Do Lago EIR, the Project is not located near or within the vicinity of any known areas containing human remains, including those interred outside of formal cemeteries. Although the Project is located within an area of Cultural Sensitivity, there are no formal cemeteries or identified human remains within the general vicinity of the Project site.

EIR No. 371: d) Religious and/or Sacred sites were not discussed as a part of EIR No. 371.

Addendum: d) Less than Significant New Impact: The Project is not located within the boundary of any existing religious or sacred uses. The Project is located within the general vicinity of sensitive cultural resources, as reflected within the Quinta Do Lago EIR and will implement the mitigation measures set forth therein.

Mitigation:

Archeological Mitigation Measure #1 (ARCH-1): If inadvertent discoveries, of subsurface archaeological/cultural resources are discovered during grading, the Developer, a qualified archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. The Project archaeologist shall be responsible for determining the significance of the cultural resource and mitigation for such resources. The archeologist shall make the determination, based on the provisions of the California Environmental Quality Act (CEQA), with respect to archaeological resources and shall consider the religious beliefs, customs, and practices of the Tribe(s).

Archeological Mitigation Measure #2 (ARCH-2): If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to the origin of human remains encountered. Furthermore, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) must be contacted within 24 hours. The NAHC must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) must

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

then make recommendations within 48 hours and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.

Monitoring: Mitigation Measures will be monitored by the Planning Department – Archeological Division.

GEOLOGY AND SOILS Would the project

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

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

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database, Geologist Comments, County Geologic Report (GEO) No. 02576, Updated Geotechnical Investigation, MTGL, Inc. April 7, 2017; Quinta Do Lago Specific Plan No. 371, 1993

Findings of Fact:

EIR No. 371: a-b) The project site lies within a region of generally high seismic activity, as does all of Southern California. During its design life, the Project site is expected to experience ground motion from earthquakes on regional and/or local faults. There are, however, no known active faults on, or immediately adjacent to the Project site.

Addendum: a) Less than Significant New Impact: No active or potentially active faults within the potential for surface fault rupture are known to pass directly beneath the site MTGL, Inc. (GEO 2576). The Project will not expose people or structure to potential substantial adverse effects, including the risk of loss, injury, or death.

EIR No. 371: b) The prior EIR stated that the site was not located within any fault hazard zones as designated by the Alquist-Priolo Special Studies Zone Act of 1972.

Addendum: b) Less than Significant New Impact: The nearest active fault to the site is the Elsinore Fault Zone, located approximately 3.8 miles southwest of the site. The maximum earthquake on this fault is estimated to be 6.8 M. Based on site mapping, literature research and aerial photo review, the consultant concluded that the potential for surface fault rupture on this site is considered unlikely (GEO No. 2576).

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

11. Liquefaction Potential Zone

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

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

Source: Riverside County General Plan Figure S-3 “Generalized Liquefaction”; County Geologic Report (GEO) No. 2047; Updated Geotechnical Investigation No. 2576; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: a) According to the prior EIR, based on the nature of the bedrock on-site and available data relating to groundwater levels for the area, the Project site is considered to have a low to moderate potential for liquefaction.

Addendum: a) Less than Significant New Impact: The Project site is located within an area with low liquefaction potential. According to GEO No. 2576, the potential for liquefaction to affect this site is considered very low to remote due to the depth to groundwater, the dense nature and grain-size distribution of the deeper onsite soils and the underlying granitic rock. The updated geotechnical report prepared by MTGL, Inc. on April 17, 2017 concluded that based on the lack of shallow groundwater, the dense consistency of the soils, and granitic bedrock underlying the site, the potential for liquefaction and associated ground deformations beneath the site is nil. Therefore, there is low potential for seismic-related ground failure, including liquefaction.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map”; Figures S-13 through S-21 (showing General Ground Shaking Risk); County Geologic Report (GEO) No. 2576; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: a) The site lies within Groundshaking Zone II per the Seismic-Geologic Map. The Specific Plan proposes Essential, and Normal-Low risk land uses which are generally suitable for location in Groundshaking Zone II as stated in the prior EIR.

Addendum: a) Less than Significant New Impact: According to GEO No. 2576, although there is low potential for this site to be affected by surface fault rupture, it lies within a seismically active area of southern California and should be expected to experience strong seismic shaking during the lifetime of the Project. The updated geotechnical report confirms that it is unlikely that this site will be affected by a rupture of a known earthquake fault. California Building Code (CBC) requirements pertaining to development will mitigate the potential new impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

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

13. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection; Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"; County Geologic Report (GEO) No. 2576; MTGL, Inc. April 17, 2017; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: a) On-site slopes generally vary from less than 5:1 (horizontal: vertical) to nearly level, except for a small granitic outcropping located in the extreme southern portion of the site and areas in the vicinity of the French Valley Stream in the northern portion of the site. No inherent stability problems are anticipated according to the prior EIR.

Addendum: a) Less than Significant New Impact: There are no steep slopes on or adjacent to the site. According to the updated geotechnical report, landslides are not a design consideration for the site (MTGL, Inc.).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: On-site Inspection; Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"; County Geologic Report (GEO) No. 2576, MTGL, Inc. April 17, 2017; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: a) The proposed Quinta Do Lago Specific Plan is considered feasible from a geologic and geotechnical engineering standpoint. The majority of the on-site soil possess either no or very low potential for expansion according to the prior EIR.

Addendum: a) Less than Significant New Impact: The Project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential new impact to less than significant. CBC requirements are not considered unique mitigation and therefore are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

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

Source: On-site Inspection; Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"; County Geologic Report (GEO) No. 2576, MTGL, Inc. April 17, 2017; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: a) Portions of the site lie within the inundation area of Lake Skinner Dam. The seismic stability evaluation of the dam, dikes, and headworks embankments performed in 1978 by Harding Lawson Associates concluded that they will perform satisfactorily during a maximum credible earthquake. The California State Department of Water Resources Offices of Emergency Services indicates that the floodway as a result of a catastrophic dam failure would reach the Project site within approximately 15 minutes. No other geologic hazards were identified in EIR No. 371.

Addendum: a) Less than Significant New Impact: Skinner Reservoir is the nearest lake to the Project site and is located approximately 3.5 miles east. The site is not located within the flood plain of the reservoir; therefore, a seiche emanating from the reservoir is unlikely (County Geological Report No. 2576). The site does not include steep slopes which could generate a mudflow. There are no volcanoes in the proposed Project site vicinity. Therefore, new impacts associated with a seiche, mudflow, or volcano are not anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection; Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"; County Geologic Report (GEO) No. 2576, MTGL, Inc. April 17, 2017; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: a-c) On-site slopes generally vary from less than 5:1 (horizontal: vertical) to nearly level, except for a small granitic outcropping located in the extreme southern portion of the site and areas in the vicinity of the French Valley Stream in the northern portion of the site. No inherent stability problems are anticipated according to the prior EIR.

Addendum: a) Less than Significant New Impact: The topography of the Project site is gently undulating with existing elevations ranging from 1,364 feet above mean sea level in the northern portions of the site to 1,361 feet along the southern boundary to approximately 1,359 feet in the southeastern corner of the site. The elevation of the Project site will not be significantly modified as a result of the Project. Minor surface grading and leveling will be required. No cut or fill slopes greater than 2:1 or higher than 10 feet will be created. Compliance with the Riverside County Building and Safety Ordinance No. 457 will assure cut or fill slopes are manufactured appropriately. Prior to the issuance of grading permits the County of Riverside requires Building and Safety review of the grading plans to assure the grading plans

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

will not affect or negate subsurface sewage plans. Compliance with Ordinance No. 457 and the CBC will reduce potential new impacts due to changes in topography and cut and fill slopes. The new impact will be less than significant.

Addendum: b) Less than Significant New Impact: According to the updated Geotechnical Investigation No. 2576, based upon current site topography and surrounding grades, site grades are anticipated to be changed from 5 to 15-feet to provide level building pads for the proposed development. It is anticipated that grading will incorporate a bedrock cut slope up to approximately 15-feet in height descending to the site from the southern boundary. Fill slopes may also be created during grading and are anticipated to be 15 feet or less in height with a gradient of 2:1 or flatter. A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes greater than 2:1 or over 30 feet in vertical height. Based on cut and fill and overall Project design potential new impact will be less than significant.

Addendum: c) Less than Significant New Impact: Prior to the issuance of grading permits the County of Riverside requires Building and Safety review of the grading plans to assure the grading plans will not affect or negate subsurface sewage plans (Ord. 457). Any new impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection; Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"; County Geologic Report (GEO) No. 2576, MTGL, Inc. April 17, 2017; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: a-c) On-site slopes generally vary from less than 5:1 (horizontal: vertical) to nearly level, except for a small granitic outcropping located in the extreme southern portion of the site and areas in the vicinity of the French Valley Stream in the northern portion of the site. No inherent stability problems are anticipated according to the prior EIR.

Addendum: a) Less than Significant New Impact: Topsoil may be lost during grading activities; however, this potential loss is not anticipated to be in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the new impacts to below a level of significance.

Addendum: b) Less than Significant New Impact: According to the Updated Geotechnical Report No. 2576, site soils generally possess a medium expansion potential and are considered "expansive" as defined by 2016 California Building Code (CBC) Section 1803.5.3. Per the Updated Geotechnical Investigation No. 2576, site grading should include the placement of soils with an expansion index of

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

60 or less within the upper 4 feet of building pad areas. Soils with an expansion index greater than 60 should not be placed within 4 feet of the proposed foundations, flatwork or paving improvements. Additional testing for expansion potential should be performed during grading and once final grades are achieved. new impacts are expected to be less than significant.

Addendum: c) No New Impact: The proposed Project is located within the Eastern Municipal Water District (EMWD) sewer services area. Currently, there are no existing septic tanks or alternative waste water disposal systems on site. The proposed Project will connect with the EMWD sewer services and does not necessitate soils capable of adequately supporting septic tanks or alternative water disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologic Report (GEO) No. 2576, MTGL, Inc. April 17, 2017; Quinta Do Lago Specific Plan EIR No. 371 1993

Findings of Fact:

EIR No. 371: a-b) On-site slopes generally vary from less than 5:1 (horizontal: vertical) to nearly level, except for a small granitic outcropping located in the extreme southern portion of the site and areas in the vicinity of the French Valley Stream in the northern portion of the site. No inherent stability problems are anticipated according to the prior EIR.

Addendum: a) Less than Significant New Impact: Implementation of the proposed Project will involve grading and various construction activities in areas of relatively flat terrain, no river or stream channels, or lake beds are present on-site. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMP) required under the National Pollution Discharge Elimination System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the Project site and prevent deposition within receiving waters located downstream. Therefore, any new impact is considered less than significant.

Addendum: b) Less than Significant New Impact: The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. Off-site erosion will not be affected by the proposed Project due to the paved streets that surround the Project site. Therefore, new impacts from increases in water-induced erosion on- or off-site will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

19. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"; Ord. No. 460, Article XV & Ord. No. 484; County Geologic Report (GEO) No. 2576, MTGL, Inc. Report, dated April 17, 2017; Quinta Do Lago Specific Plan EIR No. 371 1993

Findings of Fact:

EIR No. 371: a) The prior EIR states that although the project site lies outside the Wind/Erosion or Blowsand Areas designated by the County of Riverside, construction activities such as site preparation and grading will generate fugitive dust. The Comprehensive General Plan indicates that when a Project area is subject to conditions which indicate wind erosion or blowsand may result from or during development, submission of a wind erosion control plan or request for a waiver is required with the development proposal prior to issuance of a grading permit.

Addendum: a) Less than Significant New Impact: The Project site lies within a moderate area of wind erosion. The Project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this Project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. As discussed in the Air Quality section of this report dust control measures are being implemented to reduce potential new impacts associated with wind erosion to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"; Quinta Do Lago Specific Plan EIR No. 371 1993

Findings of Fact: According to the Riverside County General Plan, the Project site is located within areas of low paleontological sensitivity. In accordance with OS 19.6, a paleontological resource impact mitigation program (PRIMP) shall be filed with the County Geologist prior to site grading. The PRIMP shall specify the steps to be taken to mitigate impacts to paleontological resources. Therefore, this Project will have less than significant impact with mitigation incorporated on potential paleontological resources, sites, or unique geologic features.

EIR No. 371: a) Although no paleontological resources were encountered on-site, the contents of the on-site soils possess potential fossil bearing qualities according to the prior EIR

Addendum: a) Less than Significant New Impact: No paleontological resource assessment was conducted for the proposed Project. According to Figure OS-8, the Project site is located within Low Paleontological (L) area, which suggests there is a low potential for unearthing paleontological resources. The developer shall retain a qualified paleontologist for consultation and comment of the

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

proposed grading with respect to potential new impacts to sub-surface cultural resources. Therefore, any new impact will be less than significant with mitigation incorporated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: County of Riverside General Plan; Updated 2015, County of Riverside Climate Action Plan (CAP), 2015; South Coast Air Quality Management District (SCAQMD); CalEEMod v2016.3.1 (Model ran 11/01/2018); California Air Resources Board (CARB) Scoping Plan.

Background on Climate Change

Global climate change refers to changes in average climatic conditions on earth as a whole, including temperature, wind patterns, precipitation and storms. Global warming, a related concept, is the observed increase in average temperature of the earth's surface and atmosphere. The six major greenhouse gases (GHGs) identified by the Kyoto Protocol are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), hydrofluorocarbons (HFCs), and perfluorocarbons (PFCs). GHGs absorb longwave radiant energy reflected by the earth, which warms the atmosphere. GHGs also radiate long wave radiation both upward to space and back down toward the surface of the earth. The downward part of this longwave radiation absorbed by the atmosphere is known as the "greenhouse effect." The potential effects of global climate change may include rising surface temperatures, loss in snow pack, sea level rise, more extreme heat days per year, and more drought years.

CO₂ is an odorless, colorless natural GHG. Natural sources include the following: decomposition of dead organic matter, respiration of bacteria, plants, animals, and fungus; evaporation from oceans; and volcanic outgassing. Anthropogenic (human caused) sources of CO₂ are from burning coal, oil, natural gas, wood, butane, propane, etc. CH₄ is a flammable gas and is the main component of natural gas. N₂O, also known as laughing gas, is a colorless GHG. Some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to the atmospheric load of GHGs. HFCs are synthetic man-made chemicals that are used as a substitute for chlorofluorocarbons (whose production was stopped as required by the Montreal Protocol) for automobile air conditioners and refrigerants. The two main sources of PFCs are primary aluminum production and semiconductor manufacture. SF₆ is an inorganic, odorless, colorless, nontoxic, nonflammable gas. SF₆ is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

Events and activities, such as the industrial revolution and the increased combustion of fossil fuels (e.g., gasoline, diesel, coal, etc.), have heavily contributed to the increase in atmospheric levels of GHGs. An air quality analysis of GHGs is a much different analysis than the analysis of criteria pollutants for the following reasons. For criteria pollutants significance thresholds are based on daily emissions because attainment or non-attainment is based on daily exceedances of applicable ambient air quality standards. Further, several ambient air quality standards are based on relatively short-term exposure effects on

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

human health, e.g., one-hour and eight-hour. Since the half-life of CO₂ in the atmosphere is approximately 100 years, for example, the effects of GHGs are longer-term, affecting global climate over a relatively long period. As a result, the SCAQMD's current position is to evaluate GHG effects over a longer timeframe than a single day.

According to available information, the statewide inventory of CO₂ equivalent emissions is as follows: 1990 GHG emissions were estimated to equal 427 million metric tons of CO₂ equivalent, and 2020 GHG emissions are projected to equal 600 million metric tons of CO₂ equivalent, under a business as usual scenario. Interpolating an inventory for the year 2011 results in an estimated inventory of approximately 121 million metric tons of CO₂ equivalent. Interpolating an inventory for the year 2012 results in an estimated inventory of approximately 127 million metric tons of CO₂ equivalent. These amounts assume that between 1990 and 2020 there is an average increase of 5.76 million tons per year of GHG.

Regulatory Setting

The Project is located in unincorporated Riverside County, within the South Coast Air Basin, under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Project would be required to comply with regulations imposed by the State of California and the South Coast Air Quality Management District aimed at the reduction of air pollutant emissions. Those that are directly and indirectly applicable to the Project and that would assist in the reduction of greenhouse gas emissions include:

- Global Warming Solutions Act of 2006 (AB32). AB 32 is applicable to the Project because, as a development Project, it will need to meet 2020 GHG reduction goals set forth in AB 32. AB 32 requires the California Air Resources Board (CARB) to develop regulations and market mechanisms to reduce California's greenhouse gas emissions to 1990 levels by the year of 2020. Many of the GHG reduction measures outlined in AB 32 (e.g., Low Carbon Fuel Standard, Advanced Clean Car standards, and Cap-and-Trade) have been adopted over the last five years and implementation activities are ongoing.
- Pavley Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles. AB 1493 (Pavley) establishes fuel efficiency rating for model year 2009-2016 passenger cars and light trucks. AB 1493 is applicable to the Project because model year 2009-2016 passenger cars and light duty truck vehicles traveling to and from the Project site are required by the State of California to implement GHG emission reduction standards related to fuel efficiency. The CARB anticipates that implementation of the Pavley regulations will reduce GHG emissions from California passenger vehicles by about 30 percent in 2016 compared to emissions that occurred prior to 2009 when AB 1492 was enacted.
- Title 24 California Code of Regulations (California Building Code). Establishes energy efficiency requirements for new construction. Title 24 energy standards address the energy efficiency of new (and altered) homes and commercial buildings. Because energy efficiency reduces energy costs, increases reliability and availability of electricity, improves building occupant comfort, and reduces impacts to the environment, standards are important and necessary for California's energy future. Therefore, the proposed Project is required to comply with Title 24 Code of Regulations and would therefore increase the Project's energy efficiency and reduce its environmental impact.
- Title 17 California Code of Regulations (Low Carbon Fuel Standard or LCFS). Requires carbon content of fuel sold in California to be 10% less by 2020. Because the LCFS applies to any transportation fuel that is sold, supplied, or offered for sale in California, and to any person who, as

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

a regulated party, is responsible for a transportation fuel in a calendar year, all vehicles accessing the site will be required to comply with LCFS. Implementation of such a standard will reduce greenhouse gas emissions by reducing the full fuel-cycle, carbon intensity of the transportation fuel pool used in California.

- California Water Conservation in Landscaping Act of 2006 (AB 1881). Requires local agencies to adopt the Department of Water Resources updated Water Efficient Landscape Ordinance or equivalent by January 1, 2010 to ensure efficient landscapes in new development and reduced water waste in existing landscapes. As a new development Project within the State of California, the Project is required to comply with the County of Riverside’s adopted water efficient landscape requirements and would therefore be consistent with the requirements of AB 1881 in order to help conserve California’s water resources and to promote efficient water use.
- Senate Bill 32 (SB 32). Requires the state to reduce statewide greenhouse gas emissions to 40% below 1990 levels by 2030, a reduction target that was first introduced in Executive Order B-30-15. The new legislation builds upon the AB 32 goal of 1990 levels by 2020 and provides an intermediate goal to achieving S-3-05, which sets a statewide greenhouse gas reduction target of 80% below 1990 levels by 2050.

Riverside County Climate Action Plan

On December 8, 2015, Riverside County adopted a Climate Action Plan (CAP) that outlines policies and goals that guide land use decisions in an effort to reduce the County’s Greenhouse Gas (GHG) emissions. The CAP coincides with Riverside County’s general plan update, which has set a goal to reduce emissions back to 1990 levels by the year 2020 per the state’s adopted AB 32 GHG reduction target. An essential part of the CAP is the GHG emissions inventory, which contains GHG emissions of community-wide and municipal sources based on the most recent data available for the year 2008. Sources of emissions include transportation, electricity and natural gas use, landscaping, water and wastewater pumping and treatment, and decomposition of solid waste. Riverside County’s 2008 inventory amounted to 7,012,938 Metric Tons of Carbon Dioxide Equivalent (MT CO₂e) community wide and 226,753 MT CO₂e from municipal operations. The County of Riverside plans to reduce GHG emissions by 5 MT CO₂e per capita per year to reach the total modified forecast of 359,358 MT CO₂e per year by 2035.

The County of Riverside has adopted a screening threshold of 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO₂e) per year on new development projects to determine level of significance with respect to greenhouse gas emissions. Projects that exceed this threshold will be required to use Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions.⁴ This approach is a widely acceptable screening threshold used by the County of Riverside and various other cities in the South Coast Air Basin, as provided by the CARB AB 32 Scoping Plan, where the South Coast Air Quality Management District is the lead agency.

Methodology

The California Emissions Estimator Model (CalEEMod) v2016.3.1 was used to quantify emissions during Project construction and operations (*model ran on 11-01-2018*). The model accounted for up to approximately 132,568 square feet (s.f.) of retail and service commercial buildings, along with associated landscaping, infrastructure, ingress/egress, and water quality features. The proposed

⁴ Riverside County Climate Action Plan – CEQA Thresholds and Screening Tables (Appendix F) Online. http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/climate_action_plan/Appendix%20F.pdf?ver=2016-04-01-101218-630 (Accessed August 28, 2018).

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

development will grade and construct approximately 19.61 net acres. Construction is expected to commence in March 2019 and will last through November 2020; operations will begin once construction has been completed. The duration of construction activity was estimated based on CalEEMod model defaults. Average daily trip rates have been updated to reflect the Project-specific traffic impact analysis prepared by Transpo Group dated November 2018.

Findings of Fact:

The annual GHG emissions associated with the construction and operation of the proposed Project are estimated to be 11,743.14 MTCO₂e as summarized in Table 2-1: Annual Project Emissions (Unmitigated). Construction activities are short term and cease to emit greenhouse gases upon completion, unlike operational emissions that are continuous year after year until operation of the use ceases. Because of this difference, SCAQMD recommends amortizing construction emissions over a 30-year operational lifetime. Direct and indirect operational emissions associated with the Project are compared with the SCAQMD threshold of significance for small land use projects, which is 3,000 MTCO₂e per year. As shown, the proposed Project would result in a significant impact with respect to GHG emissions. Mobile sources during Project operations account for the majority of Greenhouse Gas emissions resulting from the Project operations. Therefore, mitigation measures that reduce the amount of vehicle miles traveled (VMT) or encourage the use of cleaner fuel alternatives need to be implemented in order to reduce impacts to a less than significant level. Such mitigation measures are incorporated herein and incorporate the Riverside County Climate Action Plan (CAP).

TABLE 2-1: Annual Project GHG Emissions (Unmitigated)				
Emission Source	Emissions (metric tons per year)			
	CO₂	CH₄	N₂O	Total CO₂E
Annual construction-related emissions amortized over 30 years	33.12	4.00E-03	0.00	33.20
Area	2.35E-02	6.00E-05	0.00	2.51E-02
Energy	586.65	2.39E-02	5.17E-03	588.79
Mobile Source	10,960.53	5.80E-01	0.00	10,975.04
Waste	28.34	1.67	0.00	70.22
Water Usage	65.36	3.24E-01	8.11E-03	75.86
Total CO₂E (All Sources)	11,743.14			
SCAQMD Threshold	3,000			
Significant?	NO⁵			

EIR No. 371: a-b) Greenhouse Gas Emissions were not evaluated nor discussed in EIR No. 371 in 1993.

Addendum: a) Less than Significant New Impact with Mitigation: The proposed Project would generate GHG emissions from construction activities and operational activities, primarily from mobile sources. The analysis undertaken, utilizing the CalEEMod program, reveals that the proposed Project will generate approximately 11,743.14 MTCO₂e per year. The total increase of GHG emissions on-site from

⁵ Implementation of, and compliance with, the Riverside County Climate Action (CAP) – Implementation Measures and Screening Tables, exceeding the minimum threshold of 100 points, will reduce Greenhouse Gas Emissions to a less than significant level.

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

the Project would exceed SCAQMD's quantitative threshold of 3,000 MTCO₂e/year. The Project does not anticipate development or growth that will exceed the expectations of the County's General Plan Land Use Designation of Commercial Retail (CR). As such, the County prepared and adopted a Climate Action Plan (CAP) in December of 2015, which sets forth a series of implementation measures from screening tables developed and incorporated as part of the Climate Action Plan (CAP). These Implementation Measures (IMs) act as mitigation measures to further reduce the impacts of Greenhouse Gas Emissions. Given that impacts to Global Climate Change are by their definition cumulative in nature, the impacts from a single project do have only an incremental impact upon the effects of Global Climate Change. However, pursuant to Riverside County Climate Action Plan – Appendix F, a project that exceeds the threshold of 3,000 MTCO₂e per year will require the use of the Climate Action Plan (CAP) Screening Tables. As such, compliance with the Riverside County CAP will result in a less than significant new impact.

Addendum: b) Less than Significant New Impact with Mitigation: The Project will implement the following Implementation Measures, set forth in the Riverside County Climate Action Plan, which according to the Climate Action Plan will garner 100-points to reduce greenhouse emissions:

<u>Feature</u>	<u>Description</u>	<u>Assigned Point Value</u>
<u>E1.A.1</u>	Modestly Enhanced Insulation (walls R-13: roof/attic: R-38)	12
<u>E1.A.2</u>	Modestly Enhanced Window (0.4 U-Factor, 0.32 SHGC)	6
<u>E1.A.4</u>	Minimizing leaks in the building envelope is as important as the insulation properties of the building. Insulation does not work effectively if there is excess air leakage. Air barrier applied to exterior walls, caulking, and visual inspection such as the HERS Verified Quality Insulation Installation (QII or equivalent)	10
<u>E1.B.1</u>	Modest Duct insulation (R-6)	7
<u>W1.A.1</u>	Only California Native Plants that requires no irrigation or some supplemental irrigation	8
<u>W1.A.2</u>	Weather based irrigation control systems or moisture sensors (demonstrate 20% reduced water use)	3
<u>W2.A.1</u>	5% of the total project's water use comes from recycled/reclaimed water	5
<u>T6.A.1</u>	Provide pedestrian linkage between residential and commercial uses within 1 mile	3
<u>T1.A.1</u>	Encouraging telecommuting and alternative work schedules reduces the number of commute trips and therefore VMT traveled	5

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

	<p>by employees. Alternative work schedules could take the form of staggered starting times, flexible schedules, or compressed work weeks.</p> <p>Provide flexibility in scheduling such that at least 30% of employees participate in 9/80 work week, 4-day/40-hour work week, or telecommuting 1.5 days/week.</p>	
<u>T1.A.2</u>	<p>Car/vanpool program</p> <p>Car/vanpool program with preferred parking</p> <p>Car/vanpool with guaranteed ride home program</p> <p>Subsidized employee incentive car/vanpool program</p> <p>Combination of all the above</p>	6
<u>T1.A.3</u>	<p>Complete sidewalk to residential within ½ mile</p> <p>Complete bike path to residential within 3 miles</p> <p>Bike lockers and secure racks</p> <p>Showers and changing facilities</p> <p>Subsidized employee walk/bike program</p> <p>Note: combine all applicable points for total value</p>	3
<u>T1.A.5</u>	<p>Employer based Commute Trip Reduction (CTR). CTRs apply to commercial, offices, or industrial projects that include a reduction of vehicle trip or VMT goal using a variety of employee commutes trip reduction methods. The point value will be determined based upon a TIA that demonstrates the trip/VMT reductions. Incentive based CTR Programs (1-8 points)</p>	8
<u>T3.B.2</u>	<p>Having residential developments within walking and biking distance of local retail helps to reduce vehicle trips and/or vehicle miles traveled.</p> <p>The point value of residential projects in close proximity to local retail will be determined based upon traffic studies that demonstrate trip reductions and/or reductions in vehicle miles traveled.</p>	TBD
<u>T4.A.1</u>	<p>Provide reserved preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles.</p> <p>Provide larger parking spaces that can accommodate vans used for ride-sharing programs and reserve them for vanpools and include adequate passenger waiting/loading areas.</p>	2
<u>T5.B.1</u>	<p>Techniques for improving traffic flow include: traffic signal coordination to reduce delay, incident management to increase response time to breakdowns and collisions, Intelligent Transportation Systems (ITS) to provide real-time information regarding road conditions and directions, and speed management to reduce high free-flow speeds.</p> <p>Synchronize signals along arterials used by project.</p>	6
<u>T8.A.1</u>	<p>All commercial vehicles are restricted to 5-minutes or less per trip on site and at loading docks.</p>	2

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

<u>W1.C.2</u>	Low precipitation spray heads < .75"/hour or drip irrigation	1
<u>E5.C.1</u>	North/South alignment of building or other building placement such that the orientation of the buildings optimizes conditions for natural heating, cooling, and lighting.	6
<u>E5.B.6</u>	Efficient Lights (25% of in-unit fixtures considered high efficacy. High efficacy is defined as 40 lumens/watt for 15 watt or less fixtures; 50 lumens/watt for 15-40-watt fixtures, 60 lumens/watt for fixtures >40watt)	9
<u>Total Points:</u>		102

Mitigation: The Project will implement the Riverside County CAP Screening Tables Implementation Measures as referenced herein.

Monitoring: Monitoring will be provided by the Riverside County TLMA.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials; County of Riverside Ord. 348; French Valley Airport Master Plan, 2009; Final French Valley Airport Initial Study, 2010; United States Environmental Protection Agency (US EPA), *Enviomapper*; Quinta Do Lago Specific plan EIR No. 371, 1993.

Findings of Fact:

EIR No. 371: a-e) The Quinta Do Lago Specific Plan EIR No. 371 evaluated Hazards and Hazardous Materials under the topic Toxic Substances. As stated in the prior EIR, it is not anticipated that the Project will generate any toxic waste of any significance however, the Environmental Hazards and

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

Resources Element of the Comprehensive General Plan require that all development proposals are to be reviewed for potential adverse effects from the existence of, use of, and/or exposure to toxic substances.

Addendum: a-b) Less than Significant New Impact: Although use and disposal of construction materials and substances such as cleaning products, fertilizers, pesticides, etc. are expected during the construction phase of the proposed Project, there is limited potential for accidental release of construction-related products in sufficient quantity to pose a significant hazard to people and the environment. In addition, once operational, the proposed Project buildings are to be used for commercial/retail uses under the existing Specific Plan Zoning Ordinance. This zoning classification allows certain land uses which might use hazardous materials. Such uses would be subject to standard County Department of Environmental Health, California Department of Toxic Substance Control, Regional Water Quality Control Board and County Fire Department policies and permitting procedures. Therefore, new impacts are considered less than significant.

Addendum: c) Less than Significant New Impact with Mitigation: The developers of the proposed Project will be required to design, construct, and maintain structures, roadways, and facilities that comply with applicable local, regional, state and/or federal requirements related to emergency access and evacuation plans. Construction activities which may temporarily restrict vehicular traffic will be required to implement adequate and appropriate measures to facilitate the passage of persons and vehicles. This will ensure that the proposed Project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan and reduce any new impact to less than significant.

Addendum: d) Less than Significant New Impact: The closest existing schools to the proposed Project are the Susan La Vorgna Elementary School, Lisa J. Mails Elementary School, and the Dorothy McElhinney Middle School. The Susan La Vorgna Elementary School is located approximately ¾ mile to the northeast and the Lisa J. Mails Elementary School and the Dorothy McElhinney Middle school is located just under 2 miles to the northwest. No existing or proposed schools are located within ¼ mile of the Project site, and the proposed site would not use or emit large quantities of hazardous materials that would pose a health risk to students. Therefore, the proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school.

Addendum: e) No New Impact: In addition, the Project site is not listed as a hazardous materials site. Therefore, no potential exists to expose people to such sources.

Mitigation:

Hazards Mitigation Measure #1: (HHM-1): Proposed projects will be required to design, construct, and maintain structures, roadways, and facilities to comply with applicable local, regional, state and/or federal requirements related to emergency access and evacuation plans.

Monitoring: Monitoring shall be conducted by Building and Safety Department and the Planning Department.

23. Airports					
a) Result in an inconsistency with an Airport Master Plan?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-20 "Airport Locations"; GIS Database; Riverside County Airport Land Use Compatibility Plan Policy; French Valley Airport Master Plan, 2009; Final French Valley Airport Initial Study, 2010; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: a-d) The Project is located north of and adjacent to the French Valley County Airport and would be affected by the Interim Airport-Influenced Area. On August 15, 1991, the Airport Land Use Commission (ALUC) staff recommended approval of the Quinta Do Lago Specific Plan subject to conditions of approval based on the following findings:

1. The ALUC is making substantial progress toward the completion of the French valley Airport Land Use Plan
2. There is a reasonable probability that the Project will be consistent with the plan; and
3. There is little or no probability of substantial detriment to or interference with the plan, if the Project is ultimately inconsistent with the plan.

Addendum: a-c) Less than Significant New Impact: The 21.16-acre property lies adjacent to the west side of the French Valley Airport. The Project site is located within Airport Compatibility Zones C and D. The French Valley Airport Master Plan dictates that all nonresidential buildings in Compatibility Zone C may have up no more than three aboveground habitable floors, provided that no such building or attachments thereto shall penetrate the airspace protection surfaces defined for the airport in accordance with FAR Part 77. For non-residential uses in Combability Zone D compliance with Countywide Policies 3.1.1, 3.1.4, and 4.2.5(b)(5) and the Basic Compatibility Criteria matrix (Table 2A) would be required. The Riverside County Airport Land Use Commission has established policies which would lead to compatible land uses on the Project site, thereby reducing the impacts associated with the safety of people residing or working in the Project area to a less than significant level. Site specific design plans will comply with the Airport Land Use Compatibility Plan for applicable project areas within Zones C and D. The Zone C area overlaps with the southwest corner of the Project and cover approximately 4.96 gross acres of the Project site. The remaining 19.98 gross acres of the Project lies within compatibility Zone D. Specifically, design plans will account for maximum densities per both average and single acre. Design plans will also account for required open space land, prohibited uses, and other development conditions.

Addendum: d) Less than Significant New Impact: The Project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the Project area.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

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

24. Hazardous Fire Area

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

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility"; GIS Database; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: a) The Comprehensive General Plan indicates that the northern portion of the proposed Specific Plan lies within a Hazardous Fire Area and shall require special fire mitigation measures according to the prior EIR.

Addendum: a) Less than Significant New Impact: The Project site is not located in an area of local responsibility and is not located in an area that is considered to be subject to wildland fire hazards. The areas to the west of Leon Road, west of the Project area located in areas of moderate FHSZ and fall within a State Responsible Area (SRA). The surrounding area is predominantly occupied by existing urban uses of both residential and commercial land uses. The proposed Project is not located within a Fire Hazard Zone and would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition; Preliminary Project Specific Water Quality Management Plan, CASC Engineering, September 18, 2017; County Geologic Report (GEO) No. 2576, MTGL, Inc. April 17, 2017.

Findings of Fact:

EIR No. 371: a- As mentioned in the prior EIR, the grading and construction of impervious surfaces associated with development of the Project will alter the composition of surface runoff and incrementally degrade water quality downstream. The Project shall comply with the requirements of the Riverside County Flood Control and water Conservation District (RCFC&WCD) and the Regional Water Quality Control Board (RWQCB), San Diego Region, which regulates the Santa Margarita Watershed. Several Blue-line streams traverse the Project site. Any impact to these streams or any other streambeds which fall under state jurisdiction must be coordinated with the Department of Fish and Game through a 1602 Streambed Alteration Agreement.

Addendum: a) Less than Significant New Impact: The proposed development within four distinct drainage areas, two of which drain to the west towards Winchester Road (SR-79) while the other two drain south to Thompson Road. All four drainage areas outlet into systems that are already improved, although are considered inadequate for the proposed project, which requires upgrades and additional improvements. The proposed development drainage perpetuates the existing flow patterns of the site and directs runoff through the site southeasterly, and westerly outlets which are adjacent to Winchester Road (SR-79) and Thompson Road, respectively. Primary site drainage is directed towards a proposed Bioretention Basin and an underdrain, located at the easterly property line. Winchester Road widening improvements drains westerly towards two (2) curb cut inlets in the gutter and drains to an undeveloped commercial parcel, located to the southwest within the City of Murrieta across from Winchester Road. Thompson Road widening improvements drains southerly towards curb cut inlets in the gutter and drains to the undeveloped open natural space area south of the proposed development (Planning Area Nos. 3 & 4).

EIR No. 371: b) According to the prior EIR any use of reclaimed water must receive prior approval of waste discharge requirements issued by the State Water Quality Control Board. The design of the reclaimed water system must also receive approval by the State or County Health Department. Project related water sludge is anticipated to be managed at the Rancho California Regional Water Reclamation Facility (RCRWRF) and ultimately disposed of at the proper County landfill in accordance with the Riverside County Health Department and the Eastern Municipal Water District standards. Sludge produced as a byproduct of sewage treatment is disposed of primarily through composting as well as limited landfill disposal.

Addendum: b) Less than Significant New Impact: The development of this site will increase peak flow rates on downstream properties, which could result in erosion or siltation. Mitigation is required to offset these impacts. An increase runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the Flood Control District for review. This basin is reflected within the P-WQMP. The site is subject to storm runoff from upstream properties that eventually connects to Warm Springs Creek. The site drains in a westerly direction towards Highway 79 and in a southerly

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

direction towards Thompson Road. A portion of the onsite storm runoff in a proposed storm drain to be constructed in Thompson Road will connect with the existing culvert crossing Thompson Road. The Project will not violate any water quality standards or waste discharge requirements and has been conditioned to comply with standard water quality conditions of approval. The impact is less than significant.

EIR No. 371: c) As mentioned in the prior EIR, areas of groundwater or seepage were not encountered in the drainage courses during the site investigation. Groundwater levels fluctuate based on seasonal rainfall variations. During the winter months, groundwater, seepage and surface water flows occur in the canyon bottoms on-site, however these areas will likely dry up during summer months. Available maps for the Project indicate that ponded water exists within French Valley in the northern portion of the Project, according to the Geotechnical Investigation. Groundwater in the creeks, located northwest and southeast of the site, is typically near the surface. Groundwater conditions are such that development should not be adversely affected, with the possible exception of the lower French Valley area. Within the French Valley stream channel high groundwater and standing water can be anticipated during winter and spring seasons of normal rainfall years.

Addendum: c) Less than Significant New Impact: According to the Updated Geotechnical Investigation No. 2576, groundwater is not anticipated within the depths of the planned excavations. Therefore, the Project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The impact is less than significant.

EIR No. 371: d) All projects proposing construction activities including: clearing, grading or excavation that results in the disturbance of at least five (5) acres total land area shall obtain the appropriate State general permits and National Pollution Discharge Elimination System (NPDES) permits and pay appropriate fees. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. Mitigation measures may include, but are not limited to: on-site retention, covered storage of all outside storage facilities, vegetated swales, and monitoring programs.

Addendum: d) Less than Significant New Impact: The existing drainage pattern is being preserved according to the P-WQMP prepared by CASC Engineering. The existing Project site had four main drainage areas that directed runoff to its respective discharge point. The proposed drainage pattern preserves these drainage areas and discharge points. The impact is less than significant.

EIR No. 371: e-f) According to the prior EIR, the Quinta Do Lago Specific Plan is within a 100-yr floodplain and Project development will mitigate all flood-related hazards. Proposed grading and drainage improvements shall incorporate the minimum standards required for the Federal Emergency Management Agency (FEMA) which insures that 100-yr flood protection is provided to all structures located within a floodplain.

Addendum: e) Less than Significant New Impact with Mitigation: The Project only includes commercial development, no housing is anticipated or authorized under the current General Plan and Specific Plan Land Use Designations. There is no proposed housing with this Project, therefore, the Project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

Addendum: f) Less than Significant New Impact with Mitigation: The Project is not located within a 100-year floodplain, as show on the applicable FEMA flood maps or as determined by the Riverside County Flood Control & Water Conservation District (RCFCWCD). As such, the Project will not place structures within a 100-year flood hazard area which would impede and/or redirect flows. Additionally, the Project has been conditioned to contain the 100-year flood storm flow within the street right of way.

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

Should the Project exceed the criteria, the property shall be graded to drain to the adjacent street or an adequate outlet. However, this is considered a standard CEQA mitigation measure, no unique mitigation is required. The impact is considered less than significant with mitigation incorporated.

EIR No. 371: g) Impacts from this and other proposed development in the area could have a cumulative impact on water quality in Murrieta Creek according to the prior EIR. The provision of an on-site lake is felt to provide a certain degree of retention of storm water flows and runoff. This retention will allow certain pollutants to be caught and/or settle before discharging into downstream water supplies. All development proposals will be reviewed for potential adverse effects on water quality and will be required to mitigate any significant impacts.

Addendum: g) Less than Significant New Impact with Mitigation: The proposed Project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge.

EIR No. 371: h) As stated in the prior EIR, potential brow ditches, terrace drains or other minor swales, determined necessary by the County of Riverside at future stages of project review, shall be lined with natural erosion control materials or concrete. Graded but undeveloped land shall be maintained weed free and planted with interim landscaping within 90 days of completion of grading, unless building permits are obtained. Natural features such as rock outcrops shall be protected as practical in the siting of individual lots and building pads. The storm drain master plan proposed consists of several large conduit systems which traverse the site draining towards Winchester Road.

Addendum: h) Less than Significant New Impact: Four detention basins will be required to provide additional storage and to satisfy Riverside County Flood Control and Water Conservation District (RCFC&WCD) requirements. Implementation of the proposed drainage infrastructure will protect the proposed development and existing downstream facilities from adverse flood impacts. This Project will have a less than significant impact with mitigation.

Mitigation:

Hydrology Mitigation Measure #1 (HYD-1): As stated in the most recent Preliminary Project Specific Water Quality Management Plan, dated September 18, 2017, the proposed Project shall submit a copy of the proposed improvement plans, grading plans, and any other necessary documentation to the Riverside County Flood Control District for approval prior to the issuance of grading and building permits. The developer must pay all associated fees that will be requested by the Flood Control District.

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District and by the Department of Building and Safety plan check process.

26. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas"; Figure S-10 "Dam Failure Inundation Zone"; Riverside County Flood Control District Flood Hazard Report/ Condition; GIS Database; County Geologic Report (GEO) No. 2576, MTGL, Inc. April 17, 2017; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: a) The grading and construction of impervious surfaces associated with development of the Project will alter the composition of surface runoff and incrementally degrade water quality downstream. As stated in the prior EIR the Project shall comply with the requirements of the Riverside County Flood Control and water Conservation District and the California State Water Quality Control Board, San Diego Region. Several Blue-line streams traverse the Project site. Any impact to these streams or any other streambeds which fall under state jurisdiction must be coordinated with the Department of Fish and Game through a 1602 Streambed Alteration Agreement.

Addendum: a) No New Impact: The Project site is encumbered by an ephemeral drainage, located at the northeasterly portion of the site boundary, which flows intermittently in a southwesterly direction. The drainage perpetuates the natural flow pattern of the property but is not consideration jurisdictional nor does the feature support riparian habitat or other sensitive species that will be substantially impacted. The drainage does contain approximately 0.16 acres of willow scrub which will be removed under grading operations. As such, the Project will not have a substantial adverse or alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river. The grading plan will perpetuate the existing drainage pattern of the Project through underground drains that will discharge on or about the same location as it currently exists.

EIR No. 371: b) The prior EIR states that storm drain and flood control facilities discharging at the tract boundary shall be designed in order to outlet at the pre-existing velocity and depths in order to minimize impacts to downstream property owners.

Addendum: b) No New Impact: The Project has prepared a Preliminary Water Quality Management Plan (P-WQMP) which provides grading and the construction of Best Management Practices (BMPs) to ensure that absorption rates will remain the same in the post-construction condition as they currently exist in the pre-construction condition. The Project will incorporate a detention basin, along with a system of bioswales constructed adjacent to the Thompson Road Right-of-Way (R/W), which will incorporate infiltration as the primary method to mitigate the increase of surface flow rate runoff. While the increase of impermeable surface areas is proposed, BMP's as discussed herein will mitigate substantial or adverse impacts to storm water surface runoff. As such, the Project will not substantially change absorption rates or the rate and amount of surface runoff. Compliance with the County's Municipal Stormwater (MS-4) Permit is a standard requirement and not considered unique compliance or mitigation. There will be no new impact.

EIR No. 371: c) The Project is located downstream of the Skinner Reservoir which is part of the domestic water distribution system for Southern California. The dam that creates the reservoir area is an earthen embankment and as part of the construction of dams, and inundation map has been prepared. The map indicates that within approximately 15 minutes, the floodway from a dam failure

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

would reach the project limits. It is not required that a development protect itself from this type of event however, it should be identified as a constraint that this encumbrance exists and should be disclosed to potential owners.

Addendum: c) No New Impact: The site is located 3.5 miles west of Lake Skinner dam, however the Project site is not located within a Lake Skinner inundation area. Therefore, inundation due to dam failure is not a design consideration (Geo Report No. 2576).

EIR No. 371: d) The Project will not change the amount of surface water in any water body

Addendum: d) No New Impact: The Project will not change the amount of surface water in any water body.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

LAND USE/PLANNING Would the project

27. Land Use

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

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

Source: Riverside County General Plan; GIS Database; Project Application Materials; Quinta Do Lago Specific Plan (SP 284); City of Temecula General Plan, Figure LU-3 – Land Use Policy Map; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact: The Project is primarily consistent with the underlying Specific Plan, Quinta Do Lago (SP284). Planning Area No. 23 is designated as a Community Center, on the Specific Plan. Based upon Project development and research, the Community Center need is not anticipated to be realized at this location. Due to the lack of capital resources and also the lack of allocating County DIF funds to a community center designation to Planning Area No. 23. In lieu of a Community Center, the County has entered into agreements with the Boys and Girls Club to purchase property located north of Skyview Road to upgrade the County library into a more robust community center facility, thus relieving the designation of Planning Area No. 23. The Project proposes a Specific Plan Amendment (SPA) to realign the Community Center with the General Plan Land Use Designation of Commercial Retail.

EIR No. 371: a) Residential, industrial, commercial, recreational and educational land uses are included in the Quinta Do Lago Specific Plan and discussed in the prior EIR. Projects will be phased to help regulate growth.

Addendum: a) Less than Significant New Impact: The Project will not result in an alteration of the present or planned land use of an area. The Project site is intended to provide commercial retail and service commercial convenience to the existing and planned residential neighborhoods to the east. The Project site has been master planned for commercial land uses and to provide necessary services to new residents. The Project is surrounded by commercial retail to the south, residential to the east, commercial, open space preservation, and residential to the west (across Winchester Road). In addition, there are additional residential land uses located to the southeast. A neighborhood commercial Project located at the corner of a major arterial and state highway.

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

EIR No. 371: b) Ultimate development of the Quinta Do Lago Specific Plan would create long term environmental consequences that relate to any form of urbanization according to the prior EIR. The Project is intended to be compatible with surrounding future urban development.

Addendum: b) Less than Significant New Impact: The Project is located within the City Sphere of Influence for the City of Temecula. The City of Temecula has previously reviewed the Quinta Do Lago Specific Plan during its initial entitlement and public hearing process and considers the Project consistent with the City's General Plan. The City of Temecula has designated the Project site as commercial retail, on the City's General Plan as anticipated under their Sphere of Influence analysis. Meaning if the City of Temecula were ever to annex the Project site, an inconsistency with the City of Temecula's General Plan would not occur.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Necessary.

28. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element; Staff review; GIS Database; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact: The Project is primarily consistent with the underlying Specific Plan, Quinta Do Lago (SP284). Planning Area No. 23 is designated as a Community Center, on the Specific Plan. Based upon Project development and research, the Community Center need is not anticipated to be realized at this location. Due to the lack of capital resources and the lack of allocating any County DIF funds to a community center designation to Planning Area No. 23. In lieu of a Community Center, the County has entered into agreements with the Boys and Girls Club to purchase property located north of Skyview Road to upgrade the County library into a more robust community center facility, thus relieving the designation of Planning Area No. 23. The Project proposes a Specific Plan Amendment (SPA) to realign the Community Center with the General Plan Land Use Designation of Commercial Retail. The County will consider a Change of Zone application along with Amendment No. 3, to the Quinta Do Lago Specific Plan. The Specific Plan will modify the land use designation of Community Center, to Planning Area No. 23, to commercial retail. This will align the Specific Plan Land Use Designation (SPLUD), for Planning Area No. 23, to the illustrative LUD of the County's General Plan. Furthermore, a Commercial Retail designation is more compatible with the needs of the surrounding community.

EIR No. 371: a-e) The proposed land uses in the Quinta Do Lago Specific Plan offer well planned logical extension of development in this section of Riverside County. Approval of the Specific Plan and

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

proposed General Plan Amendment will allow for the development more suitable to the area and surrounding communities.

Addendum: a) Less than Significant New Impact with Mitigation: The Project development is consistent with Planning Area No. 22, of the SPLUD, which is detailed as Commercial Retail (CR). Adoption of the Specific Plan Amendment (SPA) and Change of Zone (CZ) applications will modify the SPLUD of Planning Area No. 23 to Commercial Retail, which will ensure consistency of the project prior to construction.

Addendum: b-c) Less than Significant New Impact: The Project is consistent with the existing zoning which surrounds the proposed Project, which is developed in accordance with long-term vision of the Quinta Do Lago Specific Plan. The Project site is intended to provide commercial retail and service commercial convenience to the existing and planned residential neighborhoods to the east. The Project site has been master planned for commercial land uses and to provide necessary services to new residents. The Project is surrounded by commercial retail to the south, residential to the east, commercial, open space preservation, and residential to the west (across Winchester Road). In addition, there are additional residential land uses located to the southeast.

Addendum: d) Less than Significant New Impact with Mitigation: The General Plan LUD identifies both Planning Area Nos. 22 and 23 as Commercial Retail, which is further defined as Commercial Retail and Community Center, as detailed within the Quinta Do Lago Specific Plan. The Project development is consistent with Planning Area No. 22, of the SPLUD, which is detailed as Commercial Retail (CR). Adoption of the Specific Plan Amendment and Change of Zone applications will modify the SPLUD of Planning Area No. 23 to Commercial Retail, which will ensure consistency of the Project prior to construction.

Addendum: e) No New Impact: The Project will not either disrupt or divide the physical arrangement of an established community. The Project is the implementation of the commercial portions, which serve to support, the residential portions of the Quinta Do Lago Specific Plans. No new impact is anticipated from the resulting project.

Mitigation:

Planning Mitigation Measure #1 (PLN-1): The Riverside County Board of Supervisors will adopt a Specific Plan and Change of Zone prior to approval of the proposed Project site plan.

Monitoring: Monitoring will be implemented by the Riverside County Transportation and Land Management Agency (TLMA).

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

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

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: a-d) No mineral resources have been identified on the Project site according to the prior EIR. The Mineral Resources Element of the Comprehensive General Plan does not include the presence of resources on the proposed Project site. Additionally, the Quinta Do Lago Specific Plan does not propose any future land uses which impact mineral resources in Riverside County and was not an issue raised in the Notice of Preparation for this Project. Therefore, the issue of mineral resources is not addressed in this document.

Addendum: a) No New Impact: The Project site does not contain known mineral resources. According to Figure OS-6 of the Riverside County General Plan, the Project site lies in an area classified as "MRZ-3", which is defined as areas where available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The site has not been designated for mineral resources related uses and no existing or abandoned quarries or mines exist in the Project vicinity. The Project will not result in the permanent loss of significant mineral resources.

Addendum: b) No New Impact: The Project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

Addendum: c) No New Impact: There are no existing surface mines or State classified or designated mineral resource areas located adjacent to the Project site. No new impacts are expected.

Addendum: d) No New Impact: The Project site is not located in close proximity to proposed, existing, or abandoned quarries or mines; therefore, Project development would not expose people or property to mining hazards. No new impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Quinta Do Lago Specific Plan; Project Application Materials; Quinta Do Lago Specific Plan

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

EIR No. 371, 1993; Acoustical Analysis prepared for the Quinta Do Lago Specific Plan, dated August 13, 2004; French Valley Marketplace Traffic Impact Study, prepared by Transpogroup, dated October 2018.

Findings of Fact: The Project in order to assess the area noise levels resulting from the Project as well as noise levels the Project will be exposed to. The proposed Project is located approximately 1.66 miles from the center of the French Valley Airport which would expose patrons and employees of the commercial site to noise created by the airport's operations. Policy N.4.1 of the Riverside County General Plan prohibits facility related noise received by any sensitive use from exceeding;

- a. 45 dBA⁶ CNEL⁷ between 10:00 p.m. and 7:00 a.m.
- b. 65 dBA CNEL between 7:00 a.m. and 10:00 p.m.

According to the French Valley Airport Land Use Compatibility Plan, the Federal Aviation Administration (FAA), Environmental Protection Agency (EPA), and Housing and Urban Development (HUD) have identified that 65 dBA CNEL is the threshold of incompatibility. Noise contours are used to overlay on maps of existing and planned land uses to determine areas that may be affected by aircraft noise at or above 65 dBA CNEL. Accordingly, there were no contours above the threshold of 65 dBA CNEL that affected the Project area. For the Project, noise attenuation measures shall be incorporated into the office areas of future buildings located wholly or partially within Compatibility Zone C to ensure a minimum exterior-to-interior noise level reduction of 25 dB, so as to reduce interior noise level from aircraft operations to 45 CNEL or below. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

EIR No. 371: a-b) The French Valley Airport is located approximately one mile south of the Project site. Noise contours for the airport were not available, however, the Interim Airport Influenced Area was specified. A portion of the Project site, south of Thompson Road will be within the Interim Airport Influenced Area. The Airport Land Use Plan prepared by the Riverside County Airport Land Use Commission indicates that proposed industrial and commercial uses inside of the Airport Influenced Area are acceptable, however, residential, park and school uses may result in noise impacts that would require noise mitigation measures.

Addendum: a) Less than Significant New Impact: The proposed Project is located approximately 1.66 miles from the center of the French Valley Airport and east Winchester Rd (HWY 79) and north of Thompson Road. According to the French Valley *Future Noise Impacts (Exhibit FV-5)* the airport would not expose people residing or working in the area to excessive noise levels and the impact would be less than significant.

Addendum: b) Less than Significant New Impact: The Project is not within the vicinity of a private airstrip and would therefore not expose people residing or working in the area from excessive noise levels from such use. There would be no new impact.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

31. Railroad Noise

NA A B C D

⁶ A-weighted decibel; Measurement of sound levels that account for the relative loudness perceived by the human ear.
⁷ Community Noise Equivalent Level: The average equivalent A-weighted sound level during a 24-hour day.

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

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection Findings of Fact:

EIR No. 371: Railroad noise was not analyzed in EIR No. 371.

Addendum: No New Impact: The Project site is not located adjacent to a rail line. No new impacts will occur as a result of the proposed Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: Riverside County General Plan Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Quinta Do Lago Specific Plan; Project Application Materials; Quinta Do Lago Specific Plan EIR No. 371, 1993; Acoustical Analysis prepared for the Quinta Do Lago Specific Plan, dated August 13, 2004; French Valley Marketplace Traffic Impact Study, prepared by Transpogroup, dated October 2018.

Findings of Fact:

EIR No. 371: The data indicate that most of the Project site proposed for residential use may experience traffic noise levels greater than 60 CNEL. New construction or development shall be undertaken only after a detailed analysis of the noise reduction requirement is made and needed noise insulation features included in the design.

Addendum: Less than Significant New Impact: The Project is located on the east side of Winchester Rd (SR-79) with residential and commercial retail developments to the west. These residences are considered sensitive receptors when it comes to noise levels. According to the Traffic Impact Study, dated October 2018, the Project will incrementally increase traffic noise under three analyzed scenarios, 1. Existing with/without the Project 2. Existing plus ambient growth to 2020 with/without the Project, and 3. Existing, plus ambient growth to 2020, plus cumulatively with any reasonably foreseeable future projects. As outlined in the Noise Impact Analysis, only a substantial permanent increase in traffic noise due to a Project's implementation would be considered significant and while the implementing Project may contribute to the substantial permanent increase in traffic noise, no new significant impacts are anticipated that were not analyzed in the Quinta Do Lago Specific Plan EIR.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Quinta Do Lago Specific Plan; Project Application Materials; Quinta Do Lago Specific Plan EIR No. 371, 1993; Acoustical Analysis prepared for the Quinta Do Lago Specific Plan, dated August 13, 2004; French Valley Marketplace Traffic Impact Study, prepared by Transpogroup, dated October 2018.

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

Findings of Fact:

EIR No. 371: Construction noise represents a short-term impact on ambient noise levels. Noise generated by construction equipment, can reach high levels. When construction occurs adjacent to residential development the hours of construction shall be limited to 7:00am to 7:00pm Monday through Friday. The proposed development of the Quinta Do Lago Specific Plan will generate traffic and as a result will alter noise levels in the area.

Addendum: Less than Significant New Impact: Other noise sources pertaining to the temporary construction and operational noise have been assessed by Acoustical Analysis prepared for the Quinta Do Lago Specific Plan, dated August 13, 2004 prepared for the Specific Plan. The analysis also addressed ground vibration that may result from the temporary construction of implementing projects.

Construction Noise Impacts

Noise generated by the Project construction equipment will include a combination of trucks, power tools, concrete mixers, and portable generators that when combined can reach high levels. Noise levels generated by heavy construction equipment can range from approximately 68 dBA to more than 80 dBA when measured at 50 feet. However, these noise levels diminish with distance from the construction site at a rate of 6 dBA per doubling of distance. The construction noise analysis shows that the highest construction noise levels will occur when equipment is operating at the closest point to each receiver location. The unmitigated construction noise levels experienced at nearby sensitive receiver locations (single family residential) are expected to range from 52.5 to 66.1 dBA L_{max}⁸ for mobile equipment, and between 52.8 to 55.9 dBA L_{max} for stationary equipment at the sensitive receiver locations. According to the Noise Impact Analysis, the noise level thresholds will not be exceeded for either mobile or stationary equipment; therefore, impacts from temporary construction activities will be less than significant. Further, since the nearest sensitive receptors to the Project are across Winchester Road (SR-79) within the City of Murrieta. Noise thresholds from the City's Municipal Code were used in order to determine impacts on those receivers. The results of the construction noise analysis show that the unmitigated construction noise levels will satisfy the City of Murrieta Municipal Code construction noise level standards of 75 dBA L_{max} for mobile equipment, and 60 dBA L_{max} for stationary equipment. Therefore, the construction of the Project will result in a less than significant noise impact.

Operational Noise Impacts

Operational noise such as roof-top air conditioning units, pressure washing activity, parking lot vehicle movements, motorcycle safety course activity, idling trucks, backup alarms, as well as trailer movement and storage activity were evaluated against standards established under the General Plan operational noise standards for the County of Riverside, and the Municipal Code for the City of Murrieta. Exterior operational noise level standards (measured in dBA) are between 45 dBA nighttime, and 65 dBA daytime for the County of Riverside, and between 50 dBA nighttime, and 70 dBA daytime for the City of Murrieta. The analysis demonstrates that the Project will contribute a less than significant long-term operational noise level impact to the existing ambient noise environment at all of the nearby sensitive receiver locations.

Construction Vibration Impacts

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. It is expected that ground-borne vibration from Project construction activities would cause only intermittent, localized intrusion. At distances ranging from 186 to 264 feet from the location of primary construction activities, construction

⁸ L_{max}: Maximum level measured over a specified time interval

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

vibration velocity levels are expected to approach 0.003 in/sec (RMS) at the nearby receiver locations, and will remain below the County of Riverside and City of Murrieta vibration thresholds of 0.01 in/sec RMS. Further, the vibration levels due to Project construction do not represent vibration levels capable of causing building damage to nearby residential homes. As such, the Project-related vibration impacts will be less than significant during the construction activities at the Project site.

Operational Vibration Impacts

Ground vibration as a result of the Project is considered as part of the temporary construction process as it is associated with the mobile and stationary equipment such as trucks and dozers that may cause temporarily perceived vibration and is discussed above.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Quinta Do Lago Specific Plan; Project Application Materials; Quinta Do Lago Specific Plan EIR No. 371, 1993; Acoustical Analysis prepared for the Quinta Do Lago Specific Plan, dated August 13, 2004; French Valley Marketplace Traffic Impact Study, prepared by Transpogroup, dated October 2018.

Findings of Fact:

EIR No. 371: a-d) The French Valley Airport is located approximately one mile south of the Project site. Noise contours for the airport were not available, however, the Interim Airport Influenced Area was specified and identified in the prior EIR. A portion of the Project site, south of Thompson Road will be within the Interim Airport Influenced Area. The Airport Land Use Plan prepared by the Riverside County Airport Land Use Commission indicates that proposed industrial and commercial uses inside of the Airport Influenced Area are acceptable, however, residential, park and school uses may result in noise impacts that would require noise mitigation measures. The data indicate that most of the Project site proposed for residential use may experience traffic noise levels greater than 60 CNEL. New construction or development shall be undertaken only after a detailed analysis of the noise reduction requirement is made and needed noise insulation features included in the design. Construction noise represents a short-term impact on ambient noise levels. Noise generated by construction equipment, can reach high levels. When construction occurs adjacent to residential development the hours of construction shall be limited to 7:00am to 7:00pm Monday through Friday. The proposed development of the Quinta Do Lago Specific Plan will generate traffic and as a result will alter noise levels in the area.

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

Addendum: a) Less than Significant New Impact: As analyzed in the previously certified EIR and its supporting acoustical analysis, for the Quinta Do Lago Specific Plan, and the Traffic Analysis prepared in support of the Project, operations of the commercial center will incrementally increase traffic noise under three analyzed scenarios, 1. Existing with/without the Project 2. Existing plus ambient growth to 2020 with/without the Project, and 3. Existing, plus ambient growth to 2020, plus cumulatively with any reasonably foreseeable future projects. Only a substantial permanent increase in traffic noise due to a project's implementation would be considered significant. The Project will have an incremental increase to the ambient noise levels, by adding new commercial retail land uses, which are associated with the long-term operational impacts resulting from the project. These impacts including, but are not limited to the operation of new commercial retail stores and food establishments, and their associated drive-thru speakers, gas stations, convenience stores, fitness center, etc. Impacts to the surrounding residential communities were determined to substantially increase the ambient noise levels from the "no project" condition. As such, there are anticipated to be significant as identified in the EIR; however, no new and significant impacts are anticipated to result from construction and/or operation of the proposed Project, as the ambient noise impacts resulting from the operation of both residential tract housing and increases to the Average Daily Traffic (ADT) from Highway 79 (Winchester Road). These impacts have already occurred and associated mitigation measures from the original EIR have been implemented. Therefore, the incremental increase in ambient noise levels, from the proposed Project, impacting the adjacent residential neighborhood, will not result in any new impacts (significant or otherwise) that have not already been identified in the original EIR. Therefore, less than significant new impacts will occur as a result of the Project.

Addendum: b) Less than Significant New Impact: Noise generated by the Project construction equipment will include a combination of trucks, power tools, concrete mixers, and portable generators that when combined can reach temporary higher levels of perceived noise. Noise levels generated by heavy construction equipment can range from approximately 68 dBA to more than 80 dBA when measured at 50 feet, from the property line. However, these noise levels diminish with distance from the construction site at a rate of 6 dBA per doubling of distance, from the property line. The construction noise analysis shows that the highest construction noise levels will occur when equipment is operating at the closest point to each receiver location. As discussed in the construction impacts of the Project, the noise level thresholds will not be exceeded for either mobile or stationary equipment therefore, impacts from temporary construction activities will be less than significant.

Addendum: c) Less than Significant New Impact: Noise standards established for the County of Riverside, and the Municipal Code for the City of Murrieta are between 45 dBA nighttime, and 65 dBA daytime for the County of Riverside, and between 50 dBA nighttime, and 70 dBA daytime for the City of Murrieta. The noise analysis demonstrates that the Project will contribute a less than significant long-term noise level impact to the existing ambient noise environment and would not result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

Addendum: d) Less than Significant New Impact: It is expected that ground-borne vibration from Project construction activities would cause only intermittent, localized intrusion. At distances ranging from 186 to 264 feet from the location of primary construction activities, construction vibration velocity levels are expected to approach 0.003 in/sec (RMS) at the nearby receiver locations, and will remain below the County of Riverside and City of Murrieta vibration thresholds of 0.01 in/sec RMS. The Project would not result in the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Source: Project Application Materials; GIS Database; Riverside County General Plan Housing Element; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: a-f) The Quinta Do Lago Specific Plan proposes development of a maximum of 1,545 dwelling units on the 470.1-acre site. The residential development includes medium, medium high, and very high densities ranging from 3.8 to 16 dwelling units per acre. The Project is proposed in response to present market needs in the area. The proposed Project is designated in an urban area according to the Southwest Area Plan Growth Management Concept and fits within a logical development pattern of growth according to the prior EIR.

Addendum: a) Less than Significant New Impact: The Project site is currently vacant and will not displace existing housing necessitating the construction of replacement housing elsewhere.

Addendum: b) Less than Significant New Impact: The proposed commercial Project could create a demand for additional housing; however, any demand will be accommodated by the housing market and development of the General Plan.

Addendum: c) Less than Significant New Impact: The Project site is currently vacant. Therefore, the Project will not displace a substantial number of people, necessitating the construction of replacement housing elsewhere.

Addendum: d) Less than Significant New Impact: The Project is in conformance with the Quinta Do Lago Specific Plan which is nestled south of the unincorporated community of Winchester and north of the City of Temecula, in the heart of the French Valley Community. A less than significant impact to a County Designated Redevelopment Plan.

Addendum: e) Less than Significant New Impact: Since the proposed Project does not include residential development and will not cumulatively exceed regional or local population projections.

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

Addendum: f) Less than Significant New Impact: Since the proposed Project does not include construction of dwelling units, the development of the Project site will have a less than significant impact on inducing substantial population growth in the area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: The Riverside County Fire Department in cooperation with the California Department of Forestry and Fire Protection provides a full range of fire services within the County and contracting cities according to response times, travel distance and staffing workload levels established in the Riverside County Fire Protection and Emergency Medical Plan. According to the County Fire Department, expansion plans have been identified the need for a fire station at French Valley Airport, once this station is operational it will serve as the primary station for the proposed Project according to the prior EIR.

Addendum: Less than Significant New Impact: The payment of applicable development impact fees, the implementation of fire suppression measures in compliance with the Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Master Plan will ensure that impacts to fire safety service will be less than significant. The nearest fire station is Fire Station #83 (French Valley), located at 37500 Sky Canyon Dr., Murrieta, CA 92563, which is adjacent to the Project site to the northeast. The Project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

37. Sheriff Services

Source: Riverside County General Plan; RCIP; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: As stated in the prior EIR, law enforcement services for the Project are provided by the Riverside County Sheriff's Department. At present time the closest station to the Project site is located at 117 South Langstaff Street in the City of Lake Elsinore. This station covers approximately 600 square miles and serves a population of approximately 180,000 with a staff of 60 sworn officers. According to the Riverside County Sheriff's Department, to maintain adequate protection the desirable

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

officer/resident ratio is 1.5 sworn officers per 1000 in population, 1 civilian personnel per 7 sworn officers, and 1 patrol vehicle per 3 sworn officers. The department is currently experiencing a 0.89 officer/resident ratio. Based on Riverside County Sheriff's Department generation factor of 4.0 persons per dwelling unit, the proposed 1,545 dwelling units could generate a population of 6,180. To obtain the desirable level of service using the criteria mentioned above, the Quinta Do Lago Specific Plan could result in the need for 9.2 officers, 1.3 civilian personnel, and 3.06 patrol cars to provide adequate protection to the Project site.

Addendum: Less than Significant New Impact: The proposed Project is serviced by the Riverside County Sheriff's Department. The Project would have an incremental effect on the level of sheriff services provided in the vicinity of the Project area. The payment of applicable development impacts fees, implementation of safety, lighting and defensible space measures will ensure that impacts to police protection services will be less than significant. The nearest police station is the Temecula Police Department (contracted through the Riverside Sheriff's Office), is located at 30755 Auld Rd., Murrieta, CA 92563, approximately a mile and a half to the northeast of the Project site. Compliance with County Ordinance No. 659 as it pertains to the payment of Development Impact Fees to mitigate the potential effects to Sheriff services. As such no mitigation is warranted.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary

38. Schools

Source: Temecula Valley Unified School District correspondence; GIS Database; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: The Project lies within the boundaries of the Murrieta Valley Unified School District (MVUSD) for educational facilities and services. Development of the Project will increase the demand on existing facilities and services by generating additional students. Utilizing the (MVUSD) GENERATION FACTORS, THE Project could generate approximately 874 new students in the district.

Addendum: No New Impact: The proposed Project is located within the Temecula Unified School District. The impact of the Project is considered less than significant. This Project has not been conditioned to comply with School Mitigation Impact fees as there will not be potential effects to school services. Additionally, the Project will not result in substantial adverse physical impacts associated with the new provision of new or physically altered government facilities or the need for new or physically alter governmental facilities. As such, this Project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations and performance objectives for any public services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan; Quinta Do Lago Specific Plan EIR No. 371, 1993

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

Findings of Fact:

EIR No. 371: The proposed project lies within the Riverside County Library Service Area. The library serving the site is located at 27533 Ynez Road in the City of Temecula. According to the Riverside City and County Public Library, the Temecula facility serves a population of approximately 51,500. The current level of service is substantially adequate. However, this facility cannot adequately meet the increased demands for service as a result of new development proposals in the area. The proposed Project will generate the need for a new library facility. Impacts, as a result of Project development shall be mitigated by the assessment of a library facilities and collection fee of \$381 per residential unit to maintain the current level of service, or \$401 per residential unit to provide the desired level of service.

Addendum: No New Impact: Library services are provided to the Project area by the Riverside County Public Library System. The proposed Project consists of commercial/retail development and will not result in new housing opportunities for the area. Therefore, this Project will not impact library services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan; RCIP0086; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: The proposed Project lies within the service parameters of several health care facilities including, the Inland Valley Regional Medical Center, the Menifee Valley Medical Center, Christian Hospital Medical Center, Riverside Community Hospital, and Riverside General Hospital University Medical Center. No adverse impacts are expected to occur as a result of implementation of the Quinta Do Lago Specific Plan according to the prior EIR. Although, construction of 1,545 dwelling units will increase the need for medical services and facilities. The Project applicant proposes 5.5-acres on-site to be designated as Medical Office Use which will decrease the need for Project residents to travel off-site for specific medical services.

Addendum: Less than Significant New Impact: The use of the proposed Project would not impact health services. The site is located within the service parameters of County Health Services and within the service area of several health care facilities. In the event of an emergency, employees of the proposed Project may access several hospitals located approximately six miles to the southwest, west and northwest of the Project site. Since the Project involves business development, the demand for health services will remain relatively constant over time.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

RECREATION

41. Parks and Recreation

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

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities

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

such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: GIS Database; Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications); Ord. No. 659 (Establishing Development Impact Fees); Parks & Open Space Department Review; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: a-c) As stated in the prior EIR, the primary recreational facility in the Project vicinity is the Lake Skinner recreational area located approximately 3.5 miles east of the proposed Project. Lake Skinner Park is a 6,440-acre County park which offers over-night camping, fishing, boating, hiking, equestrian trails, picnicking, etc. Development of the Quinta Do Lago Specific Plan is estimated to generate a population of 4,002, utilizing the County’s factor of 2.59 persons per dwelling unit for park and recreation calculations. As a result, the increase in population will place additional demand upon the existing recreational facilities in the area. The Project proposes a variety of recreational amenities to serve future project residents and surrounding communities including two neighborhood parks totaling 5-acres, a 2.5-acre Community Recreation Center, 48.5-acres of open space, as well as 27.6-acres of lakes and adjacent trail system. Also proposed is a 14-foot wide Regional Recreational Trail along the northside of the lake.

Addendum: a) No New Impact: Since the proposed commercial/retail Project will not require the construction or expansion of recreational facilities. Therefore, this Project will have no new impact associated with recreational facilities.

Addendum: b) No New Impact: The proposed Project does not include the use of existing neighborhood or regional parks or other recreational facilities. Therefore, the Project will have no new impact on the physical deterioration of any park or recreational facilities.

Addendum: c) No New Impact: The proposed Project is located within the Valleywide Parks and Recreational District; however, is not subject to the Quimby Act as a Commercial Retail Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riv. Co. 800-Scale Equestrian Trail Maps; Open Space and Conservation Map for Western County trail alignments; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: As stated in the prior EIR, the Project proposes a variety of recreational amenities to serve future project residents and surrounding communities including two neighborhood parks totaling 5-acres, a 2.5-acre Community Recreation Center, 48.5-acres of open space, as well as 27.6-acres of lakes and adjacent trail system. Also proposed is a 14-foot wide Regional Recreational Trail along the northside of the lake.

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

Addendum: Less than Significant New Impact: According to Figure 8: Trails and Bikeway System of the Southwest Area Plan, there are no designated recreational trails on the Project site or in the Project vicinity. Therefore, the proposed Project will have no new impact on existing bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
43. Circulation				
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan; Southwest Area Plan (SWAP); French Valley Marketplace Traffic Impact Study, prepared by Transpogroup, dated December 2018; Quinta Do Lago Specific Plan EIR No. 371, 1993; Riverside County 2015 General Plan (GPA 960/EIR 521)

Findings of Fact:

Land Use changes resulting from allowed development growth as outlined in both the County's 2003 Riverside County Integrated Project (RCIP) and 2015 General Plan, set forth that multiple roadway

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

segments were currently at a LOS "F", and some will continue to operate at an LOS "F", even though the implementation of Mitigation Measures set forth through EIR 521, which also analyzed such impacts through County 2015 General Plan (GPA 960/EIR 521). The Circulation Element, incorporated as part of GPA 960, provide a policy framework for development and implementation of the proposed multi-modal transportation system envisioned by the proposed General Plan.

Existing peak hour traffic operations have been evaluated by Transpogroup in their Traffic Impact Analysis for the study area intersections. The proposed Project is proposing a commercial development including a number of different land uses including grocery, retail, fitness center, gas station, and fast food restaurants totaling approximately 132,568 square feet. This Project is anticipated to generate a net of 11,404 daily trips, 643 AM peak hour trips (341 inbound and 302 outbound), and 887 PM peak hour trips (479 inbound and 408 outbound) after accounting for internal capture and pass-by trips. It was concluded in EIR 371, that the intersection of Auld and Pourroy would continue to operate at a LOS "A" and as such no new mitigation measures were required. However, as stated in the Traffic Impact Analysis (TIA), prepared by Transpo Group (dated December 2018), the existing baseline (2017) for the intersection of Auld and Pourroy is a LOS "F" (Table 7, page 19) during the AM peak hour; the lowest of all intersections studied. Under the Existing plus Project conditions, the Highway 79/Winchester Road/Max Gillis Boulevard/Thompson Road intersection is forecasted to operate at LOS F during the AM and PM peak hours, and the Auld Road/Pourroy Road intersection is forecast to operate at LOS F during the AM peak hour, in the interim scenario.

All other intersections are anticipated to operate within acceptable service levels. A deficiency occurs at study area intersections if the pre-Project condition is at or better than LOS D (i.e., acceptable LOS), and the addition of Project trips causes the peak hour LOS of the study area intersection to operate at unacceptable LOS (i.e., LOS E or F). Traffic operations of roadway facilities are described using the term "Level of Service" (LOS). LOS is a qualitative description of traffic flow based on several factors such as speed, travel time, delay, and freedom to maneuver. Six levels are typically defined ranging from LOS A, representing completely free-flow conditions, to LOS F, representing breakdown in flow resulting in stop-and-go conditions. LOS E represents operations at or near capacity, an unstable level where vehicles are operating with the minimum spacing for maintaining uniform flow. The County of Riverside Traffic Department requires a signalized intersection operations analysis based on the methodology described in the Highway Capacity Manual (HCM) 6th Edition. Intersection LOS operations are based on an intersection average control delay. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Table 3-1 below describes the levels of service at signalized intersections.

Description	Average Control Delay (Seconds)	Level of Service
Operations with very low delay occurring with favorable progression and/or short cycle length.	0 to 10.00	A
Operations with low delay occurring with good progression and/or short cycle lengths.	10.01 to 20.00	B
Operations with average delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures begin to appear.	20.01 to 35.00	C
Operations with longer delays due to a combination of unfavorable progression, long cycle lengths, or high V/C ratios. Many vehicles stop and individual cycle failures are noticeable.	35.01 to 55.00	D

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

Operations with high delay values indicating poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences. This is considered to be the limit of acceptable delay.	55.01 to 80.00	E
Operation with delays unacceptable to most drivers occurring due to over saturation, poor progression, or very long cycle lengths	80.00 and up	F

Source HCM 6th Edition

Table 3-2 illustrates the existing level of service at the intersections analyzed for the purposes of the Traffic Study prepared by Transpogroup As shown, all of the study intersections are currently operating at satisfactory LOS D or better during the weekday AM and PM peak hours under existing conditions except for the Winchester Road/Max Gillis Boulevard/Thompson Road and Pourroy Road/Auld Road intersections during the weekday AM peak hour.

Project Intersections	Control	Existing Conditions		With Project		2019 & 2020 Opening Year with Cumulative Projects	
		Level of Service					
		AM	PM	AM	PM	AM	PM
Leon Road/Jean Nicholas Road	Signal	C	B	C	B	C	B
Leon Road/Max Gillis Boulevard	Signal	C	C	C	C	D	D
Highway 79/Winchester Road/Scott Road/Washington Street	Signal	C	C	C	C	C	C
Highway 79/Winchester Road/Keller Road	Signal	A	A	A	A	A	A
Highway 79/Winchester Road/Abelia Street	Signal	B	B	B	B	B	B
Highway 79/Winchester Road/Whisper Heights/Pourroy Road	Signal	B	B	B	B	C	C
Highway 79/Winchester Road/Skyview Road	Signal	B	B	B	C	B	C
Highway 79/Winchester Road/Site Access	Side Street Stop	-	-	B	D	-	-
Highway 79/Winchester Road/Max Gillis Boulevard/Thompson Road	Signal	E	D	F	F	F	F
Highway 79/Winchester Road/Benton Road	Signal	B	C	B	D	D	F
Highway 79/Winchester Road/Auld Road	Signal	C	C	C	C	D	F
Highway 79/Winchester Road/La Alba Drive/Sparkman Way	Signal	B	B	B	B	C	F
Highway 79/Winchester Road/Hunter Road	Signal	C	C	D	D	E	F
Highway 79/Winchester Road/Technology Drive	Signal	B	C	B	C	B	D
Highway 79/Winchester Road/Murrieta Hot Springs Road	Signal	D	D	D	D	E	E
West Site Access/Thompson Road	Side Street Stop	-	-	B	B	-	-
East Site Access/Leon Drive/Thompson Road	Signal	-	-	A	B	-	-
Pourroy Road/Thompson Road	All-Way Stop	B	B	B	B	C	B
Pourroy Road/Benton Road	Signal	D	C	D	C	D	C
Pourroy Road/Auld Road	Side Street Stop	F	D	F	D	F	F

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

Also, in Table 3-2 are the LOS designations for Existing Conditions Plus Project. As shown, the Winchester Road/Max Gillis Boulevard/Thompson Road intersection would result in an unacceptable LOS during both AM and PM peak hours, while the Pourroy Road/Auld Road intersection would remain an unacceptable LOS F during the weekday AM peak hour.

The intersection of Auld and Pourroy is measured at a LOS of "F", resulting from the cumulative growth impacts authorized under the Riverside County RCIP General Plan, including GPA 960 (adopted 12-15-2015). As such, there are no new and significant impacts that were not already analyzed through the certification of an Environmental Impact Report (e.g., EIR 521). However, the French Valley Marketplace Project does have an obligation under CEQA to implement all feasible mitigation measures possible to reduce its project specific impacts below a level of significance. The impacts to already existing deficient intersections are viewed as indirect, and non-cumulative, impacts. The Riverside County General Plan Circulation Element *Level of Service Policy 2.5* allows mitigation of indirect impacts through payment of mitigation fees, "The cumulative and indirect traffic impacts of development may be mitigated through the payment of various impact mitigation fees such as County of Riverside Development Impact Fees, Road and Bridge Benefit District Fees, and Transportation Uniform Mitigation Fees to the extent that these programs provide funding for the improvement of facilities impacted by development." As such, it is recommended that the level of service, for the intersection of Auld and Pourroy, be improved to a LOS "D", as feasible, through the implementation of General Plan EIR mitigation measures which has been included as TRA-2.

Table also shows the Project conditions with 2019 Opening Year which includes Cumulative Projects. Seven intersections do not meet the County's LOS D standard during the weekday AM and PM peak hours under this scenario.

Those intersections are:

- Highway 79/Winchester Road/Max Gillis Boulevard/Thompson Road (LOS F during the AM and PM peak hours)
- Highway 79/Winchester Road/Benton Road (LOS F during the PM peak hour)
- Highway 79/Winchester Road/Auld Road (LOS F during the PM peak hour)
- Highway 79/Winchester Road/La Alba Drive/Sparkman Way (LOS F during the PM peak hour)
- Highway 79/Winchester Road/Hunter Road (LOS E during the AM peak hour and LOS F during the PM peak hour)
- Highway 79/Winchester Road/Murrieta Hot Springs Road (LOS E during the AM and PM peak hours)
- Auld Road/Pourroy Road (LOS F during the AM and PM peak hours)

Additionally, the study area is currently served by the Riverside Transit Agency (RTA) with bus services along Winchester Road (SR-79) Scott Road via Route 79 and Route 217. Both existing routes could potentially serve the proposed Project. Changes in land use can affect these periodic adjustments which may lead to either enhanced or reduced service where appropriate.

Field observations conducted in May 2018 indicate nominal pedestrian and bicycle activity within the study area. Existing pedestrian facilities currently exist along portions of Murrieta Hot Springs Road and Winchester Road (SR-79).

EIR No. 371: a-i) As stated in the prior EIR, the proposed Project will generate and attract motor vehicle trips associated with human use of the subject property. The Project will ensure proper roadway design through dedication and construction of public roads. Curves and roads will permit safe movement of vehicular traffic at the roads' design speed, and intersections will be designed to insure the safe passage of through traffic and the negotiation of movements. Final design and offers of dedication will occur at

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

the land division stage. The circulation system as proposed will provide for all weather access to all portions of the Project site.

Addendum: a) Less than Significant New Impact: The proposed project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system according to the French Valley Marketplace Traffic Impact Study, prepared by Transpogroup, dated December 2018. The project will follow transportation, and circulation policies and goals of the Riverside County General Plan (Southwest Area Plan), the Quinta Do Lago Specific Plan, and Airport Land Use Compatibility Plan for the French Valley Airport. New impacts would be less than significant.

Addendum: b) Less than Significant New Impact with Mitigation: The incorporation of the mitigation measures defined below would reduce the proposed project's new impacts to a level of less than significant per the County's significance criteria for the existing and opening year (2019 and 2020) conditions. Additionally, as described previously under the Plan Year 2035, a majority of the study intersections are projected to operate at LOS E or F under future baseline or plus Project conditions. Under Plan Year 2035 conditions, only three intersections Leon Road/Baster Road, Highway 79/Winchester Road/Keller Road and Site Access/Thompson Road are anticipated to operate at acceptable LOS during the weekday AM and PM peak hours. Additionally, the Highway 79/Winchester Road/Site Access, Highway 79/Winchester Road/Technology Drive and Leon Drive/Thompson Road intersections are anticipated to operate at acceptable LOS during the AM peak hour. The Riverside County General Plan identifies unacceptable LOS standards during the Plan year of 2035, as well as the Quinta Do Lago Specific Plan also identifies significant impacts to traffic as the master plan builds out. As such, although significant new impacts do exist during the long-term build out during the cumulative scenario (Plan Year 2035), no new significant impacts are anticipated as a result of implementing this project.

Addendum: c) Less than Significant New Impact: A result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks is not expected to occur. The project is located approximately 1.66 miles north of the existing runway at French Valley Airport and will not change the landing/take-off patterns of operations. A less than significant new impact is expected

Addendum: d) Less than Significant New Impact: The Project will not alter waterborne, rail or air traffic. The closest waterway traffic would be the ports along the Pacific Coast more than 30 miles to the west. The closest passenger rail lines to the Project are the commuter lines through the cities of Riverside and San Bernardino more than 30 miles to the north. The Burlington Northern/Santa Fe rail line physically bisects the City of Winchester nine miles north of the Project site. The railroad is currently being used for freight and cargo hauling but has the potential to be used for passenger service. This route would connect the City of Hemet with the March Joint Air Reserve Base and the City of Riverside and would not be developed any closer to the Project area. The Winchester to Temecula Community Environmental Transportation Acceptability Process (CETAP) corridor passes through the Southwest Area Plan which the Project site is part of; however, compliance with Policy SWAP 20.1 of the Southwest Area Plan and CETAP process as outlined in the Riverside County General Plan Circulation Element will ensure any new impact from the Project would be less than significant.

Addendum: e) Less than Significant New Impact: There will not be an increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) of the proposed Project. Any deterioration to LOS at intersections previously discussed would be reduced to a less than significant impact.

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

Addendum: f) Less than Significant New Impact: The Project would not cause an effect upon, or a need for new or altered maintenance of roads.

Addendum: g) Less than Significant New Impact: The project would not cause an effect upon circulation during the project's construction. There would be intermittent entering and exiting of trucks onto the site during construction, but with the location of the three proposed driveways, one off of Winchester Road and two along the southern border of Thompson Road there would be a less than significant impact to either roadway.

Addendum: h) Less than Significant New Impact: The project would not result in inadequate emergency access or access to nearby uses, three adequate entrances to the property will be provided. One leading out to Winchester Road, and two leading to an access road bisecting the property that will lead to both Thompson Road on the south. The payment of applicable development impact fees, the implementation of fire suppression measures in compliance with the Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Master Plan will ensure that impacts to fire safety service will be less than significant. The nearest fire station is Fire Station #83 (French Valley), located at 37500 Sky Canyon Dr., Murrieta, CA 92563, which is adjacent to the project site to the northeast. Compliance with County Ordinance No. 659 mitigates potential effects to fire services.

Addendum: i) Less than Significant New Impact: The project would not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The study area is currently served by the Riverside Transit Agency (RTA) with bus services along Winchester Road (SR-79) Scott Road via Route 79 and Route 217. Both existing routes could potentially serve the proposed Project. Changes in land use can affect these periodic adjustments which may lead to either enhanced or reduced service where appropriate.

Field observations conducted in May 2018 indicate nominal pedestrian and bicycle activity within the study area. Existing pedestrian facilities currently exist along portions of Murrieta Hot Springs Road and Winchester Road (SR-79). There would be a less than significant new impact upon the Project's implementation.

Mitigation:

Improvement strategies have been recommended at intersections, which are incorporated herein by reference from the French Valley Marketplace Traffic Impact Study, prepared by Transpo Group, dated December 2018, that have been identified as deficient in an effort to reduce each location's peak hour delay and improve the associated LOS grade to an acceptable LOS (LOS D or better).

Traffic Mitigation Measure #1 (TRA-1): The applicant shall participate in the funding of off-site improvements, including traffic signals that are needed to serve cumulative traffic conditions through the payment of Western Riverside County TUMF, DIF, RBB, or a fair share contribution as directed by the County. These fees are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with the projected population increases.

Traffic Mitigation Measure #2 (TRA-2): As part of its review of land development proposals, the County of Riverside shall require project proponents to make a "fair share" contribution to required intersection and/or roadway improvements. The required intersection and/or roadway improvements shall be based on maintaining the appropriate level of service (LOS D or better). The fair share contribution shall be based on the percentage of project-related traffic to the total future traffic.

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

Traffic Mitigation Measure #3 (TRA-3): Specific to Winchester Road and Murrieta Hot Springs Road Intersection; the developer shall modify the existing traffic signal to implement overlap phasing on the southbound right turn lane and eliminate the cross-walk on the north leg.

Monitoring: Monitoring will be provided by Riverside TLMA – Transportation Department – Traffic Division.

44. Bike Trails

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

Source: Riverside County General Plan, SWAP Fig. 8: Trails and Bikeway System;

Findings of Fact:

EIR No. 371: According to the prior EIR, the Project proposes a 14-foot wide Regional Recreational Trail along the northside of the lake. The trail is intended to function as a multi-purpose, recreational trail, providing pedestrian and non-vehicular movement throughout the community and region. Additionally, a twelve-foot trail is proposed along the south side of the lake which will connect with the greenbelt/paseo system.

Addendum: Less than Significant New Impact: According to Figure 8: Trails and Bikeway System of the Southwest Area Plan, there are no designated bike trails on the Project site or in the Project vicinity. Therefore, the proposed Project will have no new impact on existing bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

45. Tribal Cultural Resources				
Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials; Quinta Do Lago Specific Plan EIR No. 371, 1993

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

Findings of Fact:

EIR No. 371: a-b) Tribal Cultural Resources were not separately discussed during the preparation of EIR No. 371.

Addendum: a-b) Less than Significant New Impact with Mitigation: The Project is not located within the vicinity of an identified Tribal Cultural Resource (TCR) or will disturb a TRC as identified in accordance with AB 52 and State Law. The Project will implement the mitigation measure required through the Quinta Do Lago Specific Plan EIR.

Mitigation Measures:

Archeological Mitigation Measure #1 (ARCH-1): If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, a qualified archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. The Project archaeologist shall be responsible for determining the significance of the cultural resource and mitigation for such resources. The archeologist shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall consider the religious beliefs, customs, and practices of the Tribe(s).

Archeological Mitigation Measure #2 (ARCH-2): If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) must then make recommendations within 48 hours and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.

Monitoring: Mitigation Measures will be monitored by the Planning Department – Archaeology Division.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

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

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

Source: Department of Environmental Health Review; Riverside County General Plan; Southwest Area Plan; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: a-b) According to the prior EIR, based on the Projects entitlement of 32.2 percent of the total water capacity available for Assessment District No. 6, the available water capacity for the

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

proposed project is estimated to be 0.483 MG for average annual demands. Utilizing Eastern Municipal Water Districts (EMWD's) duty factors of approximately 200 gallons per capita per day for residential use and 3600 gallons per acre per day for commercial, industrial, office, and medical uses, the Projects average annual water demand is estimated at 1.53 MGD. It is thus anticipated that additional water storage capacity will be required to serve the Project.

Addendum: a) Less than Significant New Impact: The property is served by the Eastern Municipal Water District for potable water and sanitary sewer facilities. There is currently an existing twenty-four (24")-inch recycled water located within the Right-of-way of Winchester Road (SR-79).

Addendum: b) Less than Significant New Impact: The proposed Project is located within the Eastern Municipal Water District (EMWD) water services area. The Project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this Project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Sewer

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

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

Source: Department of Environmental Health Review; Riverside County General Plan; Southwest Area Plan. EMWD will serve letter, dated October 11, 2017; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: a-b) According to the prior EIR, based on the Assessment Districts No.6 Modified Engineers Report, the Project is entitled to 33.8 percent of the existing sewer capacity in the district's infrastructure. According to the report the sewer capacity for the Project is estimated at 0.274 MGD, with a corresponding peak flow of 0.597 MGD. Additional capacity will be required.

Addendum: a) Less than Significant New Impact: The proposed Project is located within the Eastern Municipal Water District (EMWD) sewer services area, for which the Project has received a will serve letter, dated October 11, 2017. Compliance with EMWD sewer service requirements, as well as other applicable agencies, will assure that construction or expansion of sewer facilities will comply with necessary requirements to reduce environmental effects. Any new impact will be less than significant.

Addendum: b) Less than Significant New Impact: The proposed Project is located within the Eastern Municipal Water District (EMWD) sewer services area. Compliance with EMWD sewer service requirements, will assure that there will be adequate capacity to serve the Project's projected demand. Any new impact will be less than significant.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

48. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: Riverside County General Plan; Southwest Area Plan; Riverside County Waste Management District correspondence; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: a-b) The prior EIR determined that the Project lies within the service area of the Double Butte Landfill. The 580-acre site is owned and operated by the Riverside County Waste Management Department. Development of the Project will increase the amount of solid waste generated in the region, in turn placing increased demand upon services of waste haulers in the area. Utilizing the Solid Waste Management Districts generation rate of 9.7 pounds per capita with the dwelling unit occupancy factor of 2.59 persons per dwelling unit, the Project would generate a population of 4,002. This additional population could generate approximately 38,819 pounds of refuse daily. According to County Waste Management District staff, it is anticipated that sufficient solid waste disposal capacity is available at the Double Butte Landfill until August 1993. The County Solid Waste Management Plan includes programs to reduce the quantities of waste being sent to landfills. These programs include source reduction, separation of recoverable items, composting and high resources recovery. It is also encouraged to utilize information regarding recycling and the use of recycled materials. The implementation of these programs can reduce the increase in solid waste generation associated with the new development, which in turn will aid in the extension of the life of affected disposal sites.

Addendum: a) Less than Significant New Impact: According to the Riverside County Waste Management Department, the proposed Project has the potential to impact landfill capacity from the generation of solid waste during construction. The Project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this Project and surrounding projects would have to meet all applicable environmental standards. New impacts will be less than significant.

Addendum: b) Less than Significant New Impact: The Project will comply with federal, state, and local statutes and regulations related to solid wastes including the County's Integrated Waste Management Plan (CIWMP).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Integrated Project (RCIP); Riverside County General Plan; Southwest Area Plan; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: a-g) The prior EIR determined that the proposed Project is within the service boundaries of the Southern California Edison Company (SCE) for electricity, the Southern California Gas Company (SCG) for natural gas, and the General Telephone Company (GTE) for telephone services. Development of the Project will result in an increased demand for electricity, natural gas and telephone service. Development plans will be provided to SCE, SCG and GTE as they become available in order to facilitate engineering, design and construction of improvements necessary to provide electrical, natural gas, and telephone service to the Project.

Addendum: a-g) Less than Significant New Impact: Implementation of the Project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the Project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of the Southern California Edison, Eastern Municipal Water District, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential new impacts to utility systems are reduced to a non-significant level. Based on data available at this time, no offsite utility improvements will be required to support this Project, other than improvement of local roadways. Therefore, new impact on public utilities is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

50. Energy Conservation

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

Source: Riverside County General Plan; Southwest Area Plan; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: a) According to the prior EIR, building energy conservation will be largely achieved by compliance with Title 20 and 24 of the Energy Conservation Code.

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

Addendum: a) Less than Significant New Impact: The Project will not conflict with adopted energy conservation plans, including implementation of the Riverside County Climate Action Plan (CAP). The County has not adopted an energy conservation plan that sets forth regulations above or beyond those established by Title 24 requirements, which is codified in County Ordinance.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER

51. Other: N/A

Source: Staff review; Project application materials; Riverside County General Plan; Southwest Area Plan; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

EIR No. 371: No other resources were addressed in EIR No. 371, 1993.

Addendum: No New Impact: Upon staff review and submitted Project materials, there have been no other potentially impacted resources identified within the Project area therefore, no further analysis is required. The Project is considered an in-fill development surrounded to the east, west, and north by existing development, planned and developed pursuant to the underlying Quinta Do Lago Specific Plan (SP 284).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

Addendum: Less than Significant New Impact with Mitigation: Implementation of the proposed Project would not create new impacts that will substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Anticipated development, within the impacted area, was evaluated as part of the overall Specific Plan and EIR. No new impacts will contribute to the Project that were not anticipated in the Certified EIR.

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

53. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review; Project Application Materials; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

Addendum: Less than Significant New Impact with Mitigation: The Project is considered an in-fill development surrounded to the east, west, and north by existing development, planned and developed pursuant to the underlying Quinta Do Lago Specific Plan (SP 284). While the Project may contribute to environmental impacts that are considered cumulatively considerable, no new significant impacts (cumulative or Project specific) are contributed to the Project.

54. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application; Quinta Do Lago Specific Plan EIR No. 371, 1993

Findings of Fact:

Addendum: Less than Significant New Impact: The Project is considered an in-fill development surrounded to the east, west, and north by existing development, planned and developed pursuant to the underlying Quinta Do Lago Specific Plan (SP 284). The proposed Project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Certified Final Environmental Impact Report (FEIR) No. 971, August 30, 1994; Riverside County FIER 512, December of 2015; Quinto Do Lago Specific Plan No. 284, EIR No. 371; Riverside County 2015 General Plan (GPA 960/EIR 521)

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3,

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

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

Revised: 4/4/2019 12:18 PM

EA-IS_ThompsonVillage_11.12.2018 - abr review.docx